

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**4, CLIFTON COVE 27  
WARREN ROAD,**

**£2,000 PER MONTH**

Nestled in the charming Clifton Cove, Donaghadee, this exquisite detached house offers a perfect blend of comfort and stunning natural beauty. Set within a secure gated development, the property boasts uninterrupted views of the sea, the picturesque harbour, the Copeland Islands, and the vibrant town of Donaghadee.

Upon entering, you are greeted by a bright and inviting hallway that leads to a spacious living room, complete with a feature gas fireplace. The open-plan kitchen and dining area is a true highlight, offering breath taking sea views. This home features three generously sized double bedrooms, including a master suite with an ensuite shower room, ensuring privacy and convenience. One of the bedrooms also benefits from built-in storage. The family bathroom and a convenient downstairs w/c, both fitted with a modern white suite, add to the practicality of this lovely home.

The property is equipped with gas-fired central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Outside, the tarmac driveway offers ample parking for multiple vehicles, while the rear garden presents a serene space to relax and enjoy the scenic views over the sea.

This delightful home is perfect for those seeking a tranquil lifestyle in a stunning coastal setting, making it an ideal choice for families or anyone looking to embrace the beauty of Donaghadee. Don't miss the opportunity to make this remarkable property your own.



## Key Features

- Detached Property With Integral Garage In Highly Sought After Location With Undisturbed Sea Views
- Three Double Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And Double Glazed Windows
- Easily Accessible To Amenities, Schools And Main Arterial Routes
- Spacious Living Room With Feature Gas Fire Place, Open Plan Kitchen/Dining
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Integral Garage and Rear Garden Overlooking The Copeland Islands, Sea, The Harbour And Donaghadee
- Early Viewing Recommended



## Accommodation

### Comprises

#### Entrance Hall

Storage space under the stairs.

#### Living Room

13'9" x 26'1"

Bay window, undisturbed sea views and gas fireplace, marble hearth, surround and mantle.

#### Kitchen/Dining Room

13'9" x 26'1"

Fitted kitchen with a range of high and low level units, granite work surfaces, range cooker with gas hob, stainless steel extractor hood, integrated dishwasher, microwave, American fridge/freezer, double stainless steel sink with mixer tap and drainer, island with storage and granite work surfaces, tiled floor, recessed spotlights, undisturbed sea views, door into integral garage.

Open to dining space, wood laminate flooring and bay window.

#### W/C

White suite comprising, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, recessed spotlights, extractor fan.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

14'2" x 20'10"

Double bedroom.

#### Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding doors, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, extractor fan, recessed spotlights.

#### Bedroom 2

13'8" x 12'4"

Double bedroom with built in sliding wardrobes.

#### Bedroom 3

14'1" x 11'10"

Double bedroom, dual aspect windows and undisturbed sea views.

#### Bathroom

White suite comprising, panelled bath with mixer taps and shower attachment, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, recessed spotlights, extractor fan.

#### Garage

10'4" x 23'1"

Electric up and over door, gas fired boiler, plumbed for washing machine and tumble dryer, power and light.

#### Outside

Front - Tarmac driveway with space for multiple vehicles.

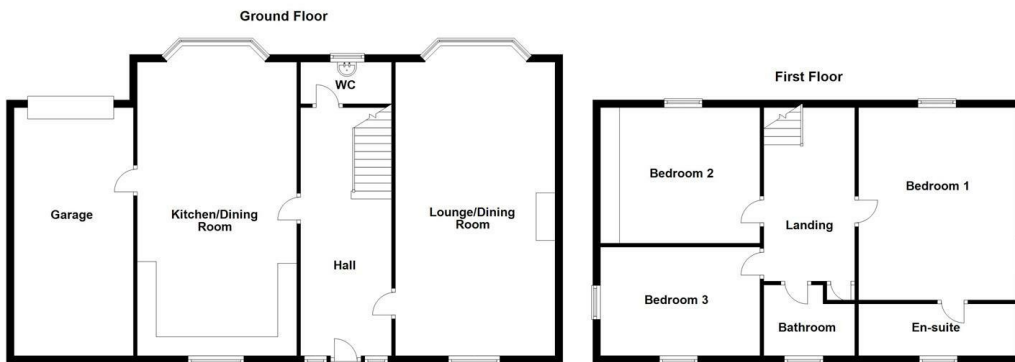
Rear - Area in lawn, undisturbed views of the the sea,











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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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