



17 Springwell Road Groomsport, Bangor, BT19 6LX

"Never, ever judge a book by its cover! A quaint bungalow? No! This is the home that keeps on giving - approx. 2,300 sq.ft. to be exact. This deceptive property boasts an "open plan" rear extension, with kitchen/dining room/lounge and sunroom, plus a separate lounge that takes the overall accommodation to 5 bedrooms, including a master with en-suite shower room and walk in dressing room."

The centre piece of the home is the open plan kitchen/lounge/dining room and sun room to the rear which creates a spacious area to be with friends or family and includes an attractive multi fuel stove and vaulted ceilings plus a well equipped kitchen. The sun room to the rear makes the most of the countryside and garden views and the dividing uPVC patio doors and glass wall mean it can be closed off if not required.

To the front of the house the ground floor includes a cosy lounge or family room, 2 bedrooms, including that master suite, a second bedroom with ensuite WC, and a study, which would easily make a 5th double bedroom if required. The first floor offers two further double bedrooms and a lovely bright shower room. The property benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there is a double garage/workshop and those lovely gardens on all sides.

Internal viewing is the only way to appreciate this impressive home and you will not be disappointed so contact us today to avoid missing out.

Offers Over £425,000

17 Springwell Road

Groomspport, Bangor, BT19 6LX



- Deceptively spacious, extended detached home - c.2,300 sq.ft.
- Open plan kitchen/living/dining area
- Lounge to front
- Convenient to the Groomspport beach and Bangor city.
- Beautifully presented throughout
- Spacious sun room with countryside views
- Double garage to rear with generous tarmac parking
- Up to 5 double bedrooms if required - Master en-suite plus walk in wardrobe
- Luxury ground floor bathroom + 1st floor shower room
- Gardens front & rear in lawn with paved patio

Entrance

Entrance hall

31'8x8'6 (9.65mx2.59m)

Kitchen/diner

14'5x11'10 (4.39mx3.61m)

Lounge

18x12'4 (5.49mx3.76m)

Dining room

21'2x9'6 (6.45mx2.90m)

Sun room

18'7x15'3 (5.66mx4.65m)

Lounge

14x11'10 (4.27mx3.61m)

Bedroom 1

11x10'10 (3.35mx3.30m)

Ensuite shower room

8'11x5'4 (2.72mx1.63m)

Bathroom

10'10x7'7 (3.30mx2.31m)

Bedroom 2

15'10x11 (4.83mx3.35m)

Ensuite WC

8x2'11 (2.44mx0.89m)

Study/Bedroom 5

9'8x8'11 (2.95mx2.72m)

Landing

Bedroom 3

18'6x11 (5.64mx3.35m)

Bedroom 4

17'8x11'9 (5.38mx3.58m)

Shower room

7'4x7 (2.24mx2.13m)

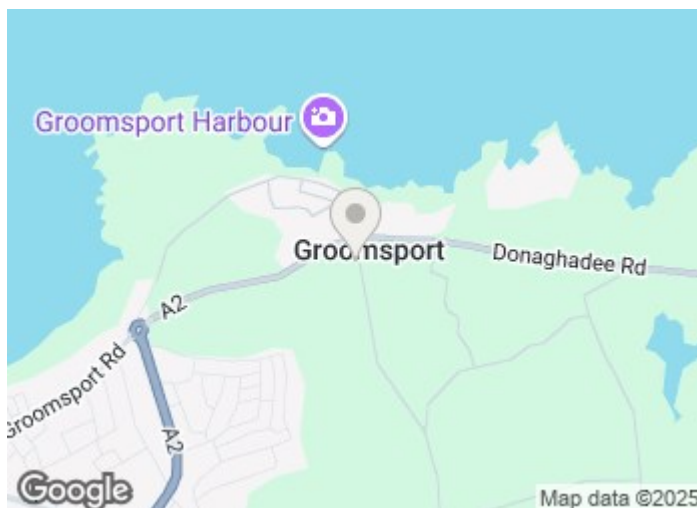
Double garage

24x18 (7.32mx5.49m)

Outside

Tenure

Property misdescriptions



Directions

Travelling out of Bangor from Ballyholme roundabout take the inland road (Donaghadee Road) towards Groomspport. Turn right onto Springwell Road and number 17 is located on the right.



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	