



## 31 Cove Avenue Groomsport, Bangor, BT19 6HX

Located in a select development of stunning modern homes that front onto the beautiful Groomsport beach, offering stunning sea views and pedestrian access to the beach, this 3 storey townhouse is the stuff of property dreams.

Arranged over 3 floors, the property focuses around the generous 1st floor lounge that offers great, useable space all year round and an enviable balcony with stunning sea views when the weather is right. On this level you will also find a luxury kitchen with central island/breakfast bar, real granite worktops and integrated appliances, plus a separate utility room and a spacious formal dining room. The top floor is home to 3 well proportioned bedrooms, including a master with en-suite shower room and beautiful sea views, plus a luxury family bathroom. The ground floor offers 2 additional rooms (sitting room and study/bedroom 4), a ground floor WC & an integral garage. Outside to the rear is a paved patio garden and to the front is a paved driveway with access to the garage.

Cross the street and you'll find a short, winding pathway that leads you directly to the stunning beach and coastal walks. Groomsport village provides for your essential needs whilst Bangor City has an extensive range of local shops, restaurants and other amenities.

At over 2,000 sq.ft. internal viewing is essential to fully appreciate this luxury home and its stunning setting.

**Offers Around £395,000**

# 31 Cove Avenue

Groomsport, Bangor, BT19 6HX



- Modern 3 storey townhouse
- Spacious lounge with balcony & sea views - Separate dining room
- Utility room - Ground floor WC
- Pedestrian access to beach directly in front of property
- Stunning coastal setting with sea and beach views
- Kitchen with central island
- Patio garden to rear with artificial grass area.
- Up to 5 bedrooms if required - Master en-suite
- Luxury bathroom
- Integral garage with paved driveway

## Entrance

### Entrance hall

### Sitting room

12'8x10'1 (3.86mx3.07m)

### Study/Bedroom 4

10'2x9'9 (3.10mx2.97m)

### WC

5'7x2'11 (1.70mx0.89m)

### Integral garage

21x11'10 (6.40mx3.61m)

### 1st floor landing

### Lounge

21'3x14 (6.48mx4.27m)

## Kitchen

12'6x11'8 (3.81mx3.56m)

### Utility room

7'7x5'3 (2.31mx1.60m)

### Dining room

13'4x9'10 (4.06mx3.00m)

### 2nd floor landing.

### Bathroom

9'9x8'10 (2.97mx2.69m)

### Bedroom 1

14'3x14 (4.34mx4.27m)

### En-suite shower room

9'3x6'5 (2.82mx1.96m)

## Bedroom 2

12'6x11'9 (3.81mx3.58m)

## Bedroom 3

11x8'2 (3.35mx2.49m)

## Outside

## Tenure

## Property misdescriptions



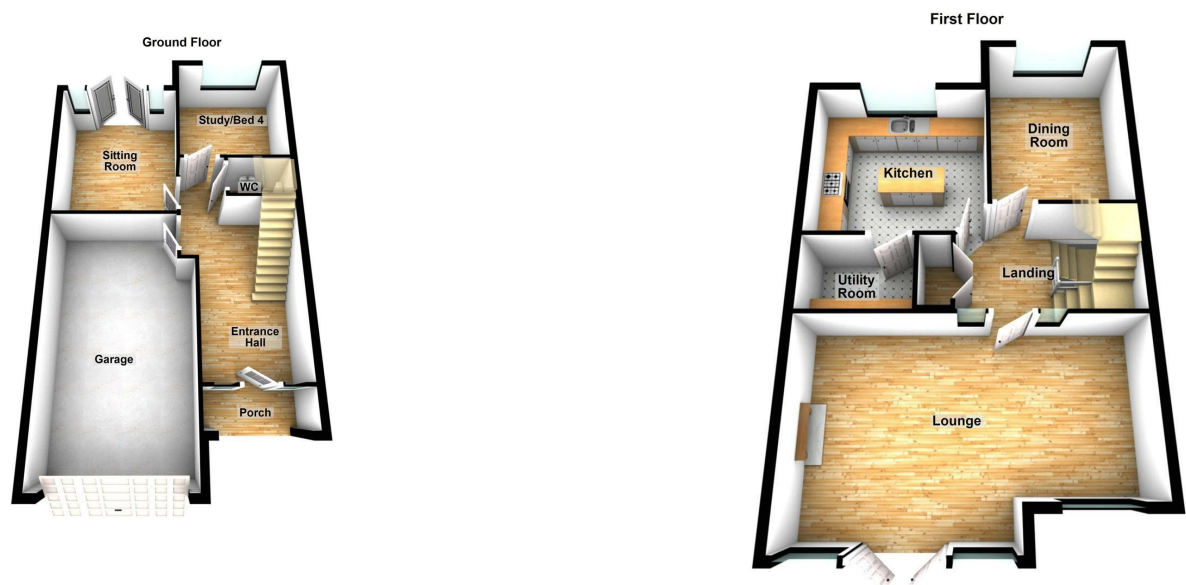
## Directions

Travelling from Bangor towards Donaghadee along the Donaghadee Road, turn left into Cove Avenue, just past the turning to Groomsport village and the former Groomsport House Hotel. Number 31 is located on the right.





Floor Plan



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