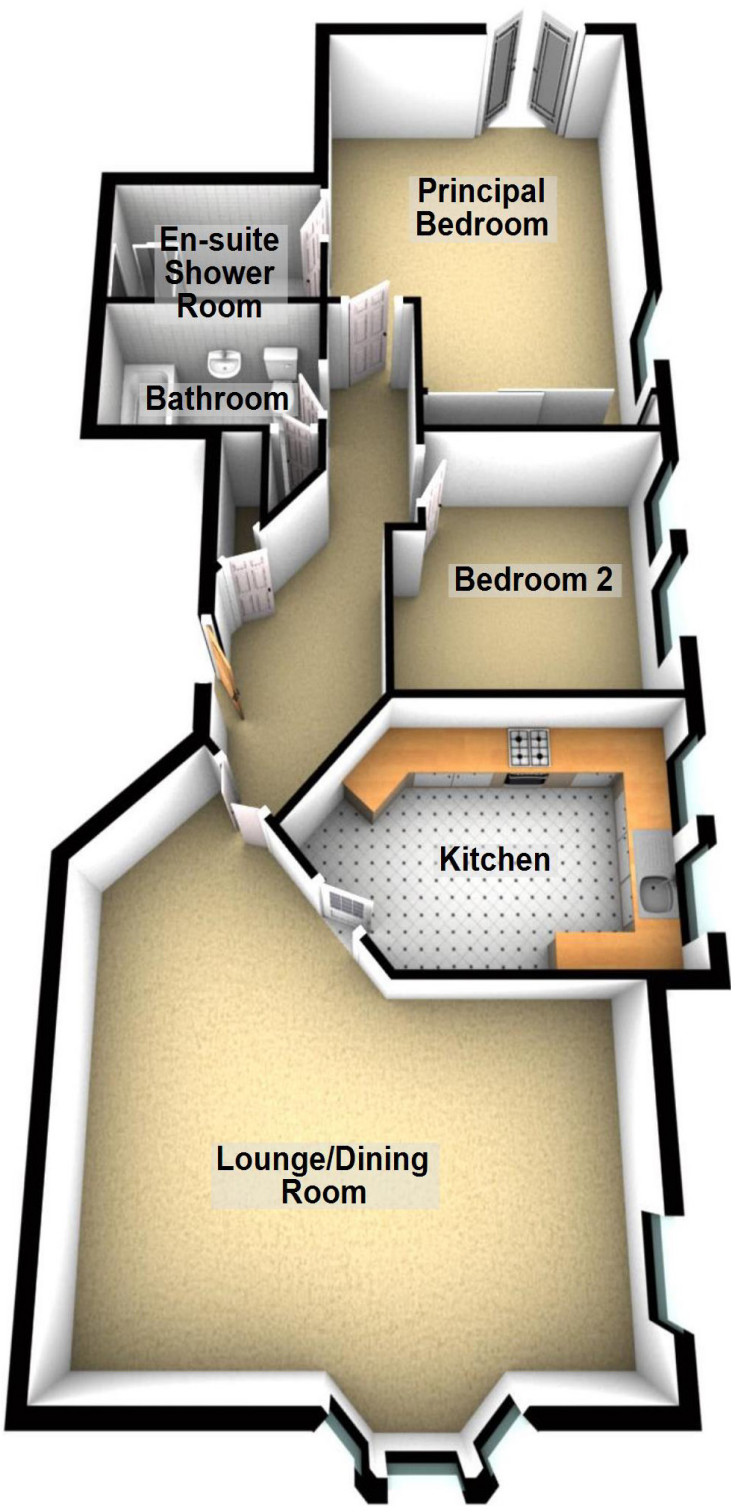


Independent

PROPERTY ESTATES

Ground Floor



Independent

PROPERTY ESTATES



FOR
SALE

3 Warren Manor, Warren Road, Donaghadee

Offers Over £249,950

- Spacious Ground Floor Apartment
- Immaculately Presented
- Prestigious Warren Road Location
- Views of Copeland Islands & beyond
- Two Well-Proportioned Bedrooms
- Principal Bedroom Wet Room
- Lounge / Dining with Sea Views
- Gas Fired Central Heating
- Fully Tiled Bathroom Suite
- Allocated Resident's Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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This stunning Apartment, located within a secure and attractive development, is located off the prestigious and highly sought-after Warren Road and enjoys enviable views over the Copeland Islands, the North Channel & beyond.

Accessed through a well-maintained & secure communal Entrance Hall, this Apartment offers deceptively spacious accommodation.

To the front of the Apartment there is a spacious Lounge / Dining Room leading into a Bay Window to enjoy the sea views on offer. Off of the Lounge / Dining Room there is access to the Kitchen with a range of integrated appliances which also provides space for casual dining.

Two well proportioned double Bedrooms are located to the rear of the apartment. The Principal Bedroom, of notable size, enjoy access to an Ensuite Wet Room as well as access to a private south facing enclosed seating area.

Completing the accommodation is a fully tiled Bathroom with a white three-piece suite comprising a Panel Bath with Shower Attachment, a Push Button W.C. and a Pedestal Wash Hand Basin.

Externally, to the front of the development there is a well maintained garden in lawn to enjoy the sea views. To the rear of the Premises there is a spacious car parking area with allocated resident parking. Apartment 3 enjoys two spaces, one of which is located directly to the rear of the Apartment.

Comprises

Entrance Hall

Spacious Entrance Hall with access to storage cupboard and Intercom Access Handset.

Lounge / Dining (20' 7" x 19' 2") at widest point

Spacious front aspect Reception Room leading into a Bay Window with views over the Copeland Islands, the North Channel and beyond. Gas plumbing in place with potential to install a Gas Fire.

Kitchen (13' 4" x 9' 6") at widest point

Fitted Kitchen with a range of high and low level units and a range of integrated appliances including: a Microwave, an Oven, a Hob, a Dishwasher. Complete with tiled floor and part tiled walls.

Principal Bedroom (19' 5" x 13' 9") at widest point

Spacious rear aspect double Bedroom with fitted Wardrobes, double doors to a private rear seating area and access to:

Ensuite Shower Room

'Wet Room' style Ensuite Shower Room comprising a Vanity Unit Wash Hand Basin, a Push Button W.C. & walk-in Shower Enclosure.

Bedroom Two (11' 0" x 10' 5") at widest point

Side aspect double Bedroom.

Bathroom (9' 1" x 5' 6")

Fully tiled Bathroom with a white three-piece suite comprising a Panel Bath with Shower Attachment, a Push Button W.C. and a Pedestal Wash Hand Basin.

Outside

Front

To the front of the Development there are communal gardens laid in lawn with sea views over the Copeland Islands and beyond.

Rear

To the rear there is a spacious resident car parking area with two spaces dedicated to Apartment 3. Conveniently one space is located directly to the rear of the Apartment.

