



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

200 WARREN ROAD, DONAGHADEE, BT21 0PJ
OFFERS AROUND £624,950

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



The Property

This exceptional detached family home is arguably one of Donaghadee's best kept secrets. Tucked away in a private and secluded location off the prestigious Warren Road you are extremely close to Portavoe beach but also excellently positioned to go into Donaghadee's thriving town centre and also Bangor, Ballyholme and Groomsport. Backing onto Portavoe Estate, as you'd expect there is a variety of natural wildlife literally on your doorstep making this a real haven for the lucky new home owners.

The property itself offers versatile and flexible accommodation and provides that all important feeling of warmth and character. The ground floor comprises good sized living room with wood strip flooring, family room with attractive fireplace, cast iron wood burning stove and wood strip flooring, and separate dining room which is located off the stylish kitchen with granite worktops, on the ground floor. There is also a conservatory with uPVC double glazed doors to outside. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with dressing room, en suite shower room and additional dressing area. The second bedroom also has a good range of built-in furniture. There is also a bathroom with three piece suite. This fine home is further enhanced by having other attractions such as oil fired central heating, uPVC double glazed windows, downstairs WC, utility room and pressurised water system.

Outside does not disappoint either. The property sits on a mature site of around $\frac{3}{4}$ of an acre with mature gardens in lawns to the front, vast array of colourful flowers, plants, trees and shrubs. A tarmac driveway and forecourt provides ample parking for cars, caravans, boats and horse boxes, etc. There is also a vegetable garden and rear garden with lawns with flowers, plants, shrubs, fruit bearing trees and additional raised garden area.

Donaghadee is a popular coastal town with a variety of amenities such as picturesque lighthouse, harbour, shops, cafes, restaurants and various activities for the sporting enthusiast which includes sailing, golf, cricket, tennis, rugby, hockey and football. Properties of this calibre rarely make it to the open market. With this in mind we can thoroughly recommend a viewing at your earliest opportunity so as to appreciate its entirety.

Property Features

- Exceptional Detached Family Home on Mature Site of Circa $\frac{3}{4}$ Acre Backing onto Portavoe Estate
- Incredibly Mature Site with Array of Wildlife Literally on Your Doorstep
- Conveniently Positioned Close to Portavoe Beach but Also Easily Accessible to Donaghadee's Town Centre, Bangor, Ballyholme and Groomsport
- Versatile and Flexible Accommodation
- All Important Feeling of Warmth and Character
- Living Room with Wood Strip Flooring and uPVC Double Glazed Doors to Outside
- Family Room with Wood Strip Flooring, Attractive Fireplace and Cast Iron Wood Burning Stove
- Conservatory with uPVC Double Glazed French Doors to Outside
- Separate Dining Room
- Kitchen with Range of Units, Granite Work Surfaces and Open Plan to Utility Room
- Four Well Proportioned Bedrooms
- Main Bedroom with Dressing Room, En Suite Shower Room and Additional Dressing Area
- Bedroom Two with Extensive Range of Built-in Furniture
- Bathroom with Three Piece Suite



Offers Around £624,950
Detached
4 Bedrooms
4 Receptions

Property Features

- Additional Downstairs WC
- Oil Fired Central Heating and uPVC Double Glazed Windows
- Pressurised Water System
- Mature Outlook from Virtually All Rooms
- Mature Garden in Lawns with Array of Colourful Flowers, Plants, Trees and Shrubs
- Rear Garden in Lawns with Flowers, Plants, Shrubs and Fruit Bearing Trees
- Additional Raised Garden Area
- Tarmac Driveway to Front with Parking for Cars, Caravans, Boats, Horse Boxes, etc
- Paved Patio Area to Front
- Donaghadee has a Variety of Amenities Such as Shops, Cafes, Restaurants, Picturesque Lighthouse and Harbour
- Various Activities for the Sporting Enthusiast Which Include Sailing, Golf, Cricket, Rugby, Tennis, Bowls and Football
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential

Accommodation

Ground Floor

Reception Hall

Living Room
27'10" x 11'3"

Family Room
21'6" x 12'11"

Conservatory
13'6" x 9'1"

Dining Room
12'11" x 10'11"

Kitchen
18'8" x 10'5"

Utility Room

Downstairs WC

First Floor

Landing

Bedroom One
16'1" x 12'11"

Dressing Room
7'5" x 6'11"

En-Suite Shower Room

Bedroom Two
11'11" x 10'10"

Bedroom Three
9'8" x 10'10"

Bedroom Four
12'10" x 8'3"

Bathroom

Outside

Exceptional Mature
Idyllic Site Backing Onto
Portavoe Estate

Vegetable Garden

Tarmac Driveway

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

johnminnis.co.uk



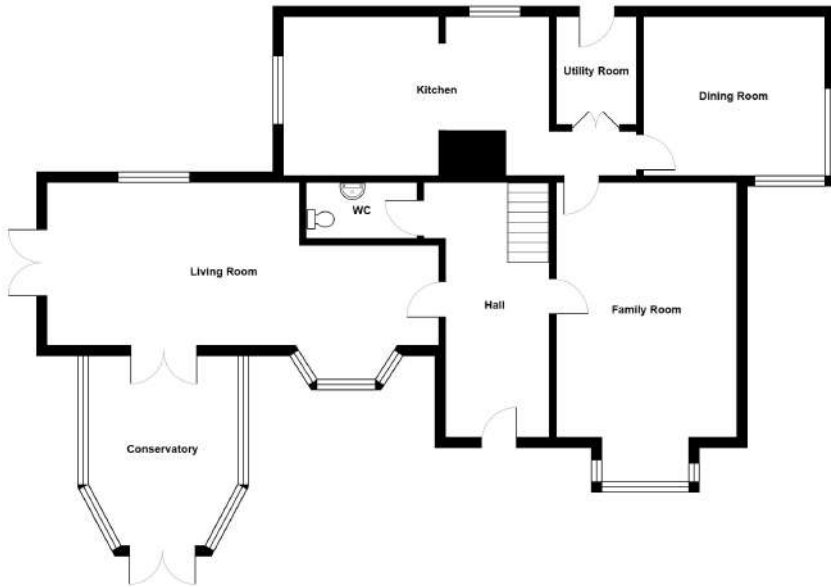






Directions

Heading into Donaghadee, from Bangor or Groomspoint, Number 200 Warren Road is on your right just before Portavoe Estate.



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.



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



THE SUNDAY TIMES THE SUNDAY 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		36	
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			61

Bangor/Ards Peninsula

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS & LETTING SPECIALISTS