



ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**CUSH NA MARA, 12
STOCKBRIDGE PARK,**

OFFERS AROUND £585,000

Located in the tranquil Stockbridge Park area of Donaghadee, this beautiful detached home offers a perfect blend of comfort and elegance. Just minutes from the seafront, residents can enjoy the picturesque coastline and the diverse amenities that this charming town has to offer.

The property boasts four spacious double bedrooms, including a primary suite complete with an ensuite shower room, ensuring privacy and convenience. Three of the bedrooms feature built-in robes, providing ample storage space. The heart of the home is a large kitchen that not only accommodates informal dining but also offers delightful sea views, making it an ideal spot for family gatherings or entertaining guests.

The living spaces are thoughtfully designed, featuring a dining room, a family room, and a stunning living room with dual aspect views that flood the area with natural light. This layout creates a warm and inviting atmosphere throughout the home. Additionally, a guest WC and a family bathroom enhance the practicality of the property.

Outside, the home is surrounded by beautifully landscaped gardens, both at the front and rear, adorned with mature plants, shrubs, and trees that provide a serene environment. The sweeping driveway offers ample space for multiple vehicles, along with the convenience of an integral garage.

This property is a rare find in a quiet residential area, making it an excellent choice for families or anyone seeking a peaceful retreat close to the coast. With its generous living spaces and stunning surroundings, this home is sure to impress.



Key Features

- Beautiful Detached Home On A Generous Site With Sea Views
- Large Kitchen With Sea Views And Space For Informal Dining
- Quiet Cul De Sac Location In A Popular Residential Area Of Donaghadee
- Only Minutes From Donaghadee Town Centre And Its Wide Range Of Amenities
- Four Double Bedrooms, Primary With Dressing Area And Ensuite
- Sweeping Driveway In Stone With Space For Multiple Vehicles
- Landscaped Gardens To Front And Rear With A Mature Planting Scheme
- Viewing Is Recommended For This Exceptional Property In A Desirable Location



Accommodation

Comprises:

Entrance Porch

Tiled flooring.

Entrance Hall

Cloakroom, hot-press with storage.

Upper Floor

Kitchen

19'1 x 14'0

Range of high and low level units, laminate worksurfaces, plumbed for dishwasher, integrated double oven, integrated cooker with integrated fan and hood, feature shelving, feature glazed units, space for informal dining, sea views, feature corner window, part tiled walls, recessed spotlighting, access to roof space.

Dining Room

13'1 x 12'1

Corniced ceiling, dual aspect views, feature corner windows.

Living Room

17'1 x 15'1

Dual aspect views, wooden flooring, corniced ceiling, open fireplace with marble hearth and inset, carved wooden surround and mantle, sea views.

Main Floor

Bedroom 1

14'1 x 12'1

Double room with walk through dressing area with built in robes, ensuite shower room.

Ensuite Shower Room

Coloured suite comprising corner shower enclosure with overhead shower and glazed doors, low flush wc, vanity unit with sink, storage and mixer tap, tiled flooring, tiled walls, extractor fan.

Bedroom 2

11'0 x 10'1

Double room with built in robes.

Bedroom 3

11'0 x 10'1

Double room with built in robes.

Bathroom

Coloured suite comprising panelled bath with mixer tap, low flush wc, bidet, vanity unit with sink, storage and mixer tap, tiled walls.

Lower Floor

Bedroom 4

13'1 x 8'1

Double room.

Family Room

14'0 x 11'0

Sliding doors to rear garden, gas fire with marble hearth and decorative surround.

Guest WC

Coloured suite comprising low flush wc and wash hand basin, extractor fan.

Integral Garage

18'1 x 18'1

Oil storage tank, oil fired boiler, up and over door.

Outside

Front: Sweeping driveway in stone, area in lawn, bedding areas, mature plants, shrubs and trees, paved walkway.

Rear: Paved entertaining area, area in lawn, mature trees and hedging, bedding areas, paved walkway, outside lights, outside tap.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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