

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 THE MEWS NEW ROAD,
DONAGHADEE, BT21 ODR**

OFFERS OVER £295,000

Located on the exclusive New Road in Donaghadee, this stunning townhouse has been finished to an exceptionally high standard throughout and the current owners have carefully chosen finishes and decor to create a luxurious feel.

Accessed through gates, there is a sweeping driveway and landscaped area with lighting up to The Mews and private parking for each resident.

The first impressions in this home are that of comfort and luxury and you can immediately appreciate the light flooding through the entire house when you enter the property.

There are a great range of units in the kitchen, all finished in solid wood and showcased by a granite work surface, including a large island with storage and seating section which leads to a family/snug area overlooking the front of the Mews development.

The main reception room is spacious, beautifully decorated, has an attractive, ornamental fireplace and leads on to the rear garden which has ample space for seating, BBQs and outdoor entertaining.

There are 4 bedrooms, master with ensuite and built in wardrobes and three further bedrooms, one benefitting from a walk in wardrobe.

2 The Mews is a hidden gem on the leafy New Road and would suit a variety of viewers. Within walking distance to the beach, pier, restaurants, shops, and the wide range of amenities that Donaghadee has to offer, this stunning home provides luxury living in an exclusive gated development and viewing is highly recommended.



Key Features

- Beautiful Townhouse In A Private Gated Development
- Exclusive Location On The Popular New Road In Donaghadee
- Three Further Double Bedrooms, One With Walk In Wardrobe
- Fully Enclosed And Easily Maintained Rear Paved Garden
- Large Family Kitchen Open To Dining/Family Area
- Master Bedroom With Built In Wardrobes And Ensuite
- Ample Private Residents Parking To The Front Of Property
- PVC Double Glazed Windows and Gas Fired Central Heating



Accommodation

Comprises:

Reception Hall

Marble tiled floor, under stairs storage with space for tumble dryer.

Cloakroom

White suite comprising low flush wc, pedestal wash hand basin with mixer taps and chrome heated towel rail.

Kitchen / Dining Area

16'11" x 19'9"

Range of high and low level units with polished granite work surfaces, Belfast sink with mixer taps, built-in Neff oven, integrated extractor fan, integrated fridge freezer, integrated freezer, integrated washing machine, integrated dishwasher, kitchen island with seating and storage, recessed spotlighting and family area.

Living Room

16'11" x 15'2"

Feature cast iron fireplace with tiled hearth, solid Oak flooring, double glazed french doors to rear enclosed garden.

First Floor

Landing

Built in storage with Worcester gas boiler and staircase to second floor.

Master Bedroom

14'7" x 14'2"

Large double bedroom with ensuite, overlooking the rear garden.

Ensuite

Cream suite comprising low flush wc, pedestal wash hand basin with mixer taps, tiled shower cubicle with overhead shower and folding glazed door, chrome heated towel rail, extractor fan, marble tiled floor, marble tiled walls and recessed spotlighting.

Bedroom 2

9'5" x 12'4"

Double bedroom.

Bedroom 3

8'2" x 7'0"

Built in storage.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin, panelled bath with mixer taps and overhead shower, folding shower screen, recessed spotlighting, extractor fan, tiled floor and fully tiled walls.

Second Floor

Landing.

Bedroom 4

15'3" x 13'3"

Two Velux type windows and access to roofspace.

Study / Dressing Room

13'3" x 11'2"

Under eaves storage.

Outside

Property accessed via electronic gates, residents parking to front, enclosed front garden with paved pathway and area in stone, enclosed, paved rear garden with entertaining area, outside tap and outside light.











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		
(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.

2 The Mews, Donaghadee

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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