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**4 CLIFTON COVE, DONAGHADEE, BT21 0RG
OFFERS AROUND £624,950**

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



The Property

Here is a rare and unique opportunity to purchase an outstanding detached property with a coastal site and arguably the best views of Donaghadee overlooking the iconic lighthouse and harbour and beyond to Irish Sea and Scotland. Clifton Cove is a development of only four houses and Number 4 is tucked away at the end. Not only do residents of this particular location benefit from the stunning setting but also the convenience into the town centre and all its amenities such as shops, cafes and restaurants.

The property itself is deceptively spacious with the ground floor comprising large living room, with attractive granite fireplace and gas coal effect fire, and a fitted kitchen which is open plan to casual dining/family area. Upstairs this fine home is further enhanced by having three well proportioned bedrooms including main bedroom with en suite shower room. There is also a bathroom with three piece white suite.

Outside on the coastal site you have a garden in lawns with paved terrace areas which are ideal spaces to relax and take in the stunning views. There is also a tarmac driveway and forecourt with parking on the other side of the property. Additional benefits include Phoenix Gas heating, double glazed windows, downstairs WC, pressurised water system and integral garage with electric door.

Properties of this calibre rarely make it to the open market. Demand is anticipated to be high and to a wide range of prospective purchasers. Donaghadee offers a variety of activities for the sporting enthusiast such as sailing, golf, cricket, rugby, hockey, football and bowls. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

Property Features

- Attractive Detached Property With No Onward Chain
- Stunning Views, Arguably The Finest In Donaghadee, Overlooking The Iconic Lighthouse, Harbour And Beyond To Irish Sea And Scotland
- Good Sized Living Room With Attractive Granite Fireplace And Gas Coal Effect Fire
- Large Fitted Kitchen Open Plan To Casual Dining/Family Area, Kitchen Has Granite Work Surfaces
- Three Well Proportioned Bedrooms Including Main Bedroom With En Suite Shower Room
- Bathroom With Three Piece White Suite
- Additional Downstairs Wc
- Phoenix Gas Heating
- Double Glazed Windows
- Front Garden In Lawns With Paved Terrace Areas Ideal For Relaxing And To Take In The Stunning Views



Offers Around £624,950

Detached

3 Bedrooms

2 Receptions

Property Features

- Tarmac Driveway And Forecourt With Parking
- Integral Garage With Electric Door
- Pressurised Water System
- Easy Access Into Donaghadee's Thriving Town Centre And Its Many Amenities Including Shops, Cafes, Restaurants And Pubs
- Small Development Of Only Four Houses
- Various Activities For The Sporting Enthusiast Such As Sailing, Golf, Hockey, Rugby, Cricket, Bowls And Football
- Properties Of This Nature Rarely Make The Open Market
- Demand Anticipated To Be High And To Wide Range Of Prospective Purchasers
- Early Viewing Essential

Accommodation

Ground Floor

Spacious Reception Hall

Downstairs WC

Living Room
26' 1" x 13' 9"

Fitted Kitchen Open Plan To Casual Dining/Family Area
25' 10" x 13' 9"

First Floor

Landing

Bedroom One
20' 10" x 14' 2"

En-Suite Shower Room

Bedroom Two
14' 1" x 11' 10"

Bedroom Three
13' 9" x 14' 2"

Bathroom

Outside

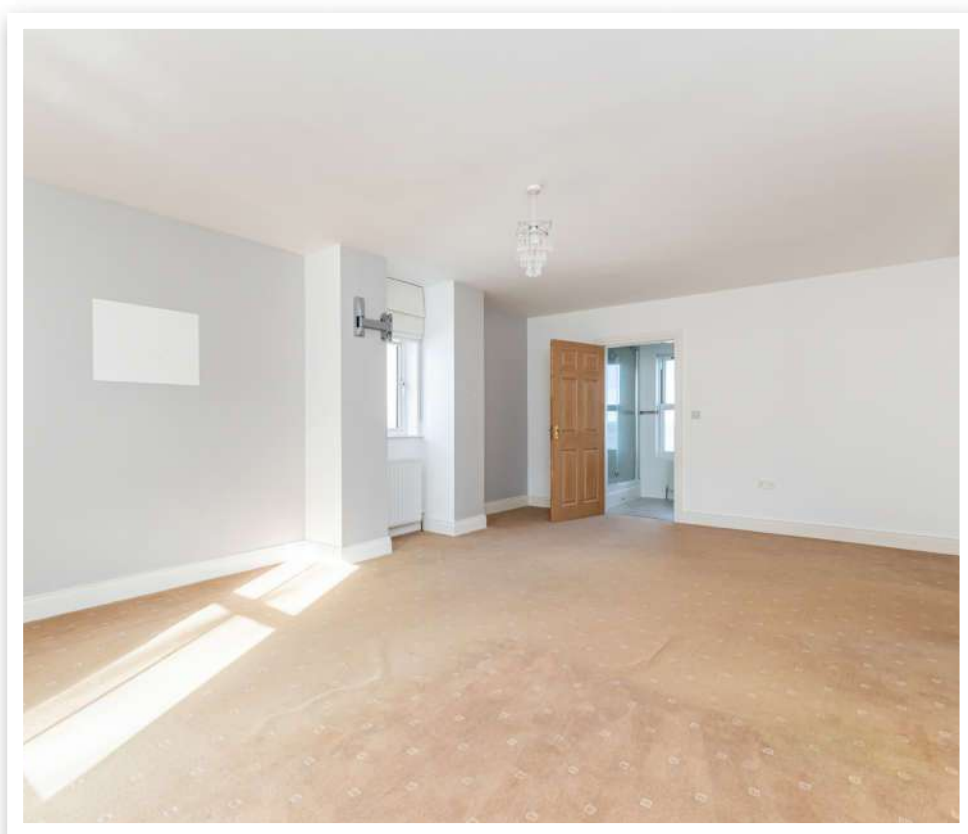
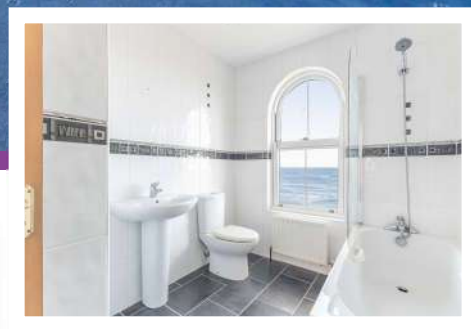
Integral Garage
23' 0" x 10' 5"

Garden in Laws with Paved Patio Area to with Views to the Irish Sea, Lighthouse , Harbour and Scotland

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



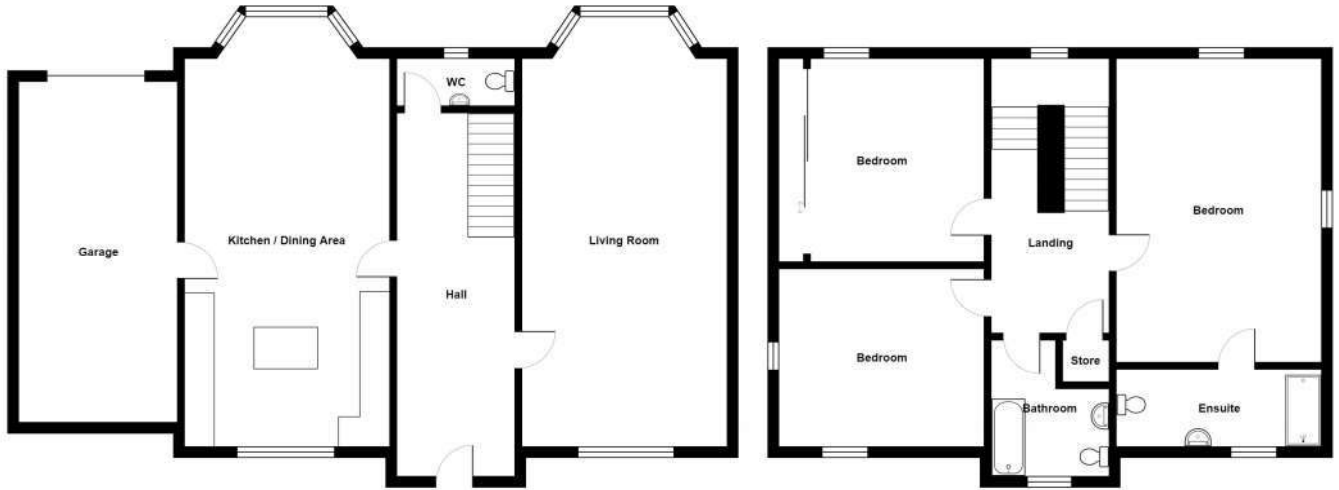






Directions

Heading into Donaghadee along Warren Road, Clifton Cove is on your left just before Alexandra Road.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
THE IRISH 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		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	74	77

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