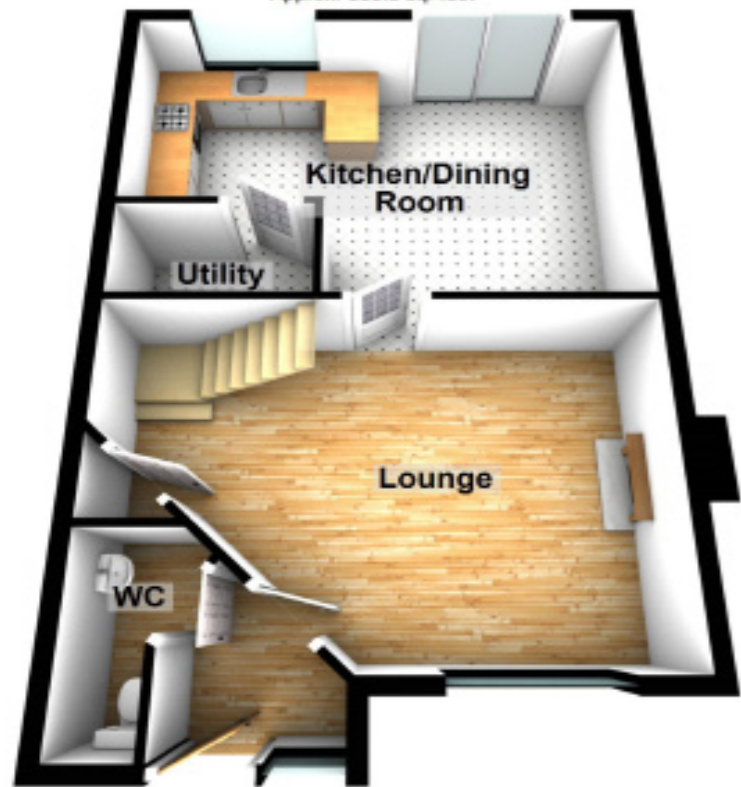


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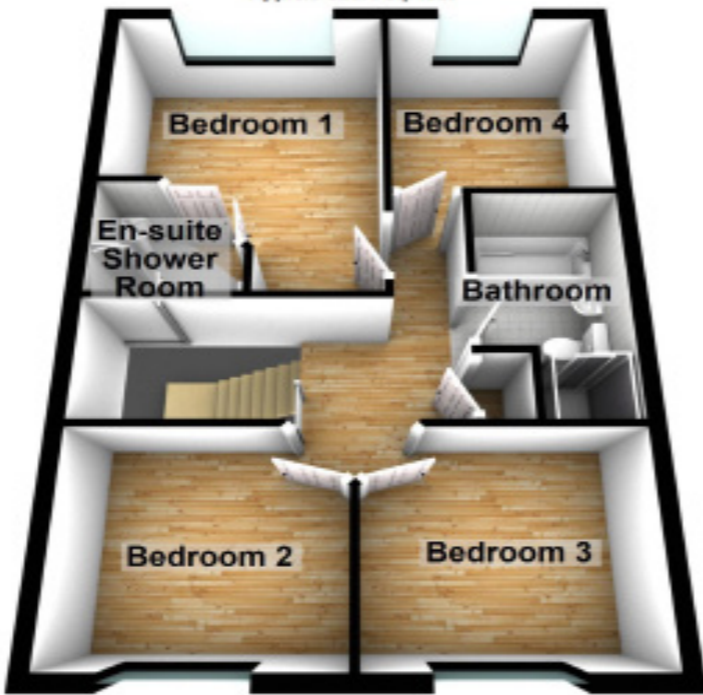
PROPERTY ESTATES



Ground Floor
Approx. 580.5 sq. feet



First Floor
Approx. 559.1 sq. feet



Total area: approx. 1139.6 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

6 Cove Hollow, Groomsport
Offers Over £279,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Modern Mid-Townhouse
- Total Internal Area c.1,140 sqft
- Well-Presented Throughout
- Four First Floor Bedrooms
- Principal Bedroom Ensuite Shower
- Spacious Lounge with Multi-Stove

- Modern Kitchen to Dining Area
- Utility Room off Kitchen
- Ground Floor W.C.
- Gas Heating & Double Glazing
- Rear in Loose Stone & Paving
- Close to Groomsport Beach

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Independent Property Estates are pleased to introduce to the Sales Market 6 Cove Hollow, Groomsport.

Located in the popular and sought-after Cove Bay development, which offers direct access to Groomsport Beach, this contemporary home is only a short distance from the picturesque Groomsport Village Centre.

Internally, this deceptively spacious Mid-Townhouse, with a total internal area of approx. 1,140 sqft, offers well-proportioned living accommodation over two floors.

Ground Floor

Entrance Hall

Solid Wooden Door with complimentary double glazed side panel leading into Entrance Hall with Wooden Flooring.

Lounge (19' 9" x 14' 0") at widest point

Spacious front aspect Reception Room with a feature Multi-Fuel Stove and complete with Solid Wooden Flooring.

Kitchen / Dining (19' 8" x 14' 0") at widest point

Recently installed modern Kitchen with an excellent range of high and low level units with an integrated Induction Hob, an 'eye-level' Oven, a Stainless-Steel Sink Unit and is plumbed for a Dishwasher. The Kitchen opens to provide ample space for dining and sliding doors lead to the Rear Garden.

Utility Room (7' 6" x 4' 2")

Located off the Kitchen providing storage & plumbed for utilities.

W.C. (7' 0" x 2' 7")

Located off the Entrance Hall. White two-piece suite comprising a Push Button W.C. and Pedestal Wash Hand Basin. Complete with Laminate Wooden Flooring.

First Floor

Bedroom One (14' 0" x 10' 11") at widest point

Rear aspect double Bedroom complete with Laminate Wooden Floor and access to Ensuite Shower Room.

Ensuite Shower Room (5' 8" x 5' 8")

White three-piece suite comprising a corner Push Button W.C., a tiled Shower Cubicle with Electric Shower Unit and a corner Pedestal Wash Hand Basin. Complete with tiled flooring.

Bedroom Two (9' 8" x 8' 7")

Front aspect double Bedroom.

Bedroom Three (9' 8" x 8' 7")

Front aspect double Bedroom.

Bedroom Four (9' 2" x 8' 6")

Rear aspect double Bedroom.

Bathroom (9' 11" x 5' 6") at widest point

White four-piece suite: Panel Bath, Pedestal Wash Hand Basin, Push Button W.C., & tiled Shower Cubicle with Mains Shower. Complete with part tiled walls & tiled effect flooring.

Outside

Rear

Fence enclosed Rear Garden in a mixture of loose stone and paving. Separate private pedestrian access leading to the allocated parking space.

