



OFFERS AROUND

£399,950

35 High Bangor Road
Donaghadee
BT21 0PB



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PINKERTONS

Sales, Lettings and Property Management

An immaculately presented and refurbished detached residence, with superb outdoor entertaining spaces, situated in this most convenient and sought-after location, within walking distance of Donaghadee and its picturesque Harbour.

This superbly positioned property is just a short stroll from Donaghadee centre yet also offers easy access to main transport routes to Bangor and Belfast a simple commute away.

The stunning accommodation comprises of four bedrooms, all doubles including master bedroom with en-suite and dressing room. Also boasting recently fitted luxury family bathroom with contemporary shower cubicle and center tap bath. Recently fitted ground floor shower room. Striking double height entrance hall with superb storage options leading to spacious living room with a multi-fuel stove and double aspect windows opening into

dining room and access to the superb sunroom and one of several outdoor entertaining spaces. Contemporary kitchen with breakfast bar, integrated appliances, and twin utilities - a superbly practical addition with an incredible level of finish.

Externally there is a brick-paved driveway with extensive parking and low-maintenance gravel/landscaped areas, spacious patio, garaging with up and over door and WC. Large paved area and extensive dog run with further range of versatile storage areas, lawn and superb outdoor/bar-be-que areas for a wonderful space to entertain and enjoy the setting sun.

The property has been transformed to offer a luxurious and contemporary finish throughout while the fantastic "C" Energy Rating will be highly prized by the buyer wishing to enjoy the bright and airy living space in warmth and comfort.

Stylishly reimagined with flair, passion and practicality this property will generate considerable interest from a variety of Buyers. Professionally Accompanied viewing with Pinkertons is highly recommended.





PROPERTY FEATURES



- Immaculately Presented & Refurbished Detached Residence
- Four Double Bedrooms, Master With En-Suite & Dressing Room
- Living Room With Multi-Fuel Stove
- Dining Room, Bright "Wraparound" Sunroom With Access to One of Several Outdoor Entertaining Spaces
- Luxury Kitchen With Integrated Appliances, Breakfast Bar & Twin Utilities
- Recently Installed Luxury Bathroom & Shower Room
- Double Height Entrance Hall With Extensive Storage
- Contemporary "Show Home" Luxury, Superb C Energy Rating, Gas Heating, PVC DGlazed, Alarm System
- Extensive Driveway, Garage, Outdoor Storage, Private Entertaining Spaces
- Stunning Finish Walking Distance to Donaghadee



THIS PROPERTY COMPRISES

Entrance Hall

20'3" x 7'6"

External lighting. Composite front door. Covered porch with stone detailing. Plank-style flooring. Double doored hotpress and understairs cloakroom.

Cloakroom

5'4" x 2'1"

Oak door.

Living Room

20'10" x 12'11"

Oak and glass double doors leading to Dining Room. Double-aspect windows. Plank-style flooring. Multi-fuel woodburning stove.

Dining Room

13'8" x 9'10"

Oak and glass double doors. Plank-style flooring. Hardwood double doors leading to sunroom. Oak and glass door to hall.

Sunroom

19'10" x 9'8"

Plank-style flooring. Spotlights. Access to raised patio/bar-be-que area.

Kitchen

16'11" x 9'10"

Excellent range of soft close, high and low level units with solid wood block worktops. Breakfast bar with feature curved solid wood worktops. Feature "range" style built-in ceramic hob and integrated built-in ovens/grills. Tiled splashback. Stainless steel extractor hood above. Built-in dishwasher. Double fridge freezer space. Feature glass display units. Feature larder-style storage. Stainless steel sink with chrome mixer tap. Ceramic tiled floor. Partially tiled walls. Spotlights and feature lighting. Hardwood double doors to sunroom. Oak and glass door to hall. Oak and glass door to utility rooms.

Utility

8'11" x 5'10"

Oak and glass door. Matching low-level units. Stainless steel sink units with chrome mixer tap. Plumbed for washing machine. Oak door to utility. PVC barn door to rear.

Utility

8'9" x 4'9"

Oak and glass door. Access to garage.

Bathroom

9'10" x 6'10"

Luxury recently fitted suite comprising low flush WC, pedestal wash hand basin with mixer tap, fully tiled double depth shower cubicle with ornate mosaic metallic style feature tiling, and contemporary-style claw foot bath with center-mounted, chrome mixer tap and shower attachment. Feature partially tiled walls with metallic style mosaic. Ceramic tiled floor. Smart mirror. Radiator. Extractor fan.

Bedroom 3

13'10" x 10'9"

Oak door. Two double-width storage cupboards with concealed boiler. Double-aspect windows.

Bedroom 4

14" x 9'11"

Oak door. Built-in storage.

Shower Room

5'10" x 5'10"

Luxury newly fitted shower room comprising fully tiled double-width shower cubicle with "rainforest" style shower head. Low flush WC. Pedestal wash hand basin. Porcelain tiled floor and partially tiled walls.

First Floor

Velux-style window in double aspect hall.

Dressing Room

13'6" x 5"

Built-in shelving and rails.

Master Bedroom

13'11" x 12'3"

Rear aspect view to fields and surrounding countryside. Oak door to en-suite.

En-Suite

Comprising fully tiled double-width shower cubicle. Low flush WC. Vanity unit with mixer tap and additional storage unit. Extractor fan. White towel rail. Smart mirror. Ceramic tiled floor. Partially tiled walls.

Bedroom 2

14'10" x 10'2"

Oak door.

Outside Front

Wooden gates. Brick-paved drive with extensive parking suitable for motor home,

boat etc. Concrete patio with outdoor barbe-cue along with several other entertaining spaces. Outdoor electrical points. Vertical panel fencing. Side access to rear of property.

Outside Rear

Large flagged area suitable for cars, extensive dog run, two sheds, log store, side lawn, mature trees and raised beds. Outdoor lighting. Outdoor electrical points. Hot and cold water.

Garage

14'3" x 20'6"

Electrical points. Hot and cold water. Plumbed for washing machine. Static workbench. Shelving. WC.

Directions

From Donaghadee Harbour, Head south-west on Parade towards Manor St, Parade turns left and becomes New St, Turn right onto High St, Continue straight onto Moat St, Continue straight onto Donaghadee Rd/High Bangor Rd.

The property will be on the right

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

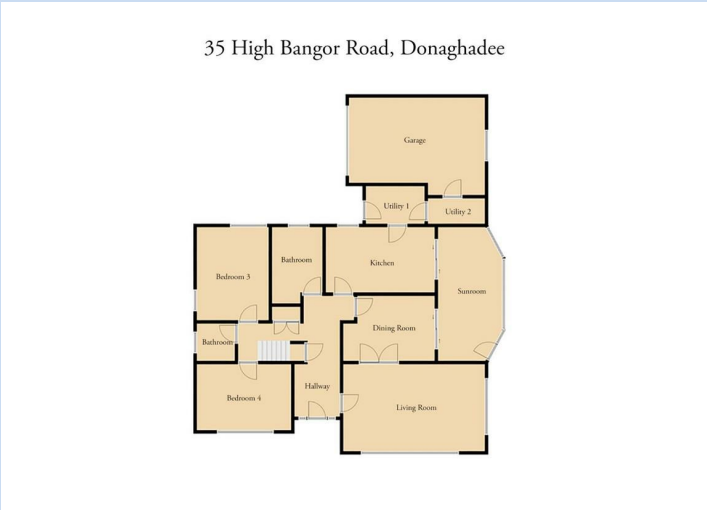
Tenure - Understood to be Freehold.

Rates - Understood to be £2,252.80.

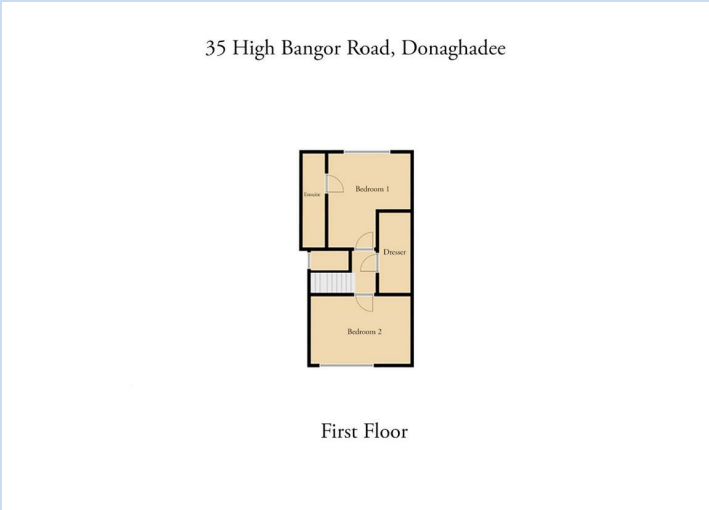
*Please note the marked area is not included in the sale. Planning Permission is being sought for a New One and a half storey dwelling and garage | 25m SE of 35 High Bangor Road Donaghadee BT21 0PB - Planning Reference - LA06/2022/1012/F | *

Please note image "43" is for illustrative purposes only. Purchasers must satisfy themselves at their own expense in relation to same

FLOOR PLANS



GROUND FLOOR




FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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