



ULSTER PROPERTY SALES

# UPS

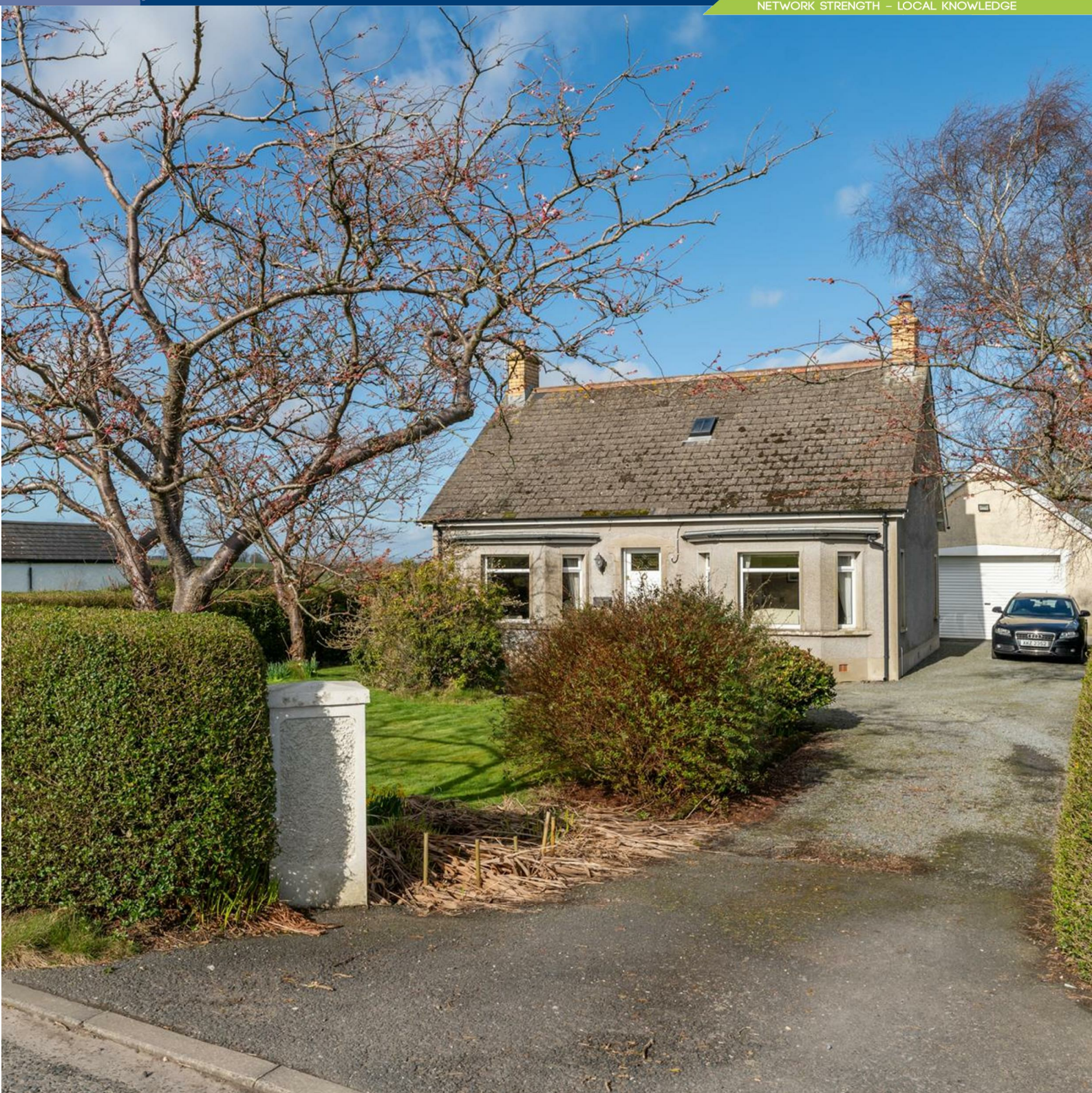
## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SUNNYMEDE, 51  
NEWTOWNARDS ROAD,**

**OFFERS AROUND £365,000**



Positioned on a private site bordered by mature trees and hedging, this delightful country cottage will appeal to a wide range of buyers and benefits from being only minutes from the busy town of Donaghadee which has a wide range of amenities to offer.

Donaghadee is a thriving town with a beautiful seaside promenade, lighthouse, many historical buildings and monuments and several excellent coffee shops, restaurants and independent retailers. We have recently seen a surge of interest in the town due to the peaceful lifestyle, coastal location and variety of housing.

The owner of this idyllic home has modernised throughout, leaving any purchaser little to do, but move in and sit down. Deceptively spacious with three receptions, three double bedrooms, a bathroom, a shower room and a large country kitchen, this property has adaptable accommodation with several rooms that could be used for a variety of purposes.

In addition, the outside areas have a plethora of mature shrubs and trees, a detached garage, a workshop and a rural outlook with a generous paved area for entertaining with sunny aspect. This well-maintained home is a must-see for anyone hoping for a semi-rural move, whilst still being only minutes from a busy town and we would recommend viewing at your earliest convenience.





## Key Features

- Beautiful Detached Cottage On The Outskirts Of Donahadee
- Three Double Bedrooms, One On Ground Floor, One With Ensuite And One With Built In Wardrobes
- Detached Garage With WC And Adjacent Shed/Workshop
- Ground Floor Bathroom And First Floor Shower Room
- Three Good Sized Receptions, Two With Bay Windows Overlooking Front Garden
- Landscaped Gardens To Front And Rear With Mature Shrubs And Trees
- Luxury Country Style Kitchen With Underfloor Heating, Good Range Of Units And Island
- Within Minutes Of Donaghadee And Its Wide Range Of Amenities



### Accommodation

#### Comprises:

#### Entrance Porch

4'1 x 3'0

Original tiled flooring, panelled ceiling, glazed doors to entrance hall.

#### Entrance Hall

Picture rail, under stair storage.

#### Living Room

14'0 x 12'2

Bay window, corniced ceiling, open fireplace with marble hearth, cast iron inset and marble surround and mantle, picture rail, corniced ceiling.

#### Lounge

13'1 x 11'3

Bay window, corniced ceiling, picture rail, feature fireplace with slate hearth, cast iron onset and wooden surround and mantle.

#### Dining Room

12'7 x 12'1

Picture rail, feature window through to kitchen.

#### Kitchen

17'9 x 15'1

Traditional range of high and low-level units, wooden work surfaces, dresser with feature glazed units, "Aga Masterchef" gas range cooker with extractor fan, island with "Belfast" style sink and mixer tap, storage, wine rack, window seat with storage, larder unit, integrated fridge/freezer, dresser with plate rack, tiled flooring, recessed spotlighting, underfloor heating in the kitchen, double doors to rear garden.

#### Bedroom 3

11'1 x 8'4

Double bedroom, picture rail, dual aspect.

#### Bathroom

Traditional white suite comprising low flush wc, pedestal wash hand basin, panelled bath with telephone hand shower set, tiled flooring, part tiled walls, extractor fan.

#### First Floor

#### Landing

#### Primary Bedroom

16'2 x 14'1

Double room with feature beams and ensuite shower room.

#### Ensuite

White suite comprising wall hung wc, walk in shower enclosure with "Mira" electric shower, wall mounted wash hand basin with mixer tap and tiled splashback, chrome period style radiator, recessed spotlighting.

#### Bedroom 2

12'0 x 11'11

Double room, wood laminate flooring, built-in wardrobes.

#### Outside

Front: stone driveway for multiple vehicles, area in lawn, mature shrubs and trees, access to garage, outside lighting.

Rear: area in lawn, paved area for entertaining, mature shrubs, trees and hedging, rural outlook, outside light, outside tap.

#### Garage

20'5 x 15'5

Detached garage with power and light, remote electric roller door, wc and access to shed/workshop.

#### Shed

17'1 x 16'4

Power and light.





















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 introduced under Part 10.

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>		
(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	

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.

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