

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**KILCOROON COTTAGE,  
144A WARREN ROAD,**

**OFFERS OVER £330,000**

Located just off the highly sought after Warren Road in Donaghadee, 'Kilcoroon Cottage' dates back to 1920 and has the perfect blend of sea and countryside.

Just a short distance from the recently voted "best place to live" this property will appeal to those interested in sea swimming, water sports or for those who like walking and would enjoy exploring the surrounding areas including the nature reserve and Portavoe Beach.

This property offers an element of flexible living and can be used as a two or three bedroom property. The ground floor offers a porch, utility room, downstairs shower room, kitchen/dining room with a range of integrated appliances and a conservatory overlooking the mature rear garden and fields.

On the first floor, there are two double bedrooms and an upstairs lounge with beautiful views of the sea and towards the Copeland Islands. In addition, the master bedroom has an ensuite area with feature free standing bath, wc and modern vanity with feature wash hand basin.

The vast garden areas at this home are simply stunning, yet easily maintained due to their mature nature. With well established mature gardens and a fantastic array of plants, rare botanicals, shrubs and trees, this tranquil haven is very secluded and has two areas suitable for working from home. One would make a great outdoor work space and the other, a peaceful treatment/yoga/meditation room. There are also a range of sheds to cater for anyone hoping for a potting shed or for more storage.

Overall, Donaghadee offers a balanced lifestyle that combines the tranquillity of coastal living with the convenience of modern amenities and a strong sense of community and we recommend viewing this unique home to fully appreciate its charm, space and location.



## Key Features

- Unique Cottage With Semi Rural And Sea Views
- Mature Gardens Surrounding The Property With A Plethora Of Plants, Shrubs And Trees
- Modern Décor Throughout With Fantastic Kitchen Area And Separate Utility Space
- Within Walking Distance To The Shorefront, Promenade And Town Centre
- Perfect For Those Interested In Watersports, Sea Swimming And Outdoor Activities
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Ground Floor Shower Room And First Floor Master With Ensuite Area
- Viewing Is Highly Recommended To Fully Appreciate This Property



## Accommodation

### Comprises:

#### Entrance Porch

Tiled floor.

#### Hall

Parquet style engineered wood flooring.

#### Utility Room

9'2" x 4'5"

Modern range of high and low level units, wood work surfaces, inset sink with mixer tap and drainer and tiled floor.

#### Shower Room

White suite comprising walk in shower with "Mira" electric shower, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, panelled walls and built in cupboard.

#### Kitchen/Dining Room

8'11" x 20'0"

Modern range of high and low level units, wood work surfaces, one and a half bowl sink unit with mixer tap and drainer, integrated appliances to include: dishwasher, oven, microwave, "Schott" induction hob, extractor fan and parquet style engineered wood flooring.

#### Conservatory

15'9" x 8'9"

Tiled floor, door to rear garden.

#### First Floor

#### Landing

Storage cupboard, built in storage and parquet style engineered wood flooring.

#### Bedroom 1 With Ensuite

14'11" x 11'1" at widest points

Dual aspect with semi rural views, open plan to ensuite with modern black oval bath with mixer taps, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, extractor fan, recessed spotlighting and parquet style engineered wood flooring.

#### Bedroom 2 / Living Room

14'11" x 12'5"

Triple aspect with sea and countryside views, parquet style engineered wood flooring.

#### Bedroom 3

14'4" x 7'7"

Double bedroom with parquet style engineered wood flooring.

#### Outside

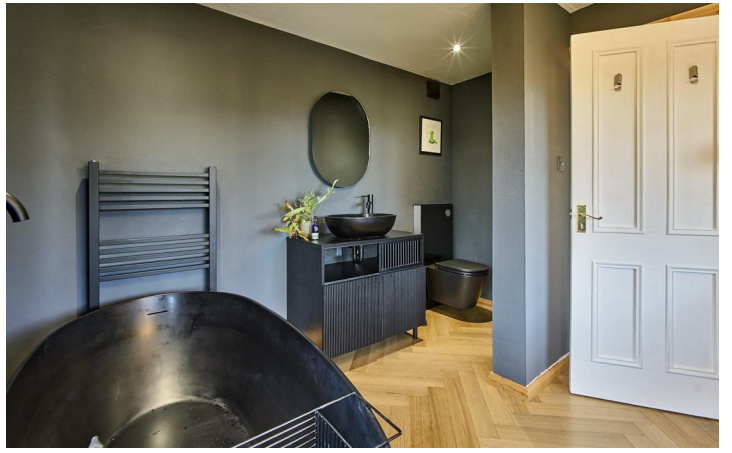
Front - Fully enclosed with stoned driveway with space for multiple vehicles, mature shrubs and hedging.  
Rear - Fully enclosed area in lawns, stream that runs alongside the garden, very private surrounded by rural fields and wildlife, multiple different areas in the garden for entertaining and relaxing, rare botanical plants in the garden, mature shrubs and hedging, area in stones, space for storage sheds, bike house, greenhouse, shed, office space with electric and decked area, greenhouse, side access for bins, outside tap and light.

#### Garden Room

Broadband cable and power wired up for hot tub and space for a 6 person hot tub.





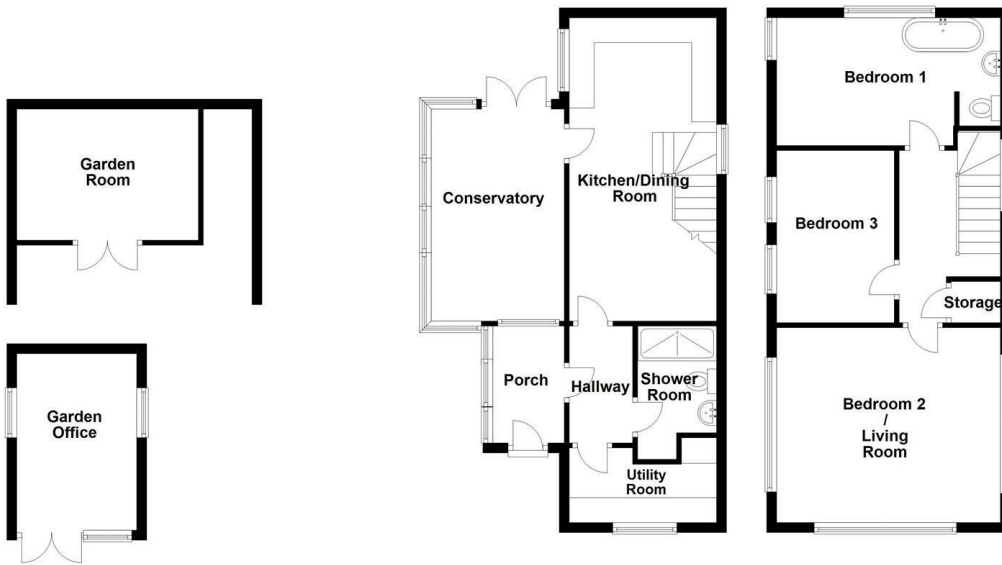






Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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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