

simon**BRIEN**  
RESIDENTIAL

Apt 4 The Merchant House,  
High Street, Donaghadee, BT21 0AA



Offers Around £249,950

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



**THE PROPERTY COMPRISES:**

Stairs to:  
**FIRST FLOOR**

**LARGE OPEN PLAN KITCHEN/LIVING/DINING ROOM:**

**21' 7" x 16' 8" (6.58m x 5.08m)**

Living space with fire surround and cast iron inset. Wall light wiring. Carpeted. Ceiling rose. Fitted kitchen with integrated appliances including hob, cooker, fridge, freezer, washing machine/tumble dryer and dishwasher. Stainless steel sink unit. Partly tiled walls. Tiled floor. Recessed lighting. Corniced ceiling. Intercom system. Gas boiler.



**KEY FEATURES**

- First floor apartment situated in the beautiful Merchant House development
- Stunning refurbished Georgian building dating back to 1770
- Sensitively restored with period featured retained or reinstated
- Front door of building opens onto the bustling High Street in Donaghadee
- Five apartments within this unique property
- Exceptionally well fitted out with a high specification throughout including common areas
- Fitted kitchen with integrated appliances, casual dining and living space
- Two bedrooms, bedroom one with ensuite
- Main bathroom
- Gas central heating with Heatmiser
- Secure door and gate entry systems
- Classic Georgian doors, handles, architraves and skirtings
- Full height ceilings with ornate plaster cornices and ceiling roses
- Private residents parking to the rear
- Highly convenient location on the High Street and a short walk to the shore

**SUMMARY**

Historical journals record the main building from circa 1770 in arguably the most distinctive period of architecture, and an era characterised by symmetry, balance and proportion. A sensitive approach to Georgian heritage respects and preserves the buildings strong and genteel presence, and where possible original features remain intact or have been reinstated.

This first floor apartment consists of an open plan living space, with luxury fitted kitchen and dining space. There are two good sized bedrooms, bedroom one benefits from an ensuite shower room and there is also a main bathroom. It has been tastefully refurbished retaining all the original features where possible yet benefits from modern day requirements.

Donaghadee is a place which offers a seamless indoor and outdoor lifestyle, from a cosy fireside meal to bracing coastal walks with views over the Copeland Islands and out to the Scottish coast. The town is renowned for its culinary credentials and boasts some of Ireland's top food and drinks venues. For those who enjoy the outdoor activities, Donaghadee has a wide variety of options including an eighteen-hole golf course and lawn tennis club. Naturally, the stunning shoreline provides an array of water-based pursuits such as sailing, paddle-boarding and kayaking and the town has a seawater swimming club which has become immensely popular over the past few years. The coastal culture that Donaghadee offers is perfect to relax and unwind or to restore and invigorate, all of which are essential elements of physical and mental wellbeing.



**HALLWAY:**

Store room. Carpeted.

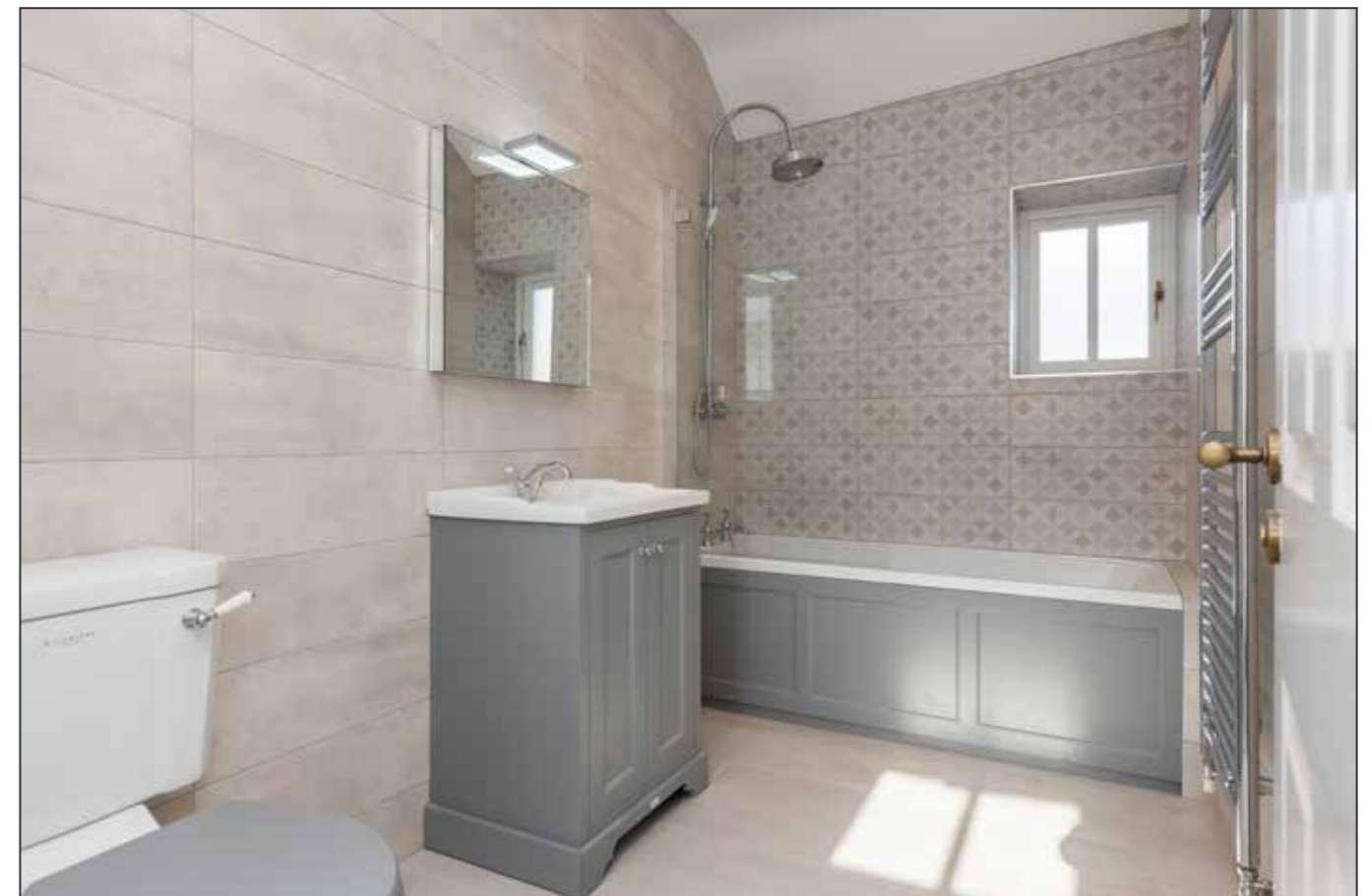
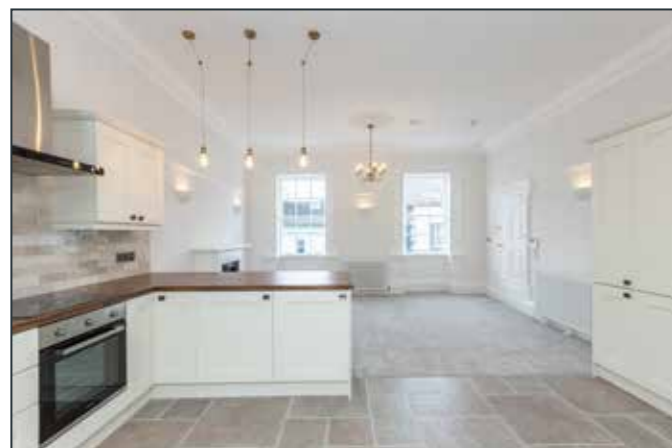
**CLOAKROOM:**

Shoe and coat storage.

**BATHROOM:**

**5' 11" x 5' 9" (1.8m x 1.75m)**

White suite comprising of low flush WC, wash hand basin with vanity unit below, panelled bath with period style taps and overhead shower fitment. Chrome heated towel radiator. Fully tiled walls. Tiled floor. Recessed lighting.





**BEDROOM (1):**  
**14' 9" x 12' 9" (4.5m x 3.89m)**  
**Max.**

Recessed lighting. Carpeted.



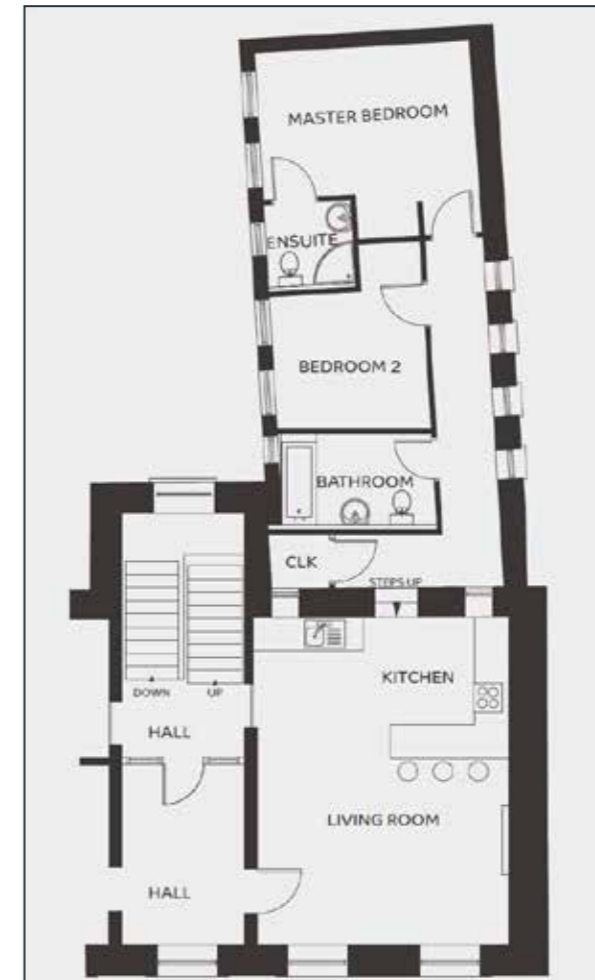
**ENSUITE:**  
**10' 1" x 5' 8" (3.07m x 1.73m)**

White suite comprising of low flush WC, wash hand basin with vanity unit below and illuminated wall mirror above and corner shower with period style shower fittings. Chrome heated towel radiator. Fully tiled walls. Tiled floor. Recessed lighting.

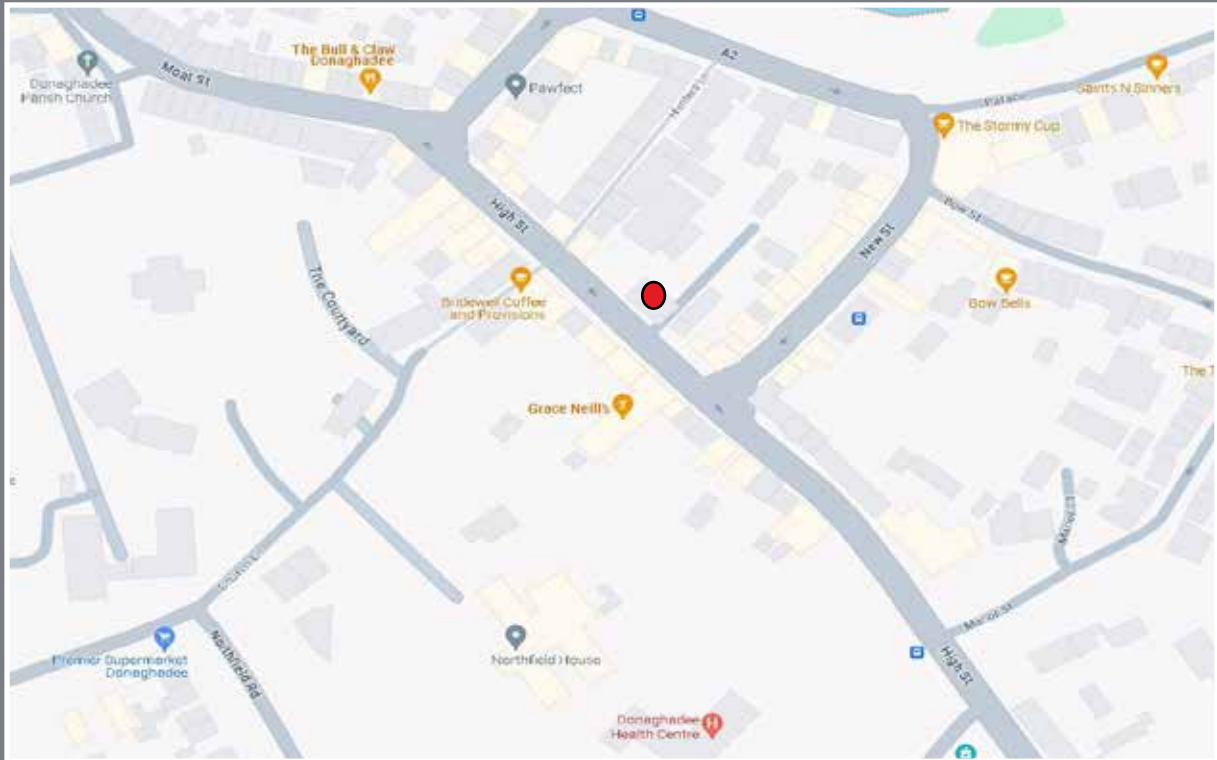


**BEDROOM (2):**  
**12' 5" x 10' 8" (3.78m x 3.25m)**  
**Max.**

Recessed lighting. Carpeted.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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REF: TB/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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