

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 PARADE, DONAGHADEE,  
BT21 0AE**

**OFFERS AROUND £275,000**

Welcome to this charming property located on Parade in Donaghadee! This delightful house boasts not only a prime seafront location but also comes with an additional retail unit, offering a unique opportunity for those looking to combine living and working in one place.

As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two comfortable bedrooms, with the primary bedroom benefitting from an ensuite shower room for added convenience. Imagine waking up to stunning views of the Irish Sea and the picturesque Copeland Islands right from your window!

One of the highlights of this property is the breathtaking decked garden adorned with mature plants, providing a tranquil space to unwind and enjoy the fresh sea air. Whether you're sipping your morning coffee or hosting a summer barbecue, this rooftop oasis is sure to impress.

Conveniently situated within walking distance to all of Donaghadee's amenities, including shops, restaurants, and leisure facilities, this home offers the perfect blend of seaside living and urban convenience. With period features adding character and charm throughout, this property truly offers a unique opportunity to own a piece of coastal paradise.

Don't miss out on the chance to make this seafront retreat your own - contact us today to arrange a viewing and experience the beauty and tranquillity that this property has to offer!



## Key Features

- Seafront Property Comprising Residential And Commercial Unit
- Townhouse With Two Double Bedrooms, Primary With Ensuite, Three Receptions And Rooftop Garden
- Private Decked Garden With Mature Plants, Shrubs And Trees
- Modern Kitchen With Adjacent Dining Room Through To Conservatory
- Retail Unit With Two Rooms, Kitchen, WC And Rear Courtyard
- Period Features Throughout And Decorated To A Good Standard
- Within Minutes Of All Local Amenities, Restaurants And Coffee Shops
- Viewing Is Highly Recommended For This Unique Opportunity



### Accommodation

#### Comprises:

#### Entrance Porch

Terrazzo flooring, door to entrance hall.

#### Entrance Hall

Corniced ceiling.

#### First Floor

#### Living Room

14'9" x 13'1"

Corniced ceiling, feature window seats, open fireplace with tiled inset, tiled hearth and carved walnut surround and mantle, picture rail, uninterrupted sea views and towards Copeland Islands.

#### Bedroom 2

12'5" x 8'10"

Double room with views to rear area, corniced ceiling.

#### First Floor Rear Return

#### Shower Room

White suite comprising pedestal wash hand basin with mixer tap and mirrored splashback, low flush wc, walk in shower enclosure with overhead shower and glazed screen, wall mounted chrome radiator, built in shelving, panelled walls, panelled ceiling, recessed spotlighting, wood laminate flooring, access to roofspace.

#### Kitchen

11'1" x 8'2"

Modern range of high and low level units, single stainless steel sink with built in drainer and mixer tap, integrated double oven, four ring gas hob, space for fridge/freezer, plumbed for washing machine, part tiled walls, tiled flooring, open to dining room.

#### Dining Room

9'10" x 8'6"

Tiled flooring, Worcester gas boiler, door to conservatory.

#### Conservatory

10'5" x 8'10"

Wall mounted radiator, tiled flooring, door to rooftop garden.

#### Second Floor

#### Landing

Built in storage.

#### Bedroom 1

15'1" x 11'5"

Double room, recessed spotlighting, uninterrupted views, built in storage, ensuite shower room.

#### Ensuite Shower Room

White suite comprising pedestal wash hand basin, low flush wc, corner shower enclosure with "Aqualisa" electric shower and glazed screen, velux type window, eaves storage, wood laminate flooring, part tiled walls, part panelled walls, recessed spotlighting.

#### Garden

Decked garden area with raised beds, shed, seating areas, south facing, private.

#### Retail Unit

#### Room 1

24'3" x 10'5"

Curved front window, panelled ceiling, corniced ceiling, open fire with tiled hearth, cast iron inset and carved wooden surround and mantle, through to room 2.

#### Room 2

12'1" x 6'6"

Original tiled flooring, original built in oven (feature).

#### Kitchen

Range of high and low level units, stainless steel sink with built in drainer, panelled ceiling, door to courtyard.

#### WC

Low flush wc, original tiled flooring.

#### Rear Courtyard











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 PlanIt3D.

4 Berada, Donaghadee

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		50	67
(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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