



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

4 WARREN VALE | Donaghadee, BT21 0FB  
OFFERS AROUND £499,950

# The Property

Occupying an idyllic site tucked away at the end of a cul-de-sac of only 4 houses off the popular and prestigious Warren Road, here is an outstanding opportunity to purchase an exceptional new build property extending to circa 3,000 square feet with an excellent turn key finish which means the lucky new owners only have to move their furniture in and enjoy. Currently there are no other new build properties in this location which offers what this property does and as a result we expect demand to be high.

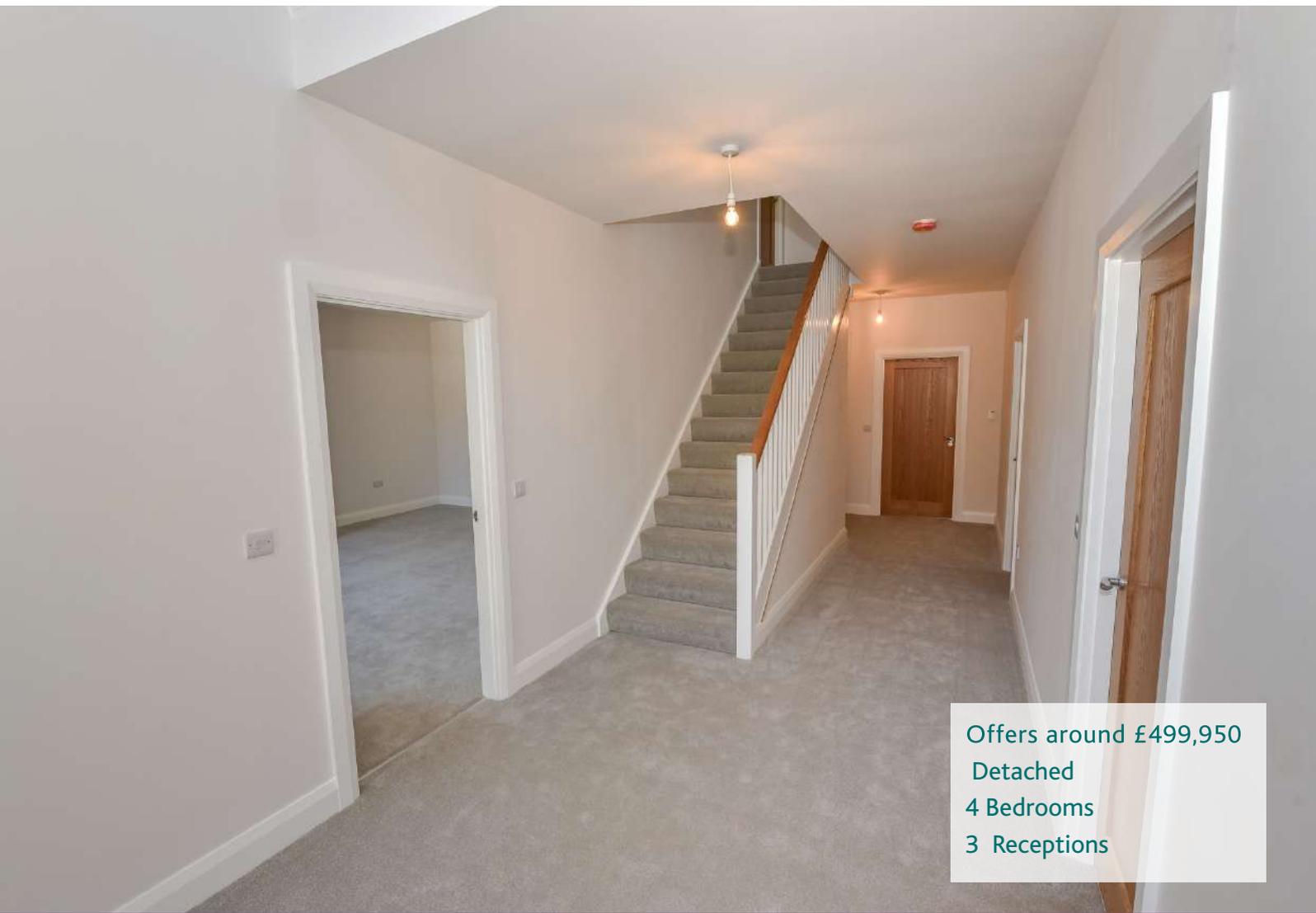
The accommodation is bright, spacious and flexible which viewers will immediately notice upon entering the fantastic reception hall with feature vaulted ceiling and arched window. Other accommodation comprises good sized living room with cast iron gas stove, family room and superb luxury kitchen, with extensive range of units and integrated appliances, which is open plan to a family/dining area. The kitchen and family/dining area spans the whole length of the house and is around thirty one feet making it the ideal space for entertaining. Upstairs there are four good sized double bedrooms, including master with luxury en suite shower room, and family bathroom with four piece white suite which includes a free standing bath and separate built-in shower cubicle.

Outside does not disappoint either. A newly laid garden in lawns beautifully surrounds the property to front, side and rear. The rear garden is particularly impressive with excellent degree of privacy and southerly aspect which is perfect for children to play, adults to relax with a glass of wine or for outdoor entertaining meaning this property can be enjoyed at any time of the year. There is also a large driveway with parking for cars, caravans, boats and horse boxes, which is exactly what you need for a growing family or even people who like to travel or have sporting hobbies. Other benefits include Phoenix Gas heating, underfloor heating to the ground floor, high levels of insulation, all rooms wired for broadband and Sky TV, utility room, downstairs cloakroom with WC and large integral garage with electric remote roller shutter door. Also of note is the fact that the rear garden can be accessed by the family room, kitchen, utility room or garage.

This property is perfectly positioned with ease of access to Donaghadee's thriving town centre and its many amenities which include picturesque harbour and lighthouse, shops, cafes, restaurants, golf club and sailing club. Groomsport and Bangor are also close at hand. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate this in its entirety.

## Property Features

- Exceptional Brand New House Extending to Circa 3,000 Square Feet
- Finished to the Current Modern Standards Resulting in a Cost Effective Property to Run
- Finished to an Excellent Standard Throughout
- Versatile and Flexible Accommodation
- Living Room with Cast Iron Gas Stove
- Family Room with French Doors to Rear Garden
- Superb Modern Fitted Kitchen with Range of Units, Large Island Unit and Integrated Appliances, Open Plan to Dining/Family Area Which is Around 31' in Length
- Separate Utility Room
- Four Well Proportioned Double Bedrooms Including Master with Luxury En Suite Shower Room
- Luxury Family Bathroom with Four Piece Suite Which Includes Free Standing Bath and Separate Shower Cubicle
- Downstairs Cloakroom with WC



Offers around £499,950  
Detached  
4 Bedrooms  
3 Receptions

## Property Features

- Phoenix Gas Heating/ Underfloor Heating on the Ground Floor
- uPVC Double Glazed Windows
- Newly Laid Gardens to Front, Side and Rear
- Rear Garden with Excellent Degree of Privacy, Southerly Aspect and Paved Patio Barbecue Area Which is the Perfect Space for Children to Play, Adults to Relax with a Glass of Wine or Outdoor Entertaining
- Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Integral Garage with Electric Remote Roller Shutter Door
- Easy Access to Donaghadee Town Centre and All its Amenities, Which Includes Cafes, Shops, Restaurants, Picturesque Lighthouse, Harbour, Golf Course and Sailing Club
- Groomsport and Bangor are Close at Hand
- Prestigious and Highly Sought After Address
- Private and Secluded Position Tucked Away at the End of a Cul-de-sac of Only 4 Houses

# Accommodation

## Ground Floor

Spacious Reception Hall

Downstairs Cloakroom with WC

Living Room  
19'8" x 15'4"

Family Room  
15'5" x 11'1"

Luxury Kitchen Open Plan to Dining/Family Area  
31'1" x 15'4"

Utility Room  
19'1" x 6'6"

## First Floor

Bright Spacious Landing

Master Bedroom  
15'5" x 14'8"

Shower Room

Bedroom Two  
16'11" x 15'5"

Bedroom Three  
15'5" x 13'8"

Bedroom Four  
12'9" x 11'0"

Bathroom

## Outside

Integral Garage

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



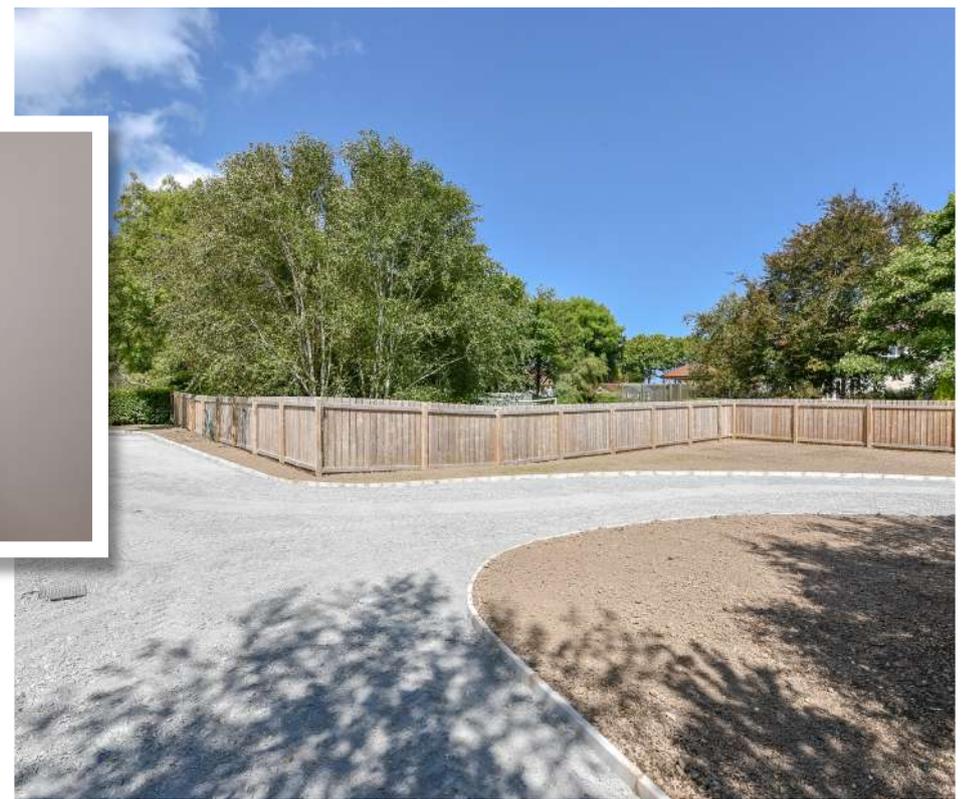


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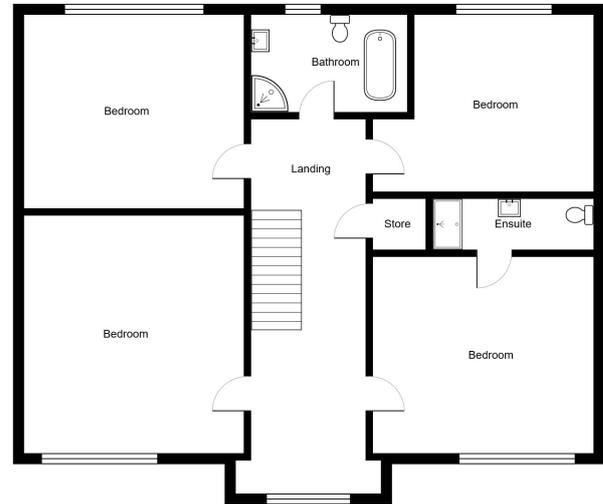


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# Directions

Heading into Donaghadee from Groomsport or Bangor, along Warren Road, Warren Vale is on your right hand side just before the entrance to Rock Hill.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 - 100)                                  | A |         |           |
| (81 - 91)                                   | B |         |           |
| (69 - 80)                                   | C |         |           |
| (55 - 68)                                   | D |         |           |
| (39 - 54)                                   | E |         |           |
| (21 - 38)                                   | F |         |           |
| (01 - 20)                                   | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

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