

RODGERS & BROWNE



1 Vester Cove, Millisle Road
Donaghadee, BT21 0RD

offers around £379,950

SOLD



The Owners' Perspective...

"1 Vester Cove in a small, quiet cul-de-sac has been a fantastic family home for us. The light and airy open plan layout lends itself to family living and is an excellent space for entertaining, both inside and out.

In the winter months we have beautiful sea views from the living areas. We love the scenic coastal walk into the town with its excellent choice of restaurants and the less than one minute stroll onto Ballyvester Beach where we are often solitary souls. This house has provided us with a wonderful choice of lifestyle."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Family room



Family room open to sunroom



Bright entrance hall
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Deceptively spacious and bright family home which boasts character rarely found in modern homes

Extending to c.2,190 Sqft

Family room with feature vaulted ceiling and multi fuel burner

Sunroom with vaulted ceiling and direct access to the gardens

Contemporary kitchen with casual dining and sitting area, the kitchen benefits from integrated appliances, central island and quartz worktops

Large utility room with storage and open hanging space

Four bedrooms, three with sea glimpses

Main bedroom benefits with ensuite shower room, walk through dressing and sitting areas

Bathroom incorporating both a bath and a separate shower cubicle

Air circulation system

PVC double glazing

Gas central heating

Exceptionally well maintained throughout

Spacious south facing gardens with beautiful sitting areas and large patio

Tarmac driveway with parking for four cars

Integral single garage

Only minutes from Ballyvester Beach and The Commons Edgewater Park and Garden

Donaghadee town is less than one mile away and boasts an array of restaurants, cafes and boutiques to mention but a few

Bangor and Belfast City are easily accessible via main arterial routes

A fantastic family home which benefits from bright, spacious accommodation in a peaceful and tranquil setting



Stunning modern kitchen



Sitting area



Casual dining area



Sunroom

The property comprises...

GROUND FLOOR

BRIGHT ENTRANCE HALL

Staircase to first floor with painted spindles, handrails and Newel post, ceramic tiled floor, understair storage with open hanging space and additional storage.

CLOAKROOM

Low flush wc with pedestal wash hand basin, mixer tap and tiled splashback, extractor fan.

STUNNING MODERN KITCHEN WITH CASUAL DINING AND SITTING AREAS

29' 10" x 14' 7" (9.09m x 4.44m)

Extensive range of high and low level high gloss two toned units, large central island with quartz worktops, breakfast bar and one and a half inset sink unit and mixer taps with boiler tap, eye level oven and microwave oven, four ring gas hob with contemporary extractor above, glass splashback, integrated fridge and freezer, integrated dishwasher and bin store, tiled floor in wood effect, tiled splashback, low voltage lighting, dual aspect.

FAMILY ROOM

17' 10" x 13' 0" (5.44m x 3.96m)

Vaulted ceiling with a height of 14'8", feature multi fuel burner, granite hearth with solid oak mantle, two double glazed Velux windows, open shelving, double glazed sliding patio doors, open archway to:

SUNROOM

11' 11" x 10' 7" (3.63m x 3.23m)

Vaulted ceiling with a height of 12'2", aspect over the front and rear gardens, French doors to patio area.

UTILITY ROOM

12' 4" x 8' 5" (3.76m x 2.57m)

Range of modern high gloss cabinets, single drainer stainless steel sink unit with mixer taps, laminate worktops, plumbed for washing machine, space for tumble dryer, tiled splashback. Additional open space ideal for hanging coats and space for freezer, door leading to entrance hall.

ADDITIONAL SINGLE GARAGE

15' 4" x 12' 3" (4.67m x 3.73m)

Roller door. Light and power. Worcester gas boiler.



Main bedroom

First Floor

LANDING

Walk-in hotpress with shelving. Access to roofspace plus additional storage.

MAIN BEDROOM WITH SITTING AREA 17' 5" x 12' 3" (5.31m x 3.73m) Twin double glazed Velux windows with sea glimpses and side window with sea view, walk through dressing area with open hanging space to:

ENSUITE SHOWER ROOM 7' 2" x 6' 7" (2.18m x 2.01m) Large shower cubicle with over drencher and telephone shower, low flush wc, pedestal wash hand basin with mixer taps and tiled splashback, heated towel radiator, double glazed Velux window, low voltage lighting, extractor fan.

BEDROOM (2) 14' 7" x 8' 6" (4.44m x 2.59m)

BEDROOM (3) 13' 7" x 6' 10" (4.14m x 2.08m)
Sea glimpses.

BEDROOM (4) 10' 0" x 7' 3" (3.05m x 2.21m)
Plus built-in wardrobes. Sea glimpses.

BATHROOM

7' 8" x 6' 10" (2.34m x 2.08m)

White suite comprising panelled bath with mixer taps, low flush wc, pedestal wash hand basin with mixer taps and tiled splashback, shower cubicle with thermostatically controlled shower unit, light well, part tiled walls, low voltage lighting, heated towel radiator.

ROOFSPACE

Storage space.

Outside

Gardens to the front laid in lawns with mature hedging giving privacy. To the rear is a south facing garden made up of beautifully landscaped sitting areas including timber seating, pebbled paths, flagged and patio areas, raised flowerbeds and lawns. Tarmac driveway with parking for up to four cars. Outside lighting. Prewired for a outside charging point.



Ensuite shower room



Bedroom two



Bedroom three



Bathroom

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

STAMP DUTY



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

TBC.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £1597.40

VIEWING

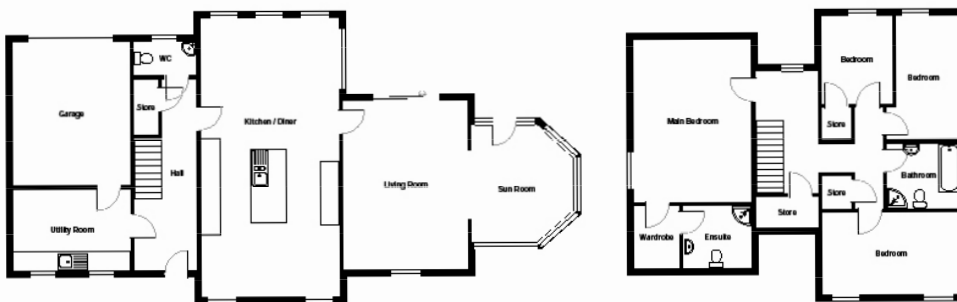
By appointment with **RODGERS & BROWNE**.

Location

Travelling from Donaghadee town out the Millisle Road continue for 1 mile passing The Commons on your left and Vester Cove is on your left.



Floor plan



Total Area: 2190 sq ft
All measurements are approximate and for display purposes only

RODGERS & BROWNE
RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk
rogersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.