

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**35B WARREN ROAD,  
DONAGHADEE, BT21 0PD**

**OFFERS AROUND £995,000**



Located on the prestigious Warren Road in Donaghadee, this substantial detached home offers a lifestyle of luxury and convenience. Imagine waking up to stunning sea views and being just a leisurely stroll away from the charming town centre with its array of shops, coffee shops, and restaurants.

Step inside this elegant abode to discover a formal living room perfect for entertaining guests, while the open-plan kitchen, living, dining, and sunroom area provides a seamless flow for everyday living. With five spacious double bedrooms, including a primary bedroom boasting an ensuite and dressing area, there is ample space for the whole family to unwind in comfort.

Outside, the landscaped areas beckon you to enjoy outdoor gatherings with loved ones, all while soaking in the mesmerising sea views. As if that wasn't enough, the property also grants you access to a private beach within the development, offering a slice of paradise right at your doorstep.

Don't miss this rare opportunity to own a piece of coastal paradise in Donaghadee. This home is not just a property; it's a lifestyle waiting to be embraced.



## Key Features

- Stunning Detached Property On The Prestigious Warren Road In Donaghadee
- Open Plan Kitchen, Living, Dining Area With Sea Views And High End Finishes
- Formal Living Room With Feature Open Fireplace And Double Doors To Garden
- Gated Access To A Private Beach Area Within The Development
- Five Double Bedrooms, Primary With Luxury Ensuite And Built In Dressing Area
- Landscaped Garden Areas With Entertaining Space, Lawn And Mature Hedging And Trees
- Within Walking Distance To The Many Amenities Available In Donaghadee
- Luxury Kitchen With a Fantastic Range Of Units, Island With Seating And Integrated Appliances.



### Accommodation Comprises:

#### Entrance Porch

11'1" x 4'7"

Tiled flooring, recessed spotlighting, double glazed doors to entrance hall.

#### Entrance Hall

Tiled flooring, corniced ceiling, panelled walls, guest wc, cloakroom.

#### Guest WC

Luxury white suite comprising vanity unit with sink, storage and mixer tap, low flush wc, part tiled walls, tiled flooring, recessed spotlighting, extractor fan.

#### Formal Living Room

35'1" x 14'5"

Sea views, shutters, corniced ceiling, open fireplace with feature cast iron surround and marble hearth, panelled walls, tiled flooring, double doors to garden, recessed spotlighting.

#### Kitchen

35'1" x 14'5"

Luxury range of high and low-level units, quartz work surfaces, feature glazed units, larder unit, space for range cooker, integrated extractor fan, integrated full-length fridge, integrated full-length freezer, large island with quartz work surfaces, integrated dishwasher, pull-out bin unit, under mounted gold sink with mixer tap, breakfast bar seating, tiled flooring, recessed spotlighting, area for informal dining, recessed spotlighting, open to family room and sunroom.

#### Family Room

16'8" x 16'4"

Sea views, feature gas fireplace with marble hearth and stone surround and mantle, double doors to paved entertaining area, tiled flooring, recessed spot lighting, open to kitchen.

#### Sunroom

13'1" x 12'9"

Sea views, double doors to paved entertaining area, tiled flooring, recessed spotlighting.

#### Utility Room

8'2" x 5'10"

Luxury range of high and low-level units, quartz work surfaces, stainless steel under mounted sink with mixer tap, plumbed for washing machine, space for tumble dryer, tiled flooring, recessed spotlighting.

#### First Floor

#### Landing

Galleried landing, access to roofspace, corniced ceiling.

#### Primary Suite

25'11" x 16'0" @ widest points

Double suite, built-in wardrobes, sea views, double doors to Juliette balcony, ensuite.

#### Ensuite

White suite comprising low flush wc, vanity unit with quartz work surface, double wash hand basins and mixer taps, walk-in shower enclosure with overhead shower, free-standing bath with hand shower set, wall mounted chrome radiator, tiled flooring, part tiled walls, recessed spotlighting, extractor fan.

#### Bedroom 2

14'9" x 14'5"

Double room, sea views, recessed spotlighting, jack and jill ensuite shower room.

#### Bedroom 3

14'9" x 14'1"

Double room, shutters, recessed spotlighting, jack and jill ensuite shower room.

#### Jack And Jill Ensuite Shower Room

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, walk-in shower enclosure with overhead shower, wall mounted chrome radiator, tiled flooring, part tiled walls, recessed spotlighting, extractor fan.

#### Bedroom 4

14'5" x 11'1"

Double room, shutters, built-in storage, ensuite shower room.

#### Ensuite Shower Room

White suite comprising low flush wc, walk-in shower enclosure with overhead shower and glazed door, wall mounted wash hand basin with mixer tap, wall mounted chrome radiator, tiled flooring, recessed spotlighting, extractor fan.

#### Bedroom 5

13'1" x 7'6"

Double room, shutters.

#### Outside

Front: electric gates to large tarmac driveway for multiple vehicles, mature hedging, paved granite walkway, bedding areas, outside lights.  
Side: areas in lawn, mature trees, enclosed dog run/bin area, outside lighting scheme, hot and cold tap.  
Rear: paved entertaining areas, fully enclosed, gate to lower garden with area in lawn, mature hedging, sea views, outside lights.

#### Additional Information

- Front of house with Newhaven high end Plantation Shutters, with opening doors
- Underfloor Heating throughout all of downstairs
- Heatmiser digital heating in every area of the home with app for complete heating control
- Alarm system with app for remote control
- Cat5 cabling throughout the house with mutli points
- Views of both Donaghadee golf course which is within a short walking distance and sea views from every window to the rear
- Electric charge point at front of house with app









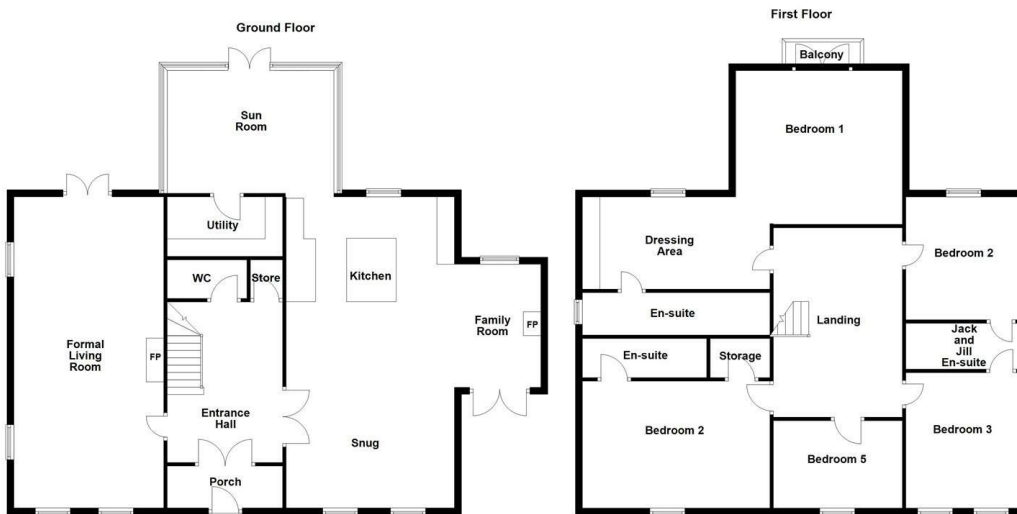












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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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