

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 OHE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**WYNCROFT, 52 WARREN  
ROAD, DONAGHADEE, BT21**

**OFFERS OVER £799,950**

Located on the prestigious Warren Road in Donaghadee, Wyncroft is a stunning period detached property that offers an impressive 3,600 square feet of living space. This remarkable home is set on a private site, boasting breath-taking sea views that enhance its charm and appeal.

Wyncroft features six spacious bedrooms and five well-appointed reception areas, providing ample room for both relaxation and entertainment. The heart of the home is an open plan kitchen, family room, and dining area, designed perfectly for large families or those who enjoy hosting gatherings. The first floor hosts four generously sized bedrooms, including a primary suite complete with an ensuite bathroom. The second floor offers two additional bedrooms, one of which features a delightful dormer balcony, ideal for soaking in the fantastic views.

The property is approached via a sweeping driveway with electric gates, ensuring privacy and security. There is ample parking available for multiple vehicles, making it convenient for family and guests alike. The south-facing landscaped garden is a true highlight, featuring numerous entertaining areas that are perfect for enjoying the outdoors.

Wyncroft is conveniently located within walking distance to the vibrant town of Donaghadee, where you will find a wide range of amenities, including shops, coffee houses, and restaurants. Additionally, the property offers easy commuting access to Belfast City Centre, making it an ideal choice for those who wish to enjoy the tranquillity of coastal living while remaining connected to urban conveniences.

This exceptional home is a rare find, combining period elegance with modern comforts, and is sure to impress all who visit.



## Key Features

- Stunning Period Detached Property Circa 3600 Sq Ft, On A Private Site With Sea Views
- Sweeping Driveway Approached By Electric Gates And Mature Landscaped Gardens To Front And Rear
- Beautifully Modernised To Retain Many Original Features And Decorated To A High Standard Throughout
- Private South Facing Garden With Multiple Spaces For Entertaining
- Six Bedrooms, Five Reception Areas And Additional Annex/Home Office
- Walking Distance To All Local Amenities, Seafront, Promenade, Coffee Shops And Restaurants
- Parking For Multiple Vehicles And Also Benefits From A Detached Garage
- Viewing Is Highly Recommended For This Fantastic Home In A Great Location



### Accommodation Comprises:

#### Entrance Porch

Original tiled flooring, inner door with leaded stained glass side lights.

#### Entrance Hall

Amtico flooring, dado rail, corniced ceiling, ceiling rose.

#### Drawing Room

19'3" x 14'11"

Into bay, open fireplace with tiled hearth, tiled inset and carved wood surround, corniced ceiling, dual aspect views, recessed spotlighting..

#### Living Room

19'3" x 15'8"

Open fireplace with marble hearth and marble surround, corniced ceiling, recessed spotlighting, open to sunroom and double doors to patio/garden.

#### Dining Room

19'5" x 15'1"

Into bay, reclaimed marble fireplace with open fire, corniced ceiling, recessed spotlighting, sea views.

#### Kitchen/Dining/Family Room

37'11" x 15'1"

Kitchen/Dining: Solid maple kitchen with excellent range of high and low level units, granite work surfaces, 5-ring gas hob, double oven, integrated fridge, built-in wine rack, plumbed for washing machine, plumbed for dishwasher, double stainless steel sink unit with mixer tap, recessed spotlighting, reclaimed French oak floor, open to casual dining area

Family Area: Reclaimed French oak floor, sliding doors with additional shelved storage area, vaulted ceiling, Velux window and sliding patio doors to outside.

#### Utility Room

10'7" x 8'3"

Range of high and low level units, space for freezer, plumbed for washing machine, vented for tumble dryer, stainless steel sink unit with mixer tap, ceramic tiled flooring, door to outside.

#### Kitchenette

Range of high and low level units, laminate work surfaces, circular sink unit, space for fridge, integrated microwave, feature glazed unit, integrated wine rack, part tiled walls, tiled flooring.

#### Shower Room

Walk-in shower with "Mira" shower unit, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.

#### Annex/Office

19'1" x 13'10"

Built in high and low level units, solid wood flooring, Velux type window, sliding doors to outside, door to garage.

#### First Floor Return

Featured leaded glass stained glass window.

#### First Floor

#### Landing

Picture window.

#### Primary Bedroom

14'2" x 11'8"

Double room, built-in robe, corniced ceiling, picture rail, sea views.

#### Ensuite

White suite comprising pedestal wash hand basin, feature light mirror, walk in shower enclosure with overhead shower and glazed door, low flush wc, ceramic tiled flooring, recessed spotlighting, extractor fan.

#### Bedroom 2

14'4" x 12'2"

Double room, built-in robes, corniced ceiling, excellent views.

#### Bedroom 3

14'6" x 10'4"

Double room, built-in robes, excellent views, corniced ceiling, picture rail.

#### Bedroom 4

14'11" x 14'4"

Double room, built in robes.

#### Bathroom

White suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, separate fully tiled shower cubicle with thermostatic shower unit and additional shower unit, bidet, low flush wc, part tiled walls, Amtico flooring, recessed spotlighting, hotpress with built-in storage.

#### Second Floor

#### Bedroom 5

14'0" x 12'11"

Double room, feature dormer balcony window with sea views, storage into eaves, recessed spotlighting.

#### Bedroom 6

13'10" x 12'11"

Double room, tongue and groove ceiling, Velux type window, eaves storage, sea views.

#### Outside

Front: Sweeping driveway with electric gate entry, area in lawn, mature shrubs and hedging, driveway for multiple vehicles, sea views.

Side and Rear: Additional tarmac area, area in lawn, mature plants, shrubs, trees and hedging, paved entertaining area, paved walkway, bedding areas, south facing.

#### Garage

20'8" x 10'5"











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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using Think3D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
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