



This attractive detached coastal home occupies a quiet cul-de-sac position within this select and sought after development. Cove Bay enjoys a unique shore-fronting location and benefits from its own private access onto the beach and delightful coastal walks towards Orlock and Ballymacormick Point.

The property has been well designed with a contemporary theme and lends itself to family living or for downsizers alike. Of particular note would be the open plan kitchen with casual dining area and living room which overlooks the garden, spacious lounge, study area and guest bedroom on ground floor and three further well-proportioned first floor bedrooms –principal bedroom with en suite dressing area and ensuite. Externally the gardens are fully landscaped which ensures the eventual purchaser low maintenance living.

Properties in this locality are always in demand; therefore early viewing is strongly advised.

Offers Around
£495,000

4 Cove View,
Groomsport,
BANGOR,
BT19 6HR

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Contemporary Home
- Bright and Spacious Accommodation
- Lounge with Feature Fireplace, Study Area
- Ground Floor Bedroom and Shower Room
- Superb Kitchen/ Dining / Living Room with direct access to the Patio / Garden
- Three First Floor Bedrooms, Principal Room with Dressing Room and Ensuite Shower Room
- Family Bathroom
- Double Glazed Windows / Gas Heating
- Integral Garage with Utility Area
- Driveway with Ample Parking
- Front and Enclosed Rear Garden in Lawns, Patio Area etc
- Superb Coastal Location

The Property Comprises:

Ground Floor

Hard wood front door

ENTRANCE HALL: Tiled effect flooring, leading to...

STUDY/DINING AREA 10' 0" x 10' 0" (3.05m x 3.05m) Tiled effect flooring.

CLOAKS CUPBOARD



BEDROOM (2): 12' 0" x 10' 0" (3.66m x 3.05m)



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LOUNGE: 17' 0" x 14' 0" (5.18m x 4.27m) Wood surround and hearth ,gas coal fire.



L SHAPED ENTERTAINMENT SIZED KITCHEN/DINING/LIVING 22' 0" x 25' 0" (6.71m x 7.62m)
Solid cream painted kitchen with range of high and low level units,granite work surfaces, Stoves range,extractor fan and canopy, Miele dishwasher,1.5 bowl stainless steel sink unit with mixer tap, housing for Fisher & Paykel fridge freezer, island with breakfast bar, ceramic tile flooring, feature vaulted ceiling, French dresser, double doors to patio/garden,picture window with views over garden, door to integral garage.



First Floor

PRINCIPAL 14' 0" x 12' 0" (4.27m x 3.66m) Door to Juliet balcony, excellent Lough views.

DRESSING AREA 6' 0" x 6' 0" (1.83m x 1.83m) His & her wash stand with cupboards below, tiled effect flooring.

ENSUITE Snail shower with thermostatic shower unit, low flush WC, bidet, tiled effect flooring, heated towel rail, extractor fan.



FAMILY BATHROOM White bath suite comprising panelled bath with mixer tap, low flush WC, wash hand basin, part tiled walls, tiled effect flooring, extractor fan.

BEDROOM (4): 9' 0" x 9' 0" (2.74m x 2.74m)

LINEN CUPBOARD: Copper cylinder, built-in storage.

LANDING: Access to roofspace.



BEDROOM (3): 10' 0" x 9' 0" (3.05m x 2.74m) Currently used as a dressing room, full range of robes/drawers.



Outside

INTEGRAL GARAGE: 12' 10" x 20' 0" (3.91m x 6.1m) Electric up and over door, separate door to front.

UTILITY AREA Stainless steel sink unit with mixer tap, light and power, Worcester gas boiler, door to rear garden, plumbed for washing machine, space for dryer.

FRONT GARDEN Laid in lawns, driveway parking to front with parking for several cars.

REAR GARDEN Laid in lawns, outside tap, patio area in paving, outside power point.

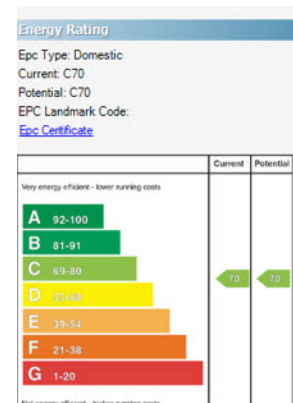




Location:

Travelling from Groomsport towards Donaghadee turn left into Cove Avenue and second left into Cove View , property is at on the left hand side.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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