

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 THE MEWS 31A NEW
ROAD, DONAGHADEE, BT21**

OFFERS OVER £299,950

Situated on the picturesque New Road in Donaghadee, this modern end townhouse is a true gem waiting to be discovered. Boasting five bedrooms, including a luxurious primary bedroom with an ensuite, this property offers ample space for a growing family or those who love to entertain guests.

The property's modern kitchen with dining space is perfect for hosting intimate gatherings or enjoying family meals. The large living room provides a cozy retreat for relaxing after a long day. Additionally, the single bedroom can easily be transformed into a home office, catering to the needs of remote workers or students.

One of the standout features of this townhouse is its beautifully landscaped gardens both to the front and rear, providing a tranquil outdoor space to unwind or host summer barbecues. The added convenience of electric gate entry ensures security and privacy for residents.

Conveniently located near local amenities, the promenade, and the seafront, this property offers the perfect blend of comfort and accessibility. Don't miss the opportunity to make this townhouse your new home and enjoy the best of what Donaghadee has to offer.



Key Features

- Spacious End Townhouse On The Prestigious New Road In Donaghadee
- Landscaped Areas To Front And Rear, Ample Parking And Detached Garage
- Well Proportioned Living Room With Feature Gas Fireplace
- Within Walking Distance To All Local Amenities And Shorefront
- Five Good Sized Bedrooms, Primary With Ensuite Shower Room
- Modern Kitchen With Space For Informal Dining And Double Doors To Side Garden
- Ground Floor Guest WC And First Floor Shower Room With White Suite
- Early Viewing Is Recommended For This Well Maintained Home



Accommodation

Comprises:

Entrance Hall

Tiled flooring, corniced ceilings, recessed spotlighting, storage under stairs.

Kitchen

19'8" x 9'10"

Modern range of high and low-level units, granite work surfaces, feature glazed unit, one and a quarter stainless steel sink with mixer tap and built-in drainer, integrated oven with 4 ring gas hob and integrated extractor fan and hood, integrated fridge, integrated dishwasher, feature lighting, part tiled walls, tiled flooring, space for dining, double doors to side garden, corniced ceiling.

Living Room

17'0" x 15'5"

Gas fireplace with marble hearth, surround and mantle, corniced ceiling, ceiling rose, tiled flooring, double doors to rear garden.

WC

White suite comprising pedestal wash hand basin and low flush wc, tiled flooring and corniced ceiling

First Floor

Landing

Recessed spotlighting.

Bedroom 1

14'9" x 13'9"

Double room with 2 storage cupboards and en-suite shower room.

En-Suite

White suite comprising vanity with sink, storage and mixer tap, low flush wc, shower enclosure with overhead shower and glazed doors, tiled floor, tiled walls, recessed spotlights and extractor fan.

Bedroom 3

12'5" x 9'6"

Double bedroom.

Bedroom 5

7'10" x 7'2"

Built-in storage.

Shower Room

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

Second Floor

Landing

Storage cupboard.

Bedroom 2

15'1" x 13'1"

Double room, built-in storage, access to roofspace.

Bedroom 4

9'10" x 7'6"

Double room, velux type window.

Outside

Front: Area in lawn, paved walkway, communal parking, landscaped communal areas, electric gate entry, access to side driveway and garage.

Side: Driveway and access to garage, bedding areas.

Rear: Paved entertaining area, area in lawn, mature shrubs and trees, outside light, outside tap, detached garage.

Garage

19'0" x 18'8"

Mezzanine storage, power and light, remote control for garage door, gas boiler.

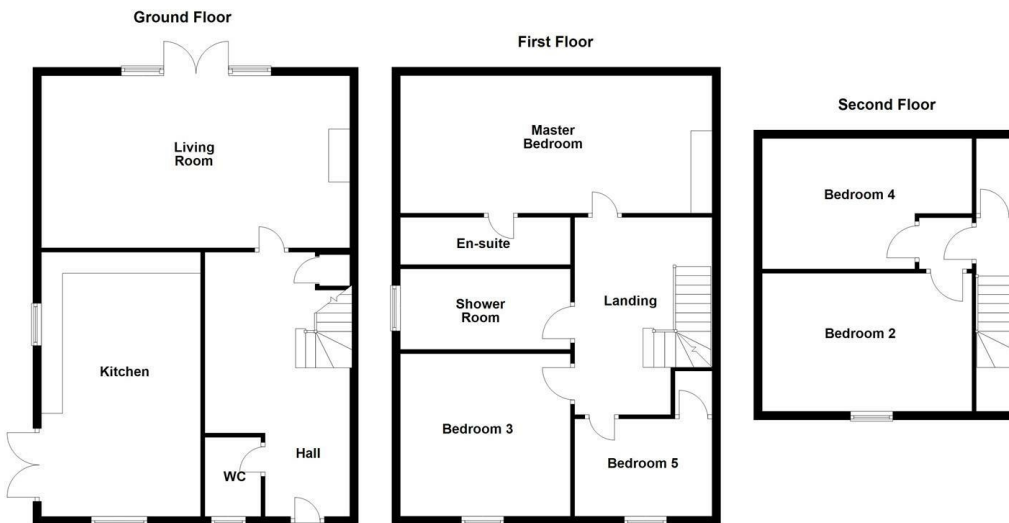
PVC Fascia & soffits.











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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(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	

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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