

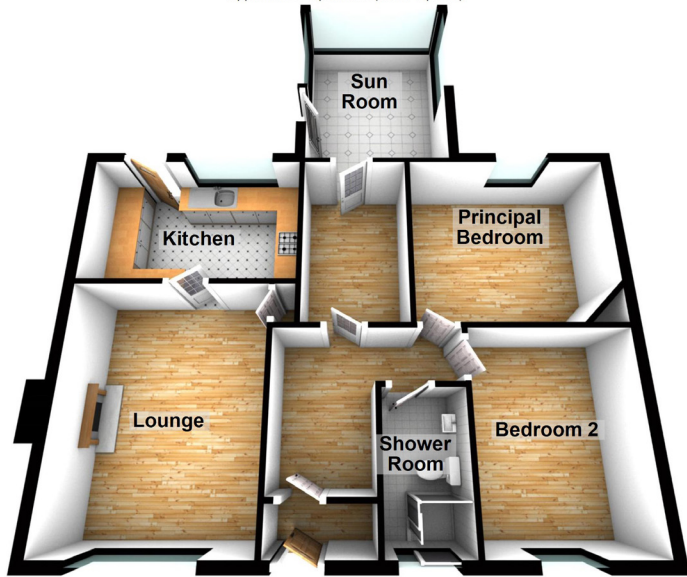
Independent

PROPERTY ESTATES



Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



Total area: approx. 73.3 sq. metres (789.1 sq. feet)



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

19 Springwell Gardens, Groomspport

Offers Over £149,950

- Semi Detached Bungalow
- Close to Groomspport Village Centre
- Attractive Cul-De-Sac Location
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen & Sun Room
- Floor Roof Space
- Modern Shower Room
- Enclosed Rear Lawn & Patio
- Close to Groomspport Beach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	50 E	
21-38	F		
1-20	G		

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This well presented and deceptively spacious Semi Detached Bungalow offers accommodation comprising of three well proportioned Bedrooms, one Reception Room, a Sun Room, a fitted Kitchen and a modern fully tiled Shower Room.

Additionally, there is a roof space conversion (complete with power & radiator) access via a pull-down ladder from the Ground Floor.

Externally, to the front of the Property there is a wall enclosed loose stone garden. To the rear of the Property there is a spacious south facing enclosed garden laid primarily in lawn with an additional spacious Patio Area and two separate outbuilding storage areas.

Springwell Gardens is a cul-de-sac within close proximity to Groomsport Centre, Public Transport Links and the beautiful Groomsport Beach.

Comprises

Entrance Porch

PVC Door into Entrance Porch. Laminate Wooden Flooring.

Entrance Hall

Wooden Door with glazing leading in from the Entrance Porch complete with Laminate Wooden Flooring.

Lounge (14' 1" x 11' 1")

Front aspect Reception with Laminate Wooden Floor & a tile surround Fireplace with Electric Fire Inset. Door leading to:

Kitchen (12' 7" x 7' 8")

Modern fitted 'Shaker' style Kitchen with a range of high and low level fitted units and complimentary worktops. Complete with a Stainless Steel Sink Unit, a Hob with Oven Under and plumbed for a Washing Machine. Tiled Floor, tiled walls and a PVC Door leading to the Rear Garden.

Sun Room (11' 9" x 9' 0")

Rear aspect Sun Room with Panoramic Windows allowing light to flow into the Room from it's southerly aspect. Laminate Wooden Floor and access to the Rear Garden.

Principal Bedroom (11' 10" x 10' 4")

Rear aspect double Bedroom with Laminate Wooden Floor.

Bedroom Two (11' 7" x 8' 7")

Front aspect double Bedroom with Laminate Wooden Floor.

Shower Room (8' 2" x 4' 6")

Fully tiled modern Shower Room with a three-piece white suite comprising Wash Hand Basin with Storage under, Push Button W.C. & walk-in Shower Enclosure with Mains Shower.

Floored Roof Space (17' 10" x 10' 8")

Converted Room with Central Heating and electric installed as well as a Skylight. Accessed via a ladder from the Ground Floor. Access to spacious Eaves Storage.

Outside

Front

Wall enclosed garden in loose stone.

Rear

Spacious South facing garden in a mixture of lawn and paving. Access to two separate outside store areas.

