

simon**BRIEN**
RESIDENTIAL

12 Warren Avenue,
Donaghadee, BT21 0PE



Asking Price £675,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Detached family home situated in a quiet cul-de-sac off Warren Road
- Beautiful views over Donaghadee Harbour and the Irish Sea
- Spacious accommodation spanning just over 4,000 sq ft
- Sun room entrance leading to spacious entrance hall
- Three reception rooms
- Kitchen with casual dining and living space
- Four double bedrooms on first floor (two en suite)
- Principal suite with dressing room, en suite and balcony with sea views
- Home office space on ground and first floor
- Family bathroom on first floor
- Utility room on ground floor
- Cloakroom on ground floor
- Oil fired central heating with pressurised hot water system
- Double glazed windows
- Detached double garage
- Large tarmac driveway with ample parking and turning space
- Enclosed rear garden laid in lawns with patio and decking areas which enjoy fabulous sea views
- Secluded and private situation
- Convenient to Donaghadee and Bangor town

SUMMARY

12 Warren Avenue is a magnificent family home nestled off the Warren Road on a quiet and secluded site which enjoys fabulous sea views. The Warren Road in Donaghadee is renowned as being one of the most sought after location within the popular North Down area. It is only a few minutes drive into Donaghadee and Bangor town, with the beaches on your doorstep for you to enjoy.

The accommodation spans over 4,000 sq ft and two levels. You enter via a sun room entrance into a large entrance hallway. On the ground floor there are three main reception rooms and a home office space. The kitchen has living and casual dining space. All offering sea views. In addition there is a utility room and downstairs cloakroom. On the first floor are four large double bedrooms, the principal suite benefiting from a dressing room, en suite and balcony with sea views, bedroom two also with en suite. The landing provides a space for a home office and there is a shower room which services the other bedrooms.

Externally to the front is a large tarmac driveway with ample parking and turning space with access to the double garage. To the rear is landscaped garden with patio and decking areas for entertaining all whilst being able to enjoy the stunning sea views.

All in all this is a fine family home with ample space to entertain and enjoy. We recommend internal viewing to appreciate what this property has to offer and the location where it sits.



**THE PROPERTY THE PROPERTY
COMPRISES:**

GROUND FLOOR



**SUN ROOM ENTRANCE:
16' 0" x 10' 7" (4.88m x 3.23m)**

Westerly aspect. Wood composite flooring. Door to reception hall.



**RECEPTION HALL:
16' 0" x 14' 1" (4.88m x 4.29m)**

Double height ceiling. Staircase to first floor with gallery landing. Wood composite floor.

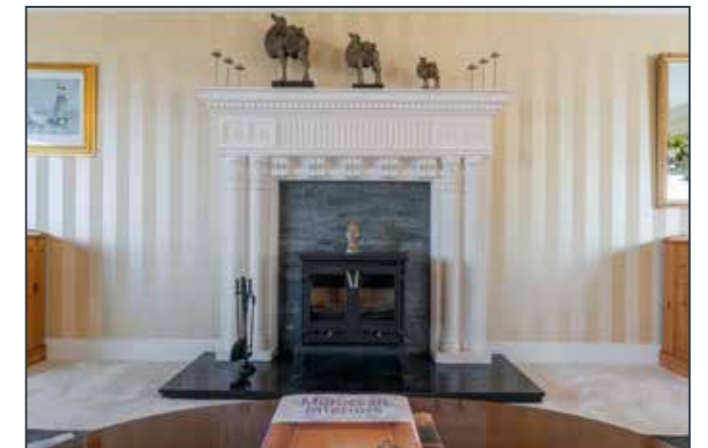
LIVING ROOM:
24' 1" x 14' 11" (7.34m x 4.55m)

Double opening doors to rear patio and gardens.



DRAWING ROOM:
29' 3" x 17' 8" (8.92m x 5.38m)

Fire surround with black granite hearth.





FAMILY ROOM:
14' 8" x 13' 11" (4.47m x 4.24m)
Wood composite floor.



OFFICE/STUDY AREA:
13' 11" x 8' 5" (4.24m x 2.57m)



KITCHEN/DINING:
25' 0" x 18' 0" (7.62m x 5.49m)
Fully fitted kitchen with excellent range of high and level units with quartz worktops, stainless steel sink unit with mixer taps and boiling water tap, plumbed for dish washer, recess for range, recess for fridge freezer. Island unit with breakfast bar dining. Open to casual dining space with feature cast iron fireplace. Sea views.



UTILITY ROOM:
14' 11" x 9' 4" (4.55m x 2.84m)
Fitted with an excellent range of high and low level units with quartz worktops. Plumbed for appliances and offers a side access to the property. Cloaks hanging space.



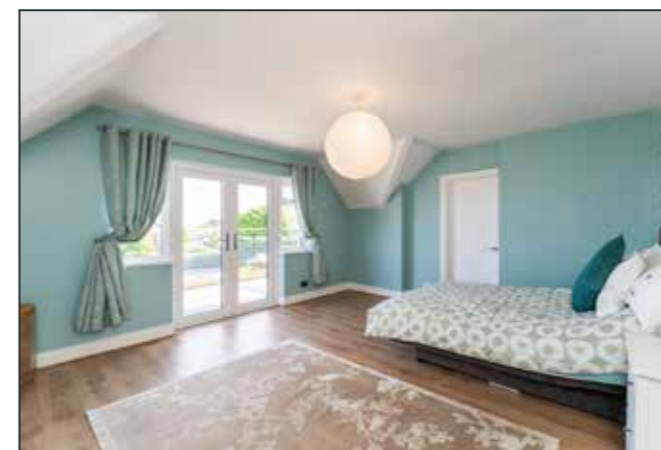


WC:
9' 1" x 3' 2" (2.77m x 0.97m)
Two piece suite comprising a WC and a wash hand basin with storage under, tiled floor.

FIRST FLOOR

PRINCIPAL BEDROOM:
15' 1" x 14' 1" (4.6m x 4.29m)

Double opening doors leading to the balcony with stunning views over Donaghadee Harbour and the Irish Sea. Access to:



WALK IN WARDROBE:
11' 2" x 5' 7" (3.4m x 1.7m)
Spacious dressing/wardrobe area.



ENSUITE BATHROOM:
14' 2" x 9' 7" (4.32m x 2.92m)

Contemporary fitted bathroom suite comprising: panelled bath with tv, WC, bidet, walk in shower enclosure, twin wash hand basins with storage units beneath.



DRESSING/STUDY AREA:
14' 8" x 8' 11" (4.47m x 2.72m)
Spacious dressing area/study area adjacent to Bedrooms 3 and 4.



BEDROOM (2):
25' 6" x 14' 10" (7.77m x 4.52m)

Spacious through aspect double bedroom with views over Donaghadee Harbour and the Irish Sea to the rear and towards the Copeland Islands to the front. Access to:



BEDROOM (3):
17' 5" x 14' 6" (5.31m x 4.42m)

Front aspect double bedroom, views to Copeland Islands.



BEDROOM (2) DRESSING AREA:
9' 7" x 8' 10" (2.92m x 2.69m)

Dressing/study area linking bedroom 2 to the landing.



BEDROOM (4):
17' 5" x 12' 2" (5.31m x 3.71m)

Rear aspect double bedroom with views over Donaghadee Harbour and the Irish Sea.



ENSUITE SHOWER ROOM:
7' 4" x 5' 7" (2.24m x 1.7m)

White 3 piece suite comprising a wash hand basin with storage underneath WC, corner shower cubicle.



SHOWER ROOM:
12' 10" x 7' 7" (3.91m x 2.31m)

Spacious fitted contemporary shower room with a 3 piece suite comprising a WC, wash hand basin with storage under and a tiled walk in shower enclosure, tiled floor.

OUTSIDE

REAR

An enclosed garden laid in lawns with patio space and decking area for entertaining. Sea views across Donaghadee Harbour to the Irish Sea.
Edged with mature flowerbeds and fencing at the boundaries.

DOUBLE GARAGE:

GARAGE 1: 20' 2" x 10' 0" (6.15m x 3.05m)

GARAGE 2:

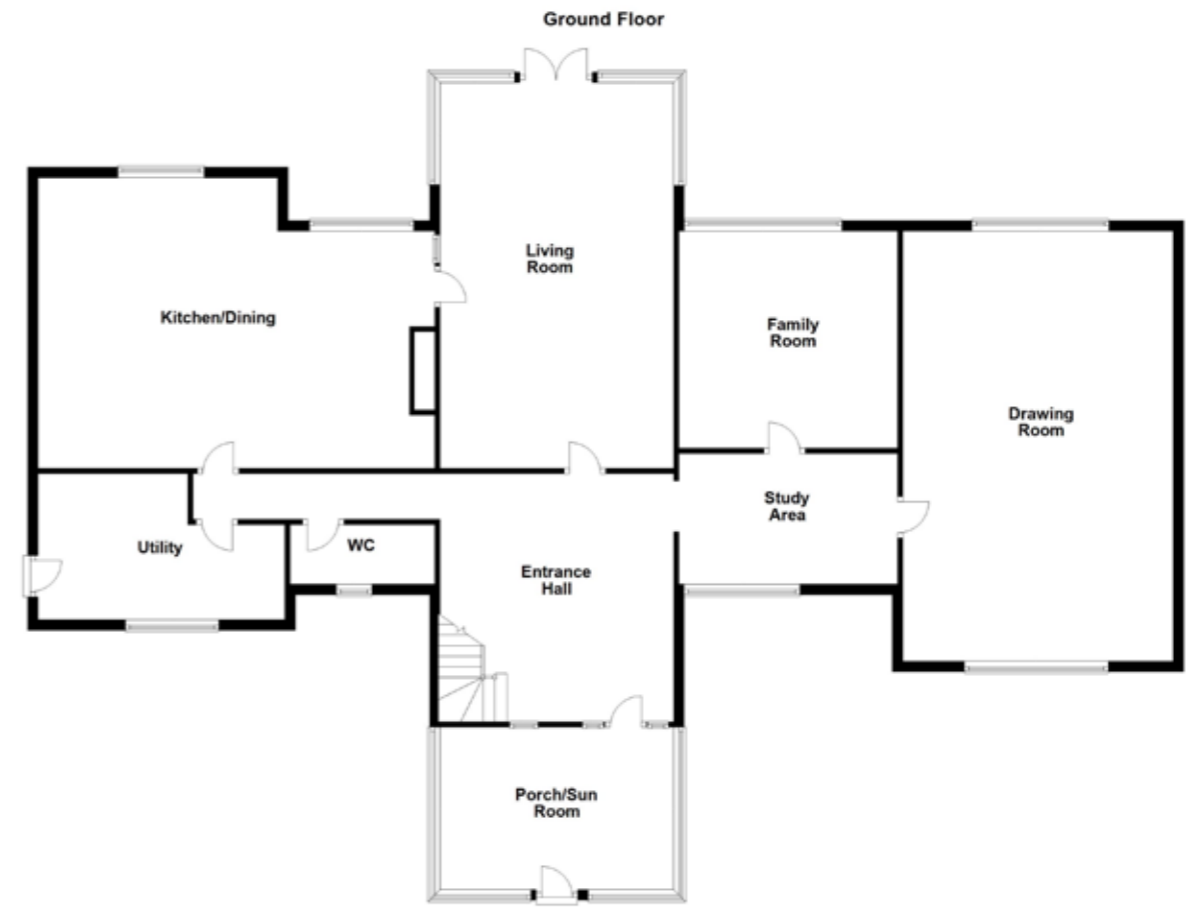
20' 2" x 8' 9" (6.15m x 2.67m)

Spacious double garage with solid central wall dividing the garage with doorway. Two separate roller shutter doors and a pedestrian access from the side.

FRONT

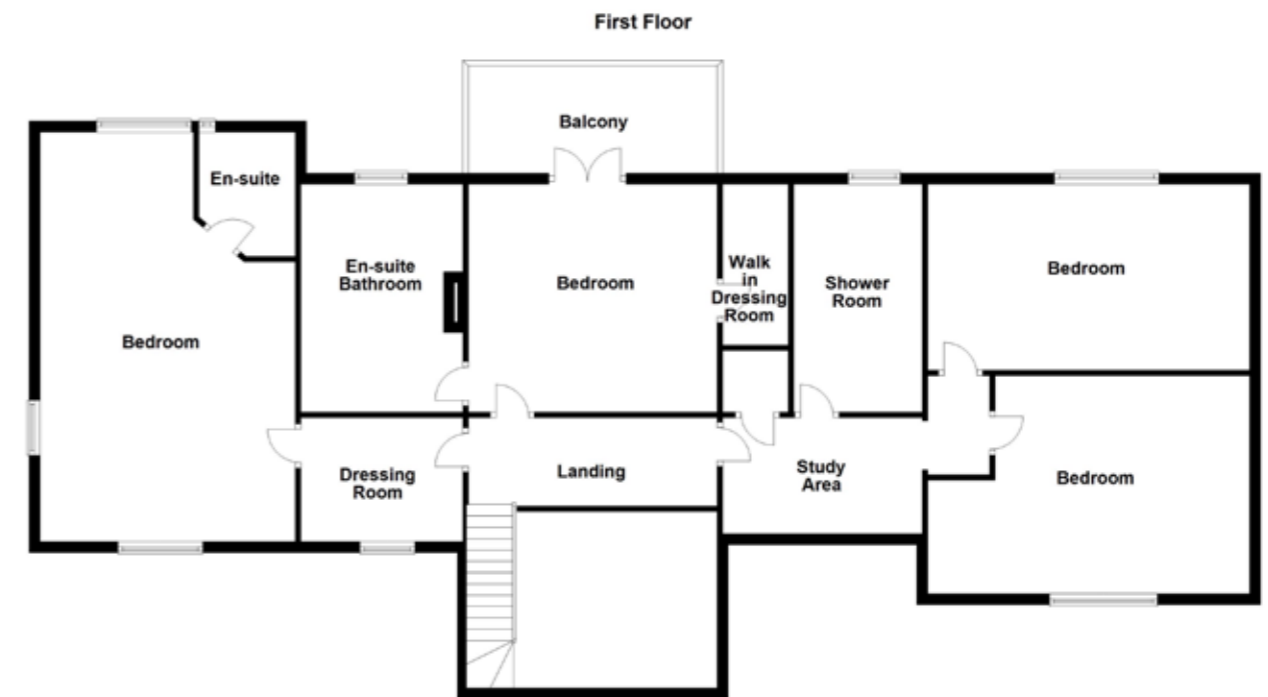
Spacious driveway providing off road parking for multiple vehicles and access to the double garage.



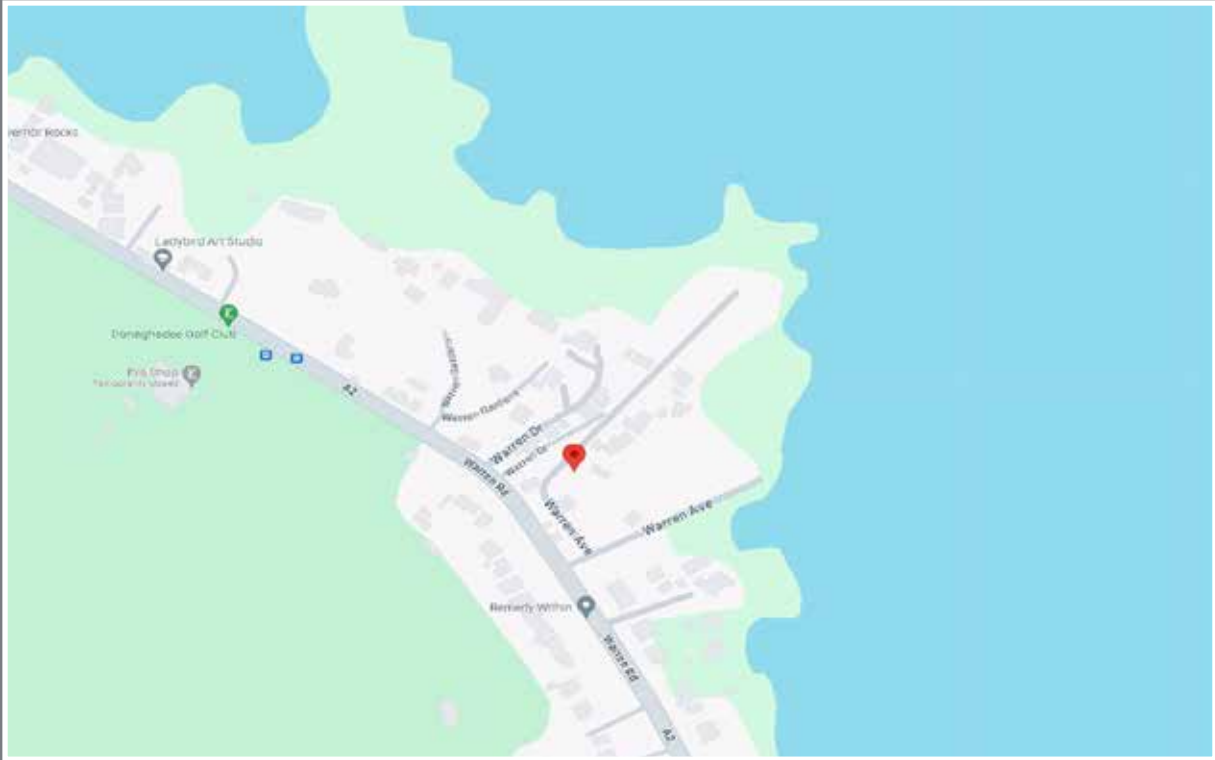


This plan is for illustrative purposes only.
Plan produced using PlanIt.

12 Warren Avenue, Donaghadee



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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EPC REF: 0669-5022-0228-6890-8264

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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