



OFFERS OVER

£119,950

20 Seahaven Close
Bangor
BT19 6PN



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PINKERTONS

Sales, Lettings and Property Management

An immaculately presented and refurbished two-bedroom detached "lifestyle" home with low maintenance gardens and garage, on an exceptional elevated site with sea views, in this unique development moments from the sea.

Enjoying a superb elevated site with delightfully low-maintenance landscaped gardens this property offers easy access to the sea, Groomsport Village is a simple stroll away, and Bangor, Newtownards, and Belfast beyond a straightforward commute.

The significantly updated accommodation comprises two spacious double bedrooms, a recently installed luxury bathroom with a double-width walk-in shower, a lounge with a real effect fire and double aspect picture windows, and a recently fitted

luxury kitchen with built-in appliances and fantastic storage.

The refurbishment is much more than skin deep with gas heating with recent new boiler, superb levels of insulation via external cladding, a recently fitted luxury kitchen, and remodeled garaging to offer superb storage - a rarity in this development !

Of particular note, are the low-maintenance landscaped gardens with concrete pavers, patio/ bar-be-que area maximizing the sea views, and excellent parking area.

This highly regarded "park" development for the "Over 45s" offers private access to the coastal paths, while the active social committee gives residents the opportunity to partake in group activities while benefiting from the gated entrance, on-site CCTV, park warden, and function room. This immaculate property will be of great interest to the downsizer or those looking for their dream home with nothing to do but move in and enjoy - Please call Pinkertons to arrange your inspection.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Entrance Hall

12'5" x 3'1"

PVC front door. Security light, Solid wood flooring.

Living Room

21'7" x 18'5"

Double-aspect windows. Solid wood flooring. Real-effect fire.

Luxury Kitchen

16'10" x 8'10"

Excellent range of high and low-level units, complimented by quartz effect laminate worktops and splash back, larder style storage cupboards with under unit lighting white PVC sink unit with drainer and monobloc tap, black butcher block style splash back, plumbed for fridge freezer, built-in dishwasher, wood effect floor. Recessed spotlights, PVC door to rear.

Contemporary Bathroom

8'7" x 5'9"

White suite comprising large walk-in, wall paneled shower, low flush WC, vanity sink unit with monobloc tap. PVC flooring, recessed spotlights, extractor fan, and chrome towel rail.

Bedroom 1

15'4" x 8'10"

Side aspect.

Bedroom 2

10'8" x 9'2"

Side aspect.

Outside Front

Brick-paved driveway. Brick-built steps.

Outside Rear

Brick-paved patio. Concrete paved patio. Stone boundary wall.

Garage

19'11" x 9'10"

Up and over door.

Directions

From Main Street, Take Market St to Castle, Drive along Groomsport Rd and A2. The entrance to the development is on the right-hand side. Please follow the on-site directions.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold under terms held by Lifestyle Seeview Ltd

Current Rates - Understood to be £740.52.

Site Fees - Understood to be £ 158.00 per calendar month. This site is available ONLY to over 45.

- Immaculately Presented Refurbished Detached "Lifestyle" Home
- Superb Elevated Site With Sea Views
- Low Maintenance Gardens, Garage
- Two Well Proportioned Double Bedrooms
- New Luxury Kitchen With Built-In Appliances, Excellent Storage
- Contemporary Bathroom Suite With Walk-in Shower
- Living Room With Real-Effect Fire, Gas Heating, Recent New Boiler & Radiators
- PVC Double Glazed Windows And Doors
- Upgraded External Insulation, Superb Energy Rating
- Fantastic Low Maintenance Gardens And Sea Views

FLOOR PLANS

20 Seahaven Close, Groomsport



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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