

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 NEW ROAD,
DONAGHADEE, BT21 ODR**

OFFERS AROUND £374,950

Located on the charming New Road in Donaghadee, this fantastic semi-detached period home offers a delightful blend of character and modern living. With four spacious bedrooms and three elegant reception rooms, this property is perfect for families seeking both comfort and style.

As you enter, you will be greeted by stunning features that reflect the home's rich history, including exquisite ceiling roses, corniced ceilings, and original tiling. The first-floor formal living room boasts breathtaking sea views, providing a serene backdrop for relaxation. The family room and dining room offer ample space for entertaining and family gatherings, ensuring that every occasion is memorable.

The country-style kitchen is a true highlight, designed with informal dining in mind and complete with a walk-in larder cupboard for added convenience. This space is perfect for those who enjoy cooking and entertaining.

The property also includes a well-appointed shower room and a bathroom, catering to the needs of a busy household. Outside, the fantastic gardens are a true oasis, featuring a charming courtyard, lawn areas, a tranquil pond, and three outhouses, along with a delightful summerhouse that invites you to unwind in the fresh air.

Situated within walking distance to the town centre and just minutes from the seafront and promenade, this home offers the perfect balance of peaceful living and easy access to local amenities. This is a rare opportunity to acquire a beautiful period home in a sought-after location, ideal for those looking to embrace the coastal lifestyle in Donaghadee.



Key Features

- Beautiful Period Semi Detached Property On The New Road In Donaghadee
- Country Style Kitchen With Walk In Larder To Rear And Space For Dining
- Within Minutes Of Donaghadee Seafront And Walking Distance To Town Centre
- Gardens To Front And Rear, Rear With Courtyard, Pond And Summerhouse
- Three Reception Areas, One With Multi Fuel Stove And One With Open Fireplace
- Four Double Bedrooms, Three With Feature Fireplaces
- Shower Room And Additional Bathroom, Both With Traditional White Suites
- Original Tiling, Ceiling Roses, Corniced Ceilings And Window Shutters



Accommodation

Comprises:

Entrance Porch

5'4" x 3'11"

Original tiled floor, corniced ceiling, glazed door to entrance hall.

Entrance Hall

Wood flooring, corniced ceiling, ceiling rose, under stair storage.

Dining Room

16'0" x 14'1"

Wood flooring, inglenook style feature fireplace with brick inset, bay window, corniced ceiling, ceiling rose.

Living Room

13'1" x 12'1"

Wood flooring, inglenook style fireplace with tiled hearth, painted brick inset and multi-fuel stove, window shutters, dado rail.

Kitchen

14'2" x 10'4"

Range of low level units, wood work surfaces, space for range cooker, Belfast style sink, part tiled walls, tiled floor, space for informal dining, recessed spot lighting, door to larder, door to rear garden.

Walk In Larder

10'4" x 3'7"

Built in shelving, vinyl flooring.

Rear Return

Shower Room

Traditional white suite comprising pedestal wash hand basin, low flush w/c, walk in shower with overhead shower head and glazed door, hot press with built in shelving and gas boiler, recessed spotlighting, tiled floor.

Bathroom

White suite comprising panelled bath, low flush w/c, pedestal wash hand basin, panelled walls, access to roof space, wood laminate flooring.

First Floor

Landing

Corniced ceiling.

Bedroom 1

13" x 12'2"

Double bedroom, wood flooring, corniced ceiling, ceiling rose, built in wardrobes, feature inglenook style fireplace, wooden shutters.

Formal Living Room

20'0" x 16'4"

Open fire place with tiled hearth, tiled inset and tiled mantle, dado rail, picture rail, corniced ceiling, wood flooring, sea views.

Second Floor

Bedroom 2

12'5" x 11'1"

Double room, feature cast iron fireplace, wood laminate flooring.

Bedroom 3

14'1" x 9'10"

Double room, feature cast iron fireplace, wood laminate flooring, window shutters.

Bedroom 4

10'9" x 9'10"

Double room, wood laminate flooring, window shutters.

Outside

Front: Area in lawn, seating area, mature hedging, mature trees.
Rear: Courtyard with gate to rear garden, paved walkway, raised beds, greenhouse, area in lawn, mature hedging, pond, summer house with raised decked area.

Utility Room

9'6" x 4'7"

Power and light, plumbed for washing machine, space for tumble dryer, door to side of property.

Workshop

6'10" x 5'2"

Power and light.

Outhouse

10'4" x 9'10"

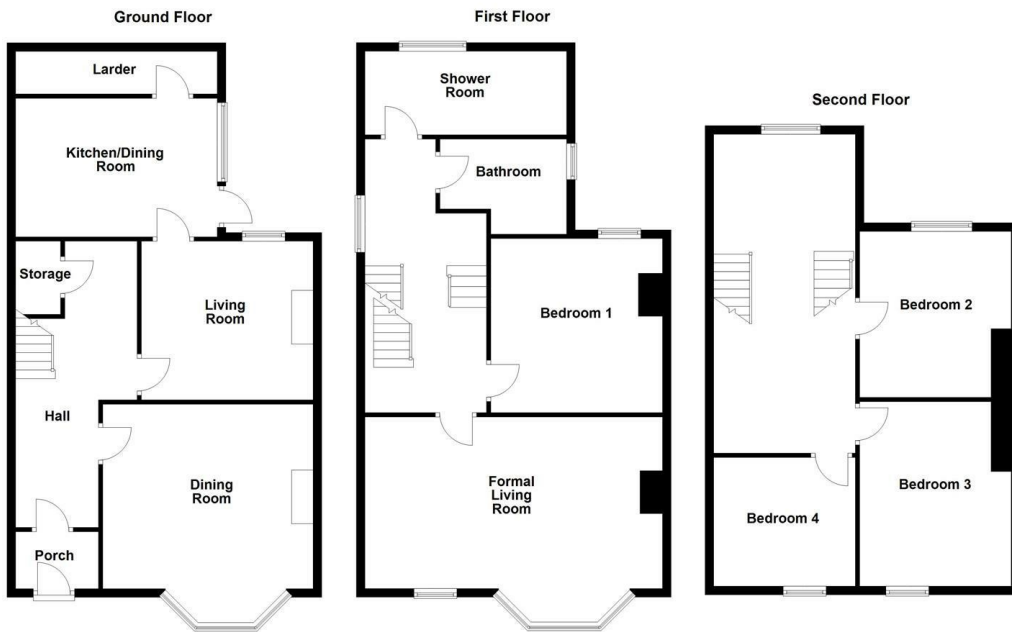
Power and light.











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		51	63
(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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