

**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**96a WARREN ROAD, DONAGHADEE, BT21 0PQ**  
**OFFERS AROUND £694,950**

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



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# The Property

Located in one of North Down's most 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, which also has beautiful countryside to the rear, this attractive detached family home is sure to create suitable interest. Constructed around 2008 this is one of the few opportunities to purchase a modern home in this desirable location. The property is deceptively spacious and offers a wide range of different layouts meaning it can be enjoyed by a wide range of different purchasers who can use the adaptable accommodation to meet their needs.

The ground floor comprises sitting room with cast iron wood burning stove and vaulted ceiling, cinema room, family room with double glazed sliding patio door to rear garden and magnificent large open plan kitchen, with quartz work surfaces and bespoke quartz dining table, to family/dining area with bi-fold doors to outside. The kitchen and sitting room both have a built-in sound system. There is also a utility room with laundry chute from the main bedroom and a shower room. Upstairs this fine home is further enhanced by having five bedrooms including main bedroom suite with bedroom with feature vaulted ceiling and built-in wardrobes, en suite shower room and dressing area. There is also a bathroom with five piece suite, to include bath and separate shower, with excellent storage and a quartz worktop.

Outside does not disappoint either. The property is entered via gates that lead to an easily maintained forecourt and front garden area. The driveway and forecourt are finished in attractive brick paviour and provide excellent parking for cars, caravans, boats and horse box, etc, and the front garden area is finished in cracked slate with granite edging. At the rear is an outstanding fully enclosed garden and entertainment space with lawns, extensive terrace in attractive brick paviour, covered seating area for entertaining, built-in barbecue/fire, country aspect and games room with light and electric. Also of note is the fact that the rear garden has southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, which is underfloor to both ground and first floor levels, double glazed windows, carport, solar water heating system, and excellent loft storage.

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, 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 it in its entirety.

## Property Features

- Outstanding Detached Family Home Constructed Around 2008
- Idyllic Coastal Site with Stunning Views of Donaghadee Sound, Copeland Islands, Irish Sea and Beyond
- Versatile and Flexible Accommodation
- Wonderful House for Entertaining with Games Room and Entertaining Space to the Rear
- Sea Views Can be Enjoyed from the Sitting Room, Cinema Room, Main Bedroom and Another Two Bedrooms
- Bedrooms Four and Five Have Picturesque Country Views
- Sitting Room with Cast Iron Wood Burning Stove, Built-in Speaker System and Vaulted Ceiling
- Cinema Room
- Family Room with Double Glazed Sliding Patio Door to Rear Garden and Built-in Fish Tank
- Large L-Shaped Living/Family/Dining Area to Kitchen with Bi-Fold Doors to Outside
- Kitchen has Quartz Work Surfaces, Built-in Speaker System and Bespoke Quartz Dining Table
- Separate Utility Room with Laundry Chute from Main Bedroom and Quartz Work Surfaces
- Five Bedrooms Including Main Bedroom Suite with Bedroom with Vaulted Ceiling, En Suite Shower Room and Dressing Area
- Bedroom Three with Sea Views and Double Glazed French Doors to Balcony Which Can Also be Accessed from the Landing
- First Floor Bathroom with Five Piece Suite to Include Bath and Separate Shower



**Offers Around £694,950**  
Detached  
5 Bedrooms  
4 Receptions

## Property Features

- Ground Floor Shower Room with Three Piece Suite
- Oil Fired Central Heating Which is Underfloor to Both Ground and First Floor Levels
- Beam Vacuum System & Nu Air Recovery System
- Double Glazed Windows
- House Entered Via Gates
- Easily Maintained Front Garden Area in Cracked Slate and Forecourt and Driveway in Attractive Brick Paviour with Parking for Cars, Caravans, Boats and Horse Box, etc
- Outstanding Fully Enclosed Rear Garden and Entertaining Space with Lawns, Extensive Terrace in Attractive Brick Paviour, Barbecue Area, Covered Sitting Area, Built-in Seating and Southerly Aspect and Picturesque Country Views
- The Rear Garden also has Picturesque Country Views and is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Fabulous Games Room with Power, Light and Feature Porthole Window and Quartz Worktop
- Solar Water Heating System
- Conveniently Positioned with Easy Access to Donaghadee's Thriving Town Centre and its Variety of Shops, Cafes, Restaurants and Iconic Lighthouse and Harbour
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers

# Accommodation

## Ground Floor

Spacious Reception Hall

Sitting Room  
12'2" x 10'4"

Cinema Room  
17'5" x 11'6"

Family Room  
12'9" x 10'11"

L-Shaped Living/  
Family/Dining Area to  
Kitchen  
21' x 12'5"

Kitchen with Dining  
Area  
19'8" x 12'1"

Utility Room

Shower Room

## First Floor

Landing

Bedroom One  
11'6" x 15'3"

Ensuite Shower Room

Dressing Area

Bedroom Two  
19'8" x 12'2"

Bedroom Three  
12'8" x 9'8"

Bedroom Four  
9'7" x 8'

Bedroom Five  
9'7" x 7'7"

Bathroom

## Outside

Easily Maintained front  
Garden area

Extensive Forecourt  
with Excellent Parking

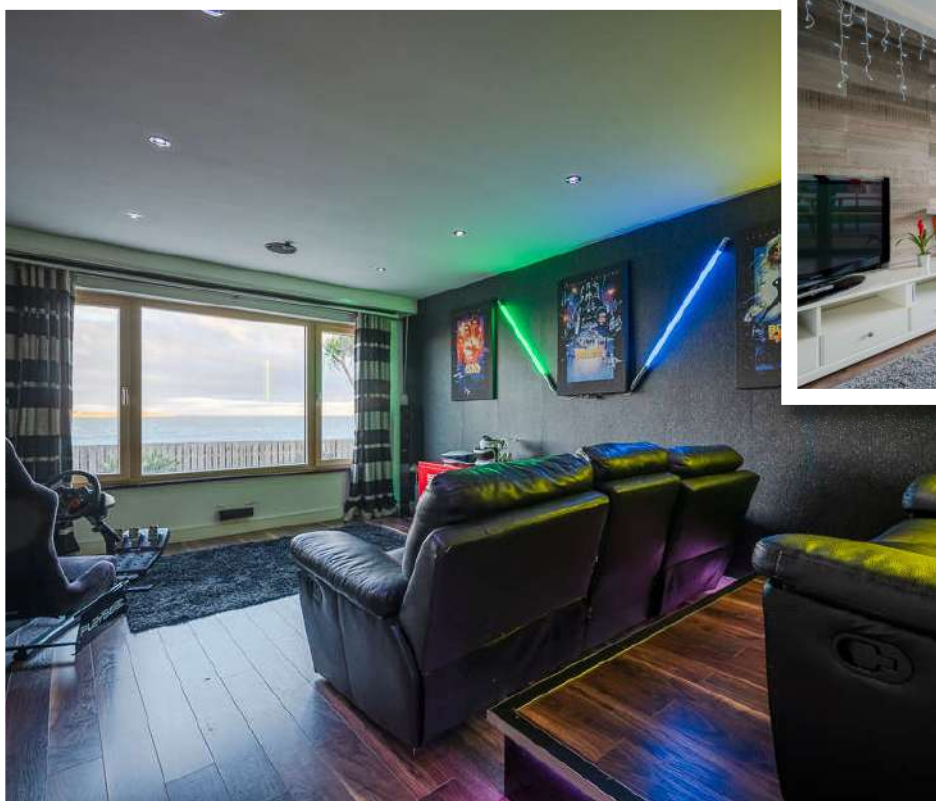
Outstanding Fully  
Enclosed Rear Garden  
and Entertainment  
Space with Lawns,  
Terrace and BBQ Area.

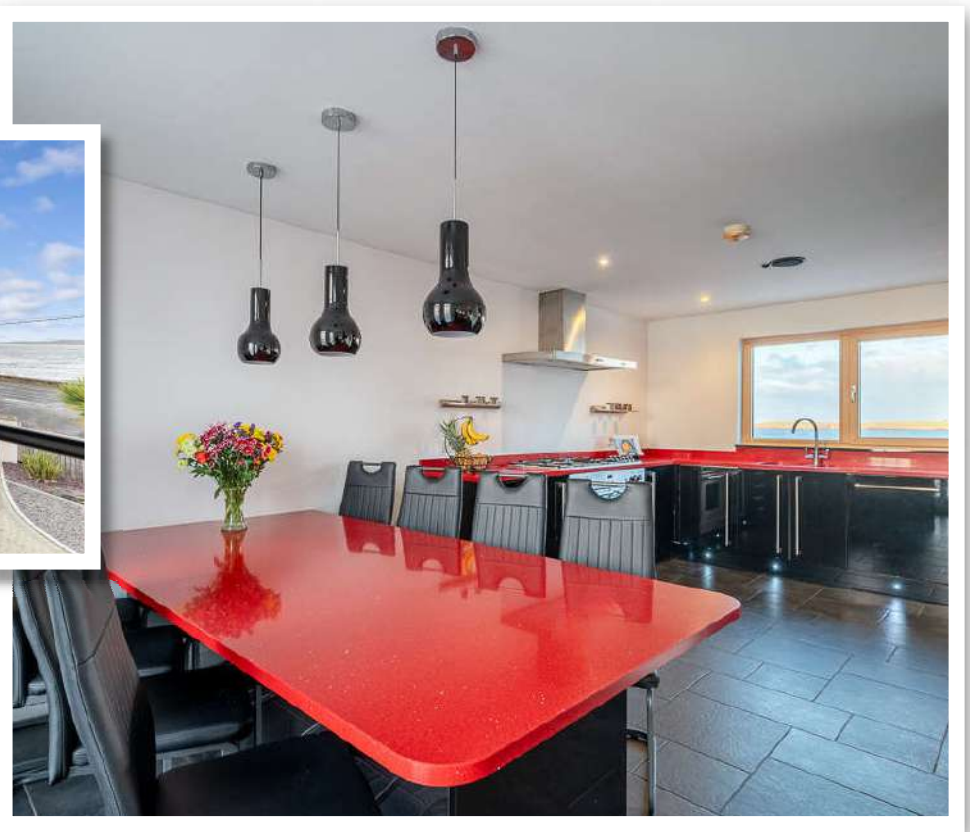
Southerly Aspect with  
Picturesque Country  
Views

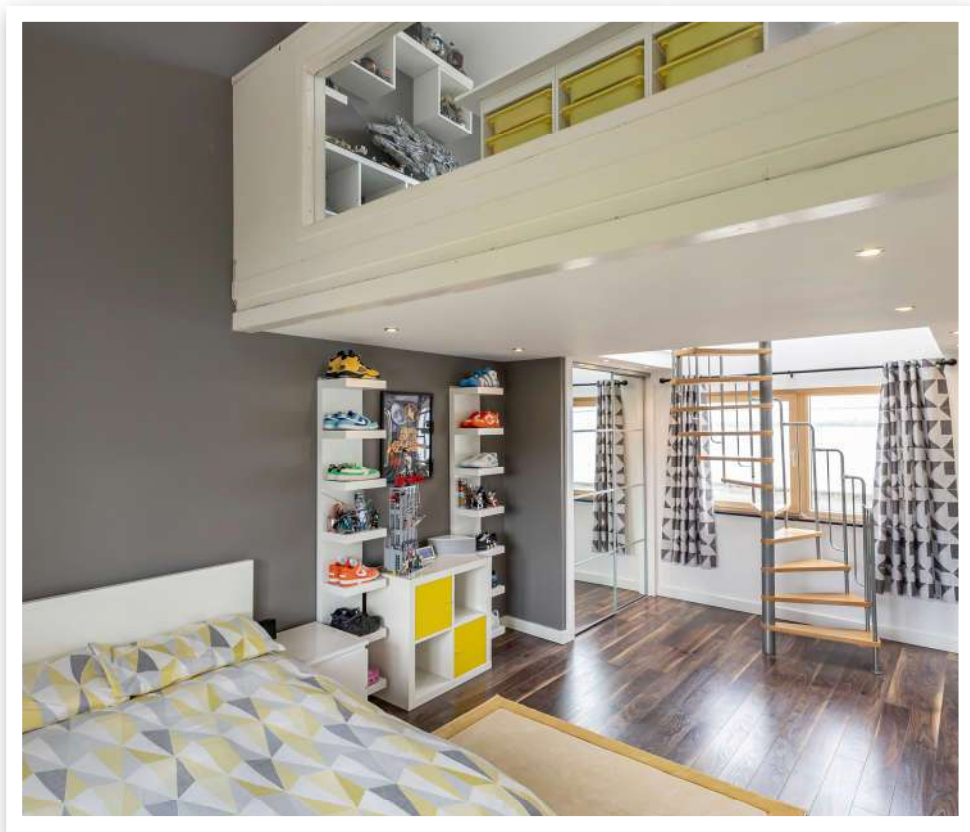
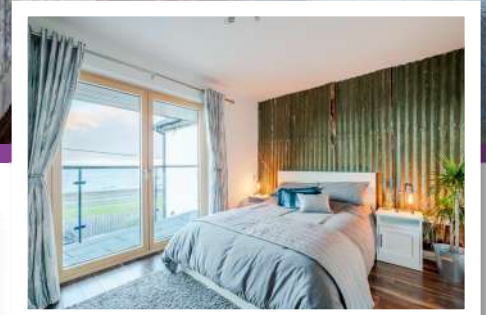
Games Room  
26'1" x 16'4"

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

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# Directions

Heading into Donaghadee, from Bangor or Groomsport, 96A is on your right.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

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THE SUNDAY TIMES  
THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	<b>76</b>

## Bangor/Ards Peninsula

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