



134A WARREN ROAD

Donaghadee, BT21 0PQ

Offers around **£459,950**



DETACHED | 5  | 3  | 4 

Located along the highly regarded and prestigious Warren Road in Donaghadee here is an ideal opportunity to purchase a fantastic detached red brick family home occupying a fantastic site with picturesque country views to the rear and sea views to the front

Deceptively spacious and very flexible, this property offers a range of different layouts to suit the needs of the owners.

The ground floor comprises spacious living room, separate sitting room, large open plan kitchen with casual dining area and sun room with picturesque country views and uPVC double glazed French doors to outside, on the ground floor. Upstairs this fine home is further enhanced by having a family room with sea views and French doors to a balcony. This could also be a fifth bedroom if required. This home also has four additional bedrooms with the main bedroom and bedroom two both having en suite shower rooms. There is also a bathroom with four piece suite to include free standing bath and separate built-in fully tiled shower cubicle. Other benefits include oil fired central heating, uPVC double glazed windows, spacious landing, additional WC, utility room and pressurised water system.

Outside there is a good sized tarmac driveway to the front with parking for cars, caravans, horsebox, etc, and to the rear is a fully enclosed garden in lawns with excellent degree of privacy, picturesque outlook and south westerly aspect making it ideal for children at play, outdoor entertaining or enjoying the sun.



KEY FEATURES

- Bright, Spacious and Flexible Accommodation
- Good Sized Living Room and Separate Sitting Room
- Large Open Plan Kitchen with Casual Dining Area with Separate Utility Room
- Sun Room with Picturesque Country Views and Double Glazed French Doors to Outside
- First Floor Family room with Picturesque Sea Views and Double Glazed French Doors to Balcony with Potential to be Fifth bedroom
- Four Additional Well Proportioned Bedrooms Including Bedrooms One and Two with En Suite Shower Rooms
- Bathroom with Four Piece Suite to Included Free Standing Bath and Separate Shower Cubicle
- Additional Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Good Size Tarmac Driveway to Front for Parking
- Fully Enclosed Rear Garden in Lawns with Excellent Degree of Privacy, Picturesque Outlook and South Westerly Aspect
- Easy Access to Bangor, Groomsport and Donaghadee
- In Close Proximity to many Amenities Including Shops, Cafes, Restaurants and the Iconic Lighthouse and Harbour
- Donaghadee Offer a Variety of Activities for the Sporting Enthusiast which Include Sea Swimming, Golf, Sailing, Cricket, Hockey, Rugby Football, Tennis and Bowls.



ROOM DETAILS

Ground Floor

- Covered Reception Porch
- Reception Hall
- Downstairs WC
- Living Room
12'8" x 24'7"
- Sitting Room
15'10" x 11'
- Open Plan Kitchen to
Casual Dinng Area
30'10" x 12'
- Sun Room
14'5" x 11'9"
- Utility Room
12' x 10'5"

First Floor

- Landing
- Family Room or Potential
Fifth Bedroom
14'9" x 12'8"
- Bedroom One
15'9" x 12'
- En Suite Shower Room
- Bedroom Two
14'6" x 10'10"
- En Suite Shower Room
- Bedroom Three
11'6" x 10'9"
- Bedroom Four
11'5" x 10'9"
- Bathroom

Outside

- Tarmac Driveway to Front
- Fully Enclosed Rear
Garden in Lawns with
Excellent Degree of
Privacy
- Oil Tank
- Oil Boiler in Boiler House





FLOOR PLANS



1. (a) $\frac{1}{2}$ (b) $\frac{1}{2}$ (c) $\frac{1}{2}$ (d) $\frac{1}{2}$ (e) $\frac{1}{2}$ (f) $\frac{1}{2}$ (g) $\frac{1}{2}$ (h) $\frac{1}{2}$ (i) $\frac{1}{2}$ (j) $\frac{1}{2}$ (k) $\frac{1}{2}$ (l) $\frac{1}{2}$ (m) $\frac{1}{2}$ (n) $\frac{1}{2}$ (o) $\frac{1}{2}$ (p) $\frac{1}{2}$ (q) $\frac{1}{2}$ (r) $\frac{1}{2}$ (s) $\frac{1}{2}$ (t) $\frac{1}{2}$ (u) $\frac{1}{2}$ (v) $\frac{1}{2}$ (w) $\frac{1}{2}$ (x) $\frac{1}{2}$ (y) $\frac{1}{2}$ (z) $\frac{1}{2}$



DIRECTIONS

Heading into Donaghadee along Warren Road from Bangor and Groomsport 134A is at the end of a private laneway on your right



THE LOCAL AREA

Donaghadee is a picturesque coastal town on the North Down coastline, celebrated for its breathtaking sea views and nearby Copeland Islands

With charming streets filled with local shops, cafes, and outdoor activities like sailing, it offers a vibrant community spirit. Just a short drive from Belfast, Donaghadee has been voted as one of the best places to live, combining natural beauty with a welcoming atmosphere.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	64	67
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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