



## 5 WARREN VILLAS

Donaghadee, BT21 0QU

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*Offers Around* **£374,950**



SEMI DETACHED | 4  | 3  | 3 

5 Warren Villas is an attractive semi detached property which benefits from stunning panoramic views over Donaghadee Sound, the Irish Sea and beyond to Scotland .

## KEY FEATURES

- Attractive Large Semi Detached Property With No Onward Chain
- Commanding An Elevated Position With Stunning Panoramic Sea Views
- Bright, Spacious And Flexible Accommodation
- Ground Floor Living Room
- Fitted Kitchen, With Granite Work Surfaces, Which Is Open Plan To Family Dining Area With Feature Vaulted Ceiling And Upvc Double Glazed French Doors To The Rear Garden
- Separate Utility Room
- First Floor Drawing Room With Attractive Fireplace And Gas Coal Effect Fire
- Four Well Proportioned Bedrooms, Two Of Which Have En Suite Shower Rooms
- Main Bedroom With En Suite Shower Room And Picturesque Views
- Jack And Jill Bathroom On First Floor Level With Door To One Of The Bedrooms Effectively Making It An En Suite



## ROOM DETAILS

### *Ground Floor*

- Spacious Reception Hall
- Downstairs WC
- Living Room  
17' 2" x 12' 0"
- Fitted Kitchen Open Plan  
To Casual Dining/Family  
Area  
25' 2" x 17' 1"
- Utility Room

### *First Floor*

- Drawing Room  
17' 2" x 17' 2"
- Bedroom Four  
14' 7" x 9' 4" "
- Jack & Jill Bathroom

### *Second Floor*

- Bedroom One  
14' 8" x 12' 0"
- En Suite Shower Room
- Bedroom Two  
14' 7" x 9' 4"
- En Suite Shower Room

### *Third Floor*

- Bedroom Three  
17' 5" x 12' 9"

### *Outside*

- Front Garden In Lawns,  
Tarmac Driveway With  
Parking,
- Fully Enclosed Rear  
Garden With Lawns And  
Loose Stone Area and a  
South Westerly Aspect
- Garage  
18' 9" x 10' 10"



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Heading into Donaghadee along Warren Road Warren Villas is located on the right hand side about 500 yards after the golf course.*



## THE LOCAL AREA

*Home to BBC's Hope Street, with the iconic landmark lighthouse at its very tip, a Moat in the centre of town and the picturesque Ards Peninsula on your doorstep dotted with quaint villages and vistas, you're spoiled for beauty.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ 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		
	72	73

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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