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164 WARREN ROAD, DONAGHADEE, BT21 0PJ
OFFERS AROUND £674,950

**Scan for Property Details
and to Arrange a Viewing**



The Property

Located in one of North Down's prestigious and highly sought after addresses, here is an ideal opportunity to purchase a fabulous detached family home with stunning views of Donaghadee Sound, Copeland Islands, Irish Sea and beyond. Cleverly designed to maximise the stunning site, this attractive detached family home is sure to create suitable interest. Deceptively spacious and offering a wide range of different layouts this property can be enjoyed by a wide range of different purchasers who can use the adaptable accommodation to meet their needs.

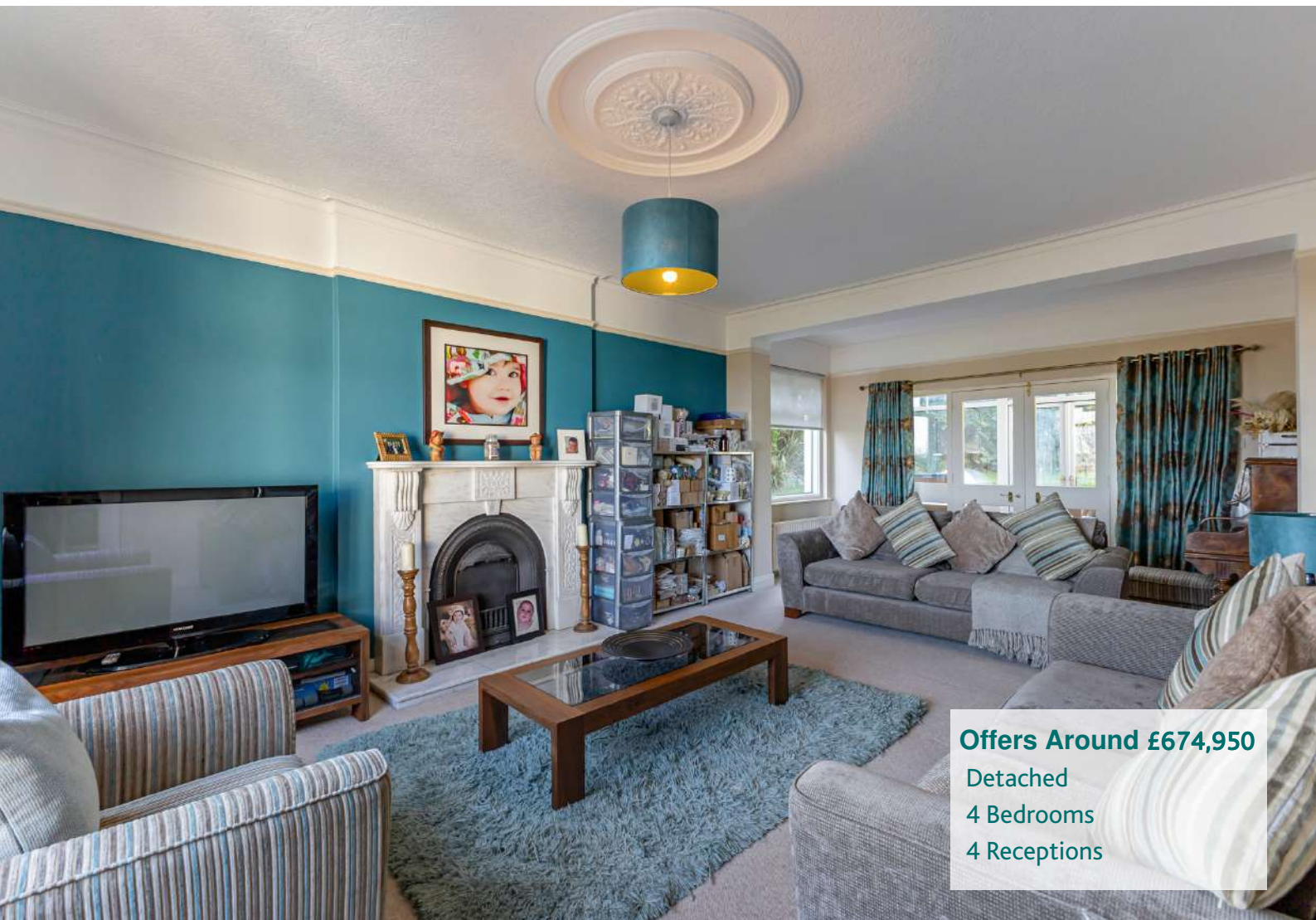
The bright and spacious accommodation comprises drawing room with cornicing, attractive carved wooden fireplace, open fire and built-in book shelving, living room with attractive marble fireplace and gas coal effect fire as well as cornicing and ceiling rose. From the living room there are French doors to the sun room with double glazed doors to the rear. There is also a family room, with attractive carved mahogany fireplace and gas coal effect fire, a dining room and kitchen with range of integrated appliances. Upstairs this fine home is further enhanced by having four well proportioned bedrooms and a bathroom with three piece suite. The stunning sea views can be enjoyed from the drawing room, living room, two of the bedrooms, including the main bedroom, and the bathroom with the other rooms having a delightful outlook to the rear garden.

Outside does not disappoint either. This idyllic coastal site of around 0.75 of an acre is approached via a gateway entrance and large tarmac driveway and forecourt with ample parking for cars, caravans, boats and horse box, etc. A fantastic mature front garden in lawns also has an array of colourful flowers, plants, trees and shrubs. At the rear is an outstanding fully enclosed mature garden in lawns with vast array of colourful flowers, plants, trees and shrubs and various terraces, excellent degree of privacy and westerly aspect making it an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, uPVC double glazed windows, cloakroom with WC and feature porthole window, utility room, that all important office and three garages all with power and light.

This property is conveniently positioned with easy access into Donaghadee's thriving town centre and all its amenities such as shops, cafes, restaurants and, of course, the iconic lighthouse and harbour. There is a variety of activities for the sporting enthusiast such as golf, sailing, hockey, rugby, cricket, football, tennis and bowls. Bangor and Groomsport are also easily accessible. Properties of this calibre rarely make it to the open market and as a result we expect demand to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.

Property Features

- Outstanding Attractive Detached Family Home
- Idyllic Coastal Site of Circa $\frac{3}{4}$ of an Acre with Stunning Views of Donaghadee Sound, Copeland Islands, Irish Sea and Beyond
- Versatile and Flexible Accommodation
- Sea Views Can be Enjoyed from the Drawing Room, Living Room, Two of the Bedrooms Including Main Bedroom, and the Bathroom
- All Other Principal Reception Rooms and the Bedrooms Have Delightful Outlook to the Rear Garden
- Drawing Room with Attractive Carved Wooden Fireplace, Open Fire, Cornice Ceiling, Ceiling Rose and Built-in Book Shelving
- Living Room with Attractive Marble Fireplace, Gas Coal Effect Fire, Cornice Ceiling, Ceiling Rose and French Doors to Sun Room
- Sun Room with Double Glazed Doors to Outside
- Family Room with Attractive Carved Mahogany Fireplace, Gas Coal Effect Fire, Cornice Ceiling and Ceiling Rose
- Dining Room with Storage Cupboards
- Kitchen with Range of Integrated Appliances Which is Open Plan to the Dining Room
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Bathroom with Three Piece Suite



Property Features

- Downstairs Cloakroom with WC and Feature Stained Glass Port Hole Window
- All Important Office
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Well Presented Mature Front Garden in Lawns with Array of Colourful Flowers, Plants, Trees and Shrubs
- Tarmac Driveway and Forecourt with Parking for Cars, Caravans, Boats and Horse Box, etc
- Three Garages all with Light and Power
- Outstanding Fully Enclosed Mature Rear Garden in Lawns with Array of Colourful Flowers, Plants, Trees and Shrubs, Various Terrace Areas, Greenhouse, Excellent Degree of Privacy and Westerly Aspect
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Conveniently Positioned with Easy Access to Donaghadee's Thriving Town Centre and its Variety of Shops, Cafes, Restaurants and Iconic Lighthouse and Harbour
- Range of Activities for the Sporting Enthusiast Such as Golf, Hockey, Cricket, Rugby, Football, Tennis and Sailing
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Bangor and Groomsport Also Easily Accessible
- Early Viewing Essential

Accommodation

Ground Floor

Enclosed Entrance Porch

Reception Hall

Cloakroom with WC

Drawing Room
23' x 17'2"

Living Room
24'10" x 13'8"

Sun Room
13'8" x 6'

Family Room
19'6" x 14'

Dining Room
12'5" x 12'4"

Kitchen
14'3" x 9'3"

Utility Room

First Floor

Landing

Bedroom One
17'10" x 13'7"

Bedroom Two
13'10" x 12'4"

Bedroom Three
13'4" x 12'6"

Bedroom Four
15'6" x 18'4"

Bathroom

Outside

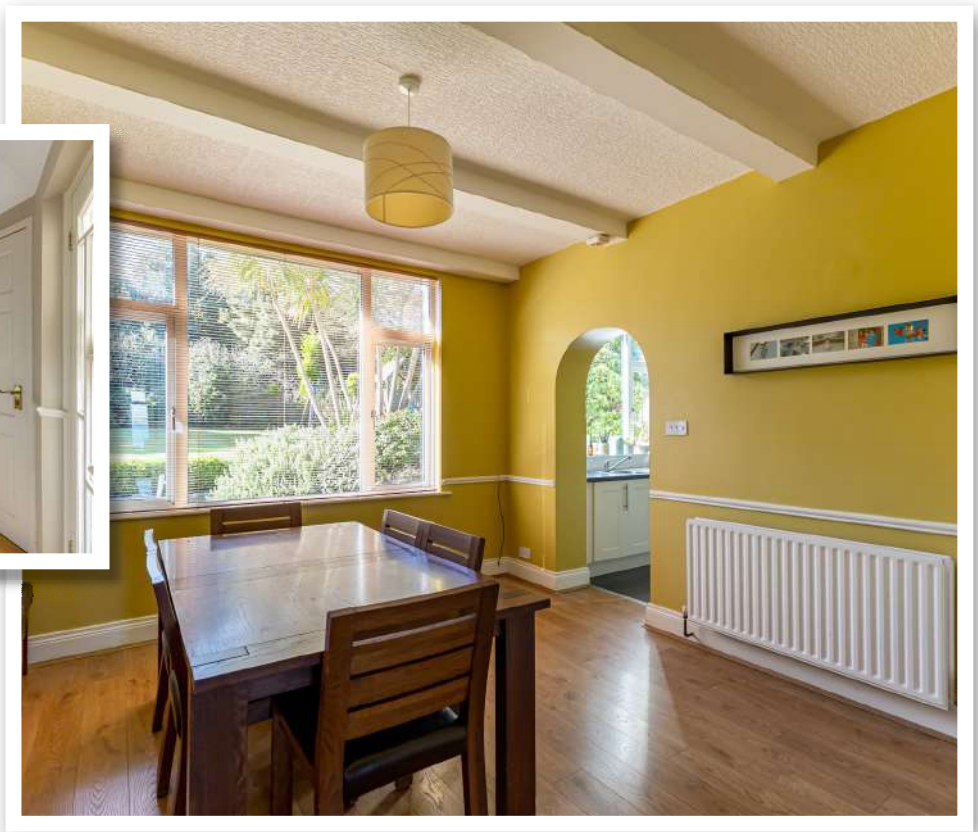
Garage One
15'9" x 9'10"

Garage Two
15'9" x 9'8"

Garage Three
20'11" x 8'7"

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



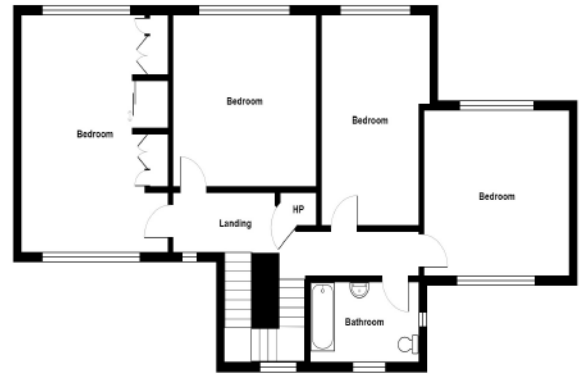
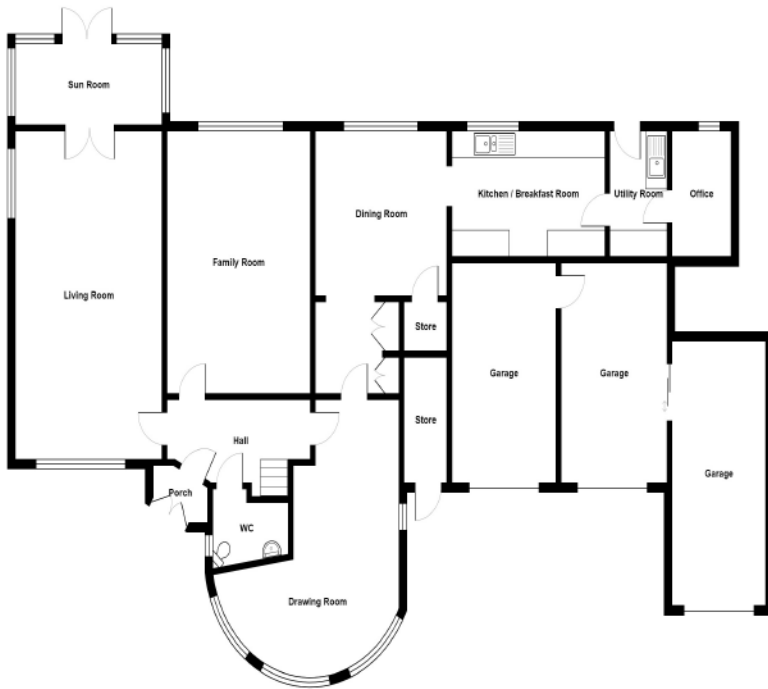






Directions

Heading into Donaghadee, from Bangor, Groomsport, 164 is on your right.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 64) D		55	60
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

15 New Street, Donaghadee
Co. Down, BT21 0AG
T 028 9188 8881
property@johnminnis.co.uk



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