

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 WARREN VILLAS,  
DONAGHADEE, BT21 0QU**

**OFFERS AROUND £465,000**



4 Warren Villas enjoys an elevated position, offering breathtaking panoramic views across Donaghadee Sound, the Irish Sea, and out towards Scotland. This attractive semi-detached home presents an exceptional opportunity to acquire a stylish and contemporary residence.

Thoughtfully designed to reflect the traditional charm of its surroundings, the property features bright, spacious, and flexible accommodation that caters to a range of needs. The ground floor includes a welcoming living room and a generous open-plan kitchen with quartz worktops, flowing into a casual dining/family area with feature wood burning stove and French doors leading out to the rear garden.

On the first floor, a striking living room with a feature fireplace and gas coal-effect fire provides a beautiful space to relax. This level also includes a spacious bedroom with ensuite shower room and a further bathroom with luxury suite.

The stunning primary bedroom is on the second floor and enjoys a free standing bath in the bay window to enjoy the sea views and a further luxury ensuite shower room. In addition, there is a further bedroom with adjacent wc on this floor and a large roofspace on the third floor, suitable for a variety of uses.

Externally, the home is enhanced by a well-maintained front lawn, a tarmac driveway with ample parking, and a fully enclosed south-facing rear garden—perfect for outdoor entertaining, enjoying the sun, or providing a safe space for children to play.

Ideally situated, 4 Warren Villas offers easy access to Donaghadee's bustling town centre, where you'll find a range of independent shops, cafes, restaurants, and the iconic lighthouse and harbour. A wide variety of sporting and leisure activities are also available nearby, including sailing, golf, rugby, cricket, football, and tennis.



## Key Features

- Fantastic Semi Detached Home On The Warren Road In Donaghadee
- Three Double Bedrooms, Two With Ensuite Shower Rooms And Additional Large Roofspace
- Luxury Kitchen With A Good Range Of Units, Walk In Larder, Wood Burning Stove And Separate Utility Room
- Tarmac Driveway With Space For Multiple Vehicles And Detached Garage To Rear
- Primary Bedroom With Luxury Ensuite And Feature Free Standing Bath In Bay Window
- Beautifully Decorated Internally And Landscaped Gardens To Front And Rear
- Ground Floor And First Floor Living Rooms With Bay Windows And Sea Views
- Walking Distance To Seafront And All Local Amenities
- Viewing Is Highly Recommended For This Exceptional Family Home
- Rear Garden With Entertaining Areas, Raised Beds And Access To Garage



### Accommodation Comprises:

#### Entrance Porch

6'6" x 6'2"

Feature tiled flooring, glazed door to entrance hall..

#### Entrance Hall

Wood flooring, double doors to living room.

#### Living Room

20'11" x 18'8"

Sea views, corniced ceiling, bay window, wood flooring, Inglenook style fireplace with slate hearth and "Esse" wood burning stove, recessed spotlighting.

#### Kitchen/Dining/Living Room

28'6" x 14'5"

Luxury range of high and low level units, quartz work surfaces and upstands, undermounted stainless steel sink with mixer tap, plumbed for dishwasher, space for fridge/freezer, space for range cooker, stainless steel extractor fan and hood, feature glazed units, island with quartz work surface, seating and storage, walk in larder, tiled flooring, recessed spotlighting, feature wood burning stove, door to guest wc and utility room.

#### Guest WC

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, recessed spotlighting, extractor fan, tiled flooring.

#### Utility Room

7'2" x 6'10"

Range of low level units, laminate work surfaces, single stainless steel sink with built in drainer and mixer tap, plumbed for washing machine, space for tumble dryer, tiled flooring, recessed spotlighting, door to rear garden.

#### First Floor Return

#### Bathroom

White suite comprising free standing bath with mixer tap, vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, tiled flooring, window shutter, recessed spotlighting.

#### First Floor

#### Landing

Linen cupboard with gas boiler and built in shelving.

#### Living Room

20'11" x 18'8"

Sea views, bay window, wood flooring, corniced ceiling, gas fire with marble hearth, marble inset and stone surround and mantle.

#### Bedroom 3

13'5" x 10'9"

Double room, wood laminate flooring, ensuite shower room.

#### Ensuite

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, corner shower enclosure with overhead shower and glazed doors, feature mosaic tiled floor, recessed spotlighting, extractor fan, wall mounted chrome radiator, tiled walls.

#### Second Floor

#### Landing

Velux type window.

#### Primary Bedroom

20'11" x 18'8"

Double room, sea views, bay window, free standing claw footed bath with telephone hand shower set, wood flooring, space for wardrobes, ensuite shower room.

#### Ensuite

Luxury shower room with walk in shower enclosure, overhead shower and curved glass screen, vanity unit with sink, storage, mixer tap and feature tiled splashback, low flush wc, tiled flooring, part tiled walls, extractor fan, recessed spotlighting.

#### Bedroom 2

13'5" x 10'9"

Double room, wood laminate flooring.

#### WC

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, tiled flooring, recessed spotlighting.

#### Third Floor

#### Landing

Storage cupboard.

#### Roofspace

19'8" x 17'4"

Eaves storage, Velux type windows, sea views.

#### Outside

Front: area in lawn, tarmac driveway with parking for multiple vehicles, bedding areas, mature planting scheme with plants and shrubs.

Rear: brick paviour entertaining area, paved walkway, stoned seating area, raised bedding areas, area in lawn, paved entertaining area, fully enclosed, outside power points, outside light, outside tap.

#### Garage

18'0" x 10'9"

Power and light, up and over roller door, mezzanine storage.





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	78	78
	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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