

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 THE LINKS WARREN ROAD,
DONAGHADEE, BT21 0QS**

OFFERS AROUND £289,950



Located on the prestigious Warren Road in Donaghadee, this exceptional first-floor apartment is bright and spacious with stunning views. Boasting large kitchen, two bedrooms, two bathrooms, and a spacious living room, this property offers comfortable living spaces for you to enjoy, with the added convenience of a lift, a delightful balcony off the kitchen to enjoy the golf course views and underfloor gas heating throughout.

The two double bedrooms are equipped with built-in robes, providing ample storage space and they both enjoy sea views. The primary bedroom also includes an ensuite for added convenience. The spacious kitchen has a good range of units, space for dining and a balcony overlooking the golf course. The living room also enjoys views of the golf course and has an electric fire with decorative surround.

Bright and airy throughout, this apartment is perfect for those seeking a comfortable and welcoming home. The well-maintained communal areas and allocated parking space ensure that both your living space and vehicle are taken care of.

Conveniently situated within walking distance to Donaghadee town centre, you'll have easy access to all local amenities and the picturesque seafront. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this apartment offers the best of both worlds. Don't miss out on the opportunity to make this property your new home.



Key Features

- Stunning First Floor Apartment In The Links, Donaghadee, Beside Golf Course
- Two Good Sized Bedrooms, Both With Built In Robes, Primary With Ensuite Shower Room
- Views From Kitchen And Living Room Over Golf Course And Additional Balcony Off Kitchen
- Well Proportioned Kitchen With A Good Range Of Units And Space For Dining
- Walking Distance To All Local Amenities And Seafront
- Well Maintained Building And Communal Areas
- Amenities Including Parking Space, Lift And Intercom Entry
- Early Viewing Is Highly Recommended For This Bright, Spacious Apartment



Accommodation Comprises:

Entrance Porch

5'0 x 4'0

Wooden flooring, storage cupboard/cloakroom.

Entrance Hall

Wooden flooring, hot press with storage, intercom, double doors to living room.

Living Room

16'0 x 16'0

Wooden flooring, electric fire with tiled hearth and tiled inset, carved wooden surround and mantle, stunning views over Donaghadee golf course.

Kitchen

17'0 x 15'0

Range of high and low level units, laminate work surfaces, space for fridge/freezer, space for microwave, "Bosch" under oven, "Bosch" four ring electric hob with integrated extractor fan, one and a quarter sink with built in drainer and mixer tap, feature glazed units, integrated wine rack, plumbed for washing machine, part tiled walls, tiled floor, space for dining, door to balcony, recessed spotlighting, views over Donaghadee golf course.

Bathroom

White suite comprising pedestal wash hand basin, low flush wc, panelled bath, corner shower enclosure with overhead shower and glazed doors, part tiled walls, tiled floor, recessed spotlighting, extractor fan.

Bedroom 1

13'1 x 12'0

Double room with built in robes, wooden flooring, sea views, ensuite shower room.

Ensuite Shower Room

Suite comprising vanity unit with sink, storage and mixer tap, low flush wc, corner shower enclosure with "Mira" overhead shower and glazed doors, wall mounted radiator, part tiled walls, tiled floor, recessed spotlighting, extractor fan.

Bedroom 2

11'0 x 9'0

Double room with built in robes, wooden flooring, sea views.

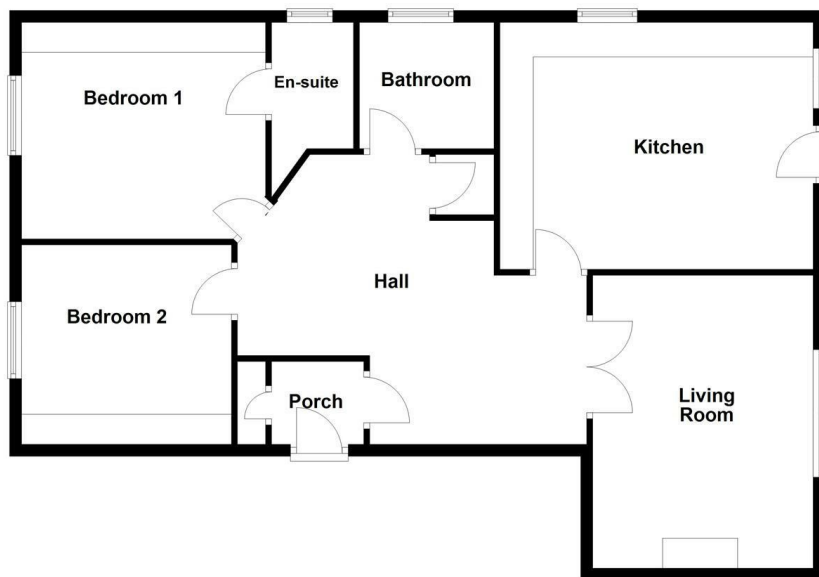
Outside

Communal landscaped areas, allocated parking space, sea views, golf course views.





Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C		65	
(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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