

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 COPELAND BAY,  
DONAGHADEE, BT21 0GY**

**ASKING PRICE £650,000**

Escape to luxury living with stunning sea views in this beautiful detached four-bedroom home. Nestled in the picturesque development of Copeland Bay on the Warren Road in Donaghadee, this residence offers the perfect blend of elegance, comfort and tranquillity.

Donaghadee is a popular seaside town with a range of independent retailers, coffee shops, restaurants and amenities and has enjoyed a period of rejuvenation around the town, including the promenade area, Moat lookout point and the general maintenance of the town is exceptional.

The owners of this home have decorated and finished to a very high standard, allowing any buyer the chance to walk in and sit down in a cosy, bright family home.

The ground floor comprises; living room, sunroom, guest wc, family room/office, open plan kitchen/dining area, utility room. Upstairs there are four double bedrooms, primary with ensuite and a modern shower room. In addition, there is ample storage throughout.

Externally, the property enjoys several paved areas for entertaining, areas in lawn, mature plants and shrubs and views towards the Irish Sea and the Copeland Islands.

Properties of this calibre don't come to the market often and we recommend viewing to avoid disappointment.



## Key Features

- Gated Setting Of Three Properties On The Popular Warren Road
- Beautiful Property Maintained To A High Standard Internally And Externally
- Landscaped Gardens To Front And Rear With Mature Plants And Shrubs
- Detached Garage With Power And Light, Electric Door And E Car Charge Point
- Four Reception Areas, One With Gas Fireplace, Three With Sea Views
- Four Double Bedrooms, Primary With Ensuite And Built In Wardrobes And Dressing Table
- Views Over The Irish Sea And Towards The Copeland Islands
- Luxury Kitchen With Aga Range Cooker, Island, Integrated Appliances And Separate Utility Room



## Accommodation

### Comprises:

#### Entrance Hall

Composite front door, feature keyhole window, tiled floor through to solid wooden flooring, recessed spotlighting, storage under stairs, double doors to living room.

#### Living Room

25'4 x 11'11

Gas fireplace with marble hearth, inset and mantle, corniced ceiling, recessed spotlighting, sea views, double doors to sunroom.

#### Sunroom

10'9 x 10'6

Tiled flooring, recessed spotlighting, double doors to rear garden.

#### Kitchen

15'2 x 13'10

Luxury range of high and low level units, granite work surfaces, wooden work surfaces, oil fired Aga range cooker, one and a quarter stainless steel sink with mixer tap, integrated combi oven, two ring gas hob, integrated Fisher and Paykel dishwasher, integrated wine cooler, island with breakfast bar seating, Fisher and Paykel fridge/freezer, feature glazed units, wine rack, recessed spotlighting, tiled flooring, door to utility room.

#### Dining Room

19'6 x 10'6

Solid wooden flooring, corniced ceiling, recessed spotlighting, sea views.

#### Family Room

13'9 x 11'0

Tiled flooring, recessed spotlighting, corniced ceiling, sea views.

#### Utility Room

8'4 x 5'5

Modern range of high and low level units, wood laminate work surfaces, plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap and built in drainer, part tiled walls, recessed spotlighting, door to rear garden.

#### Cloakroom / WC

White suite comprising low flush wc, feature square sink with mixer tap and vanity storage, tiled flooring, recessed spotlighting, extractor fan.

#### First Floor

#### Landing

Hotpress with storage, access to roofspace.

#### Primary Bedroom

15'9 x 11'11

Double suite with dual aspect views, walk in wardrobe area, sea views, built in dressing area, recessed spotlighting, ensuite shower room.

#### Ensuite

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap, corner shower enclosure with overhead shower, recessed spotlighting, tiled walls, tiled flooring, extractor fan.

#### Bedroom 2

13'1 x 10'6

Double room with sea views, recessed spotlighting.

#### Bedroom 3

13'9 x 9'6

Double room with built in storage, recessed spotlighting.

#### Bedroom 4

13'3 x 9'5

Double room with sea views, recessed spotlighting.

#### Shower Room

White suite comprising low flush wc, walk in shower enclosure with overhead shower and glazed screen, vanity unit with sink, storage and mixer tap, feature light/wifi mirror, wall mounted radiator, tiled walls, tiled flooring.

#### Outside

Front: electric gates, tarmac driveway, area in lawn, paved area, access to garage, outside lights. Rear: lower paved entertaining area, outside lights, outside tap, area in lawn, mature plants, shrubs and trees.

#### Garage

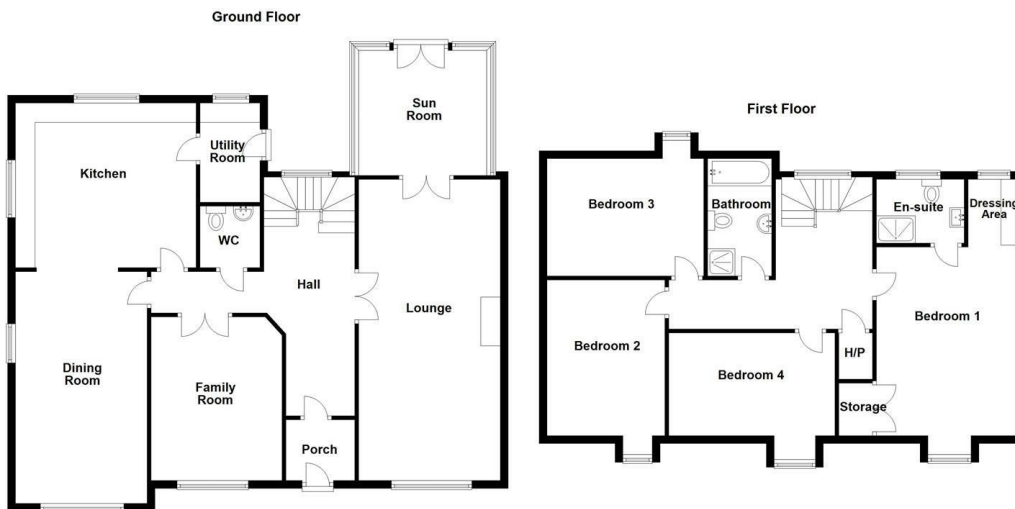
Double garage with five double socket points, electric door, e-car charge point, area for storage.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

