

simon**BRIEN**  
RESIDENTIAL

1A Springwell Road,  
Groomsport, BT19 6LX



Asking Price £395,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A superb detached home with generous gardens
- Located withing walking distance to the seaside village of Groomsport
- Recently refurbished layout with high specification finish
- Covered entrance porch leading to reception hallway
- Lounge with feature open fireplace & dual aspect windows
- Modern Shaker style kitchen open plan to dining room
- Sitting room leading to:
- Sun Room
- Utility room
- Three double bedrooms all with built in robes
- Downstairs shower room
- Luxury bathroom with 4 piece suite
- Separate first floor WC
- Gas fired central heating
- Dual colour uPVC frame double glazed windows
- Integral garage with light, power & 'Hormann' electric up and over door
- Driveway to front offering ample parking
- Enclosed, private rear garden boasting sunny, open rural aspect
- Amenities include local shop, hairdresser, church plus several restaurants
- Bangor, Donaghadee & Belfast accessible via arterial routes

#### SUMMARY

This is an exceptionally well appointed detached chalet bungalow which provides comfortable modern living within a highly regarded and convenient location. The property has been presented to the highest standard ready for immediate occupation and with no expense spared on the standard of finish.

Briefly comprising covered entrance porch, reception hall, an impressive open plan kitchen – dining, lounge, sitting room leading to sun room, plus downstairs shower room. Upstairs, there are three bedrooms plus luxury bathroom with 4 piece suite. The layout is further enhanced by various built in storage solutions, large utility room, gas fired central heating plus dual colour uPVC frame double glazed windows. Externally, a sweeping driveway offers ample parking for several vehicles and leads to an integral garage with recently installed 'Hormann' electric up and door. The rear garden is notably private and boasts a sunny, open rural aspect.

Groomsport is a beautiful coastal town on the North Down coast offering sandy beaches, convenience stores, restaurant and harbour, an idyllic location for the commuter, with easy access to Belfast via the A2.

Overall a superb property. Viewing is highly recommended.



#### LIVING ROOM:

**16' 1" x 14' 9" (4.9m x 4.5m)**

Feature open fireplace with electric inset, engineered oak laminate wood floor.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Composite front door with glazed sidelights.

##### COVERED ENTRANCE PORCH:

Ceramic tiled floor.

##### HALLWAY:

Engineered oak laminate wood floor.

##### CLOAKROOM:

Under stairs. Automatic light, coat rail.



**OPEN PLAN KITCHEN/LIVING/DINING:  
22' 4" x 15' 9" (6.81m x 4.8m)**

Shaker style kitchen with excellent range of high and low level units, wood block effect laminate worktops, built-in appliances to include four ring ceramic hob with concealed extractor fan., built-in Neff electric oven, built-in CDA dishwasher, integrated larder fridge, stainless steel sink with drainer and mixer tap, ceramic tiled floor, dual access windows overlooking front and rear gardens.



**UTILITY ROOM:  
12' 6" x 9' 10" (3.81m x 3m)**

Range of low level units, stainless steel sink with drainer and miser tap, wood block effect worktop, plumbed for washing machine, vented for tumble dryer, uPVC doubled glazed door to rear, service door to garage.



**SITTING ROOM:  
12' 2" x 9' 10" (3.71m x 3m)**

Oak effect laminate wood floor, uPVC double glazed doors.



**SUN ROOM:  
11' 6" x 9' 6" (3.51m x 2.9m)**

Fully uPVC double glazed with double doors to exterior, ceramic tiled floor.



**SHOWER ROOM:**

Fully tiled shower cubicle, low flush wc, vanity unit, partly tiled walls and ceramic tiled floor.



**BEDROOM (1):**

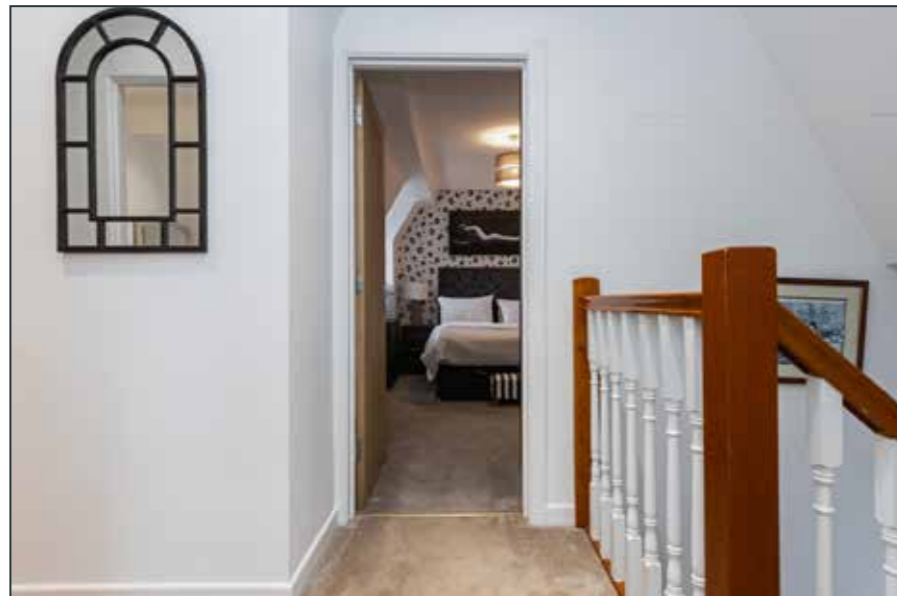
**12' 2" x 10' 10" (3.71m x 3.3m)**

Sea glimpses, wall to wall range of built-in robes with sliding doors.



**FIRST FLOOR**

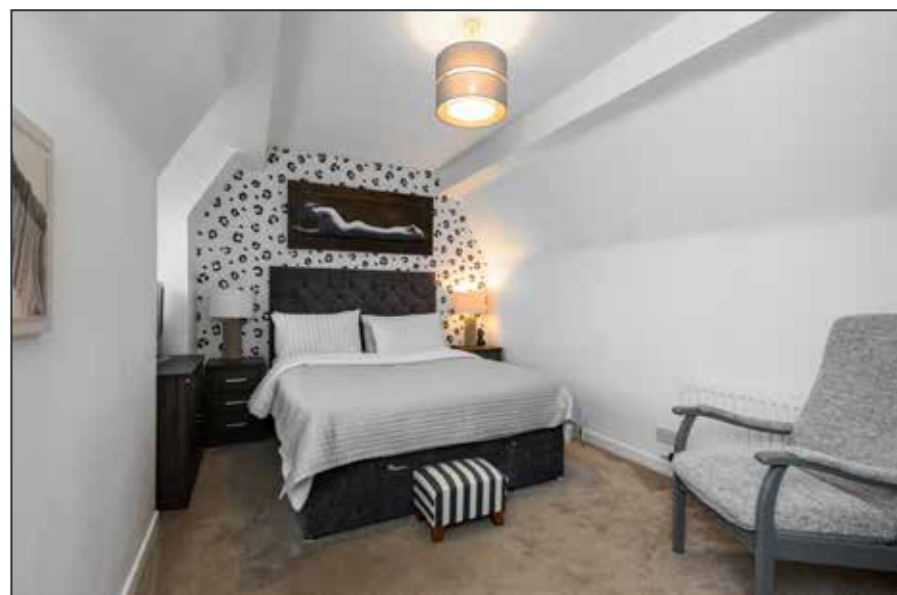
**WALK IN LINEN CUPBOARD:**  
**8' 10" x 2' 11" (2.69m x 0.89m)**



**BATHROOM:**

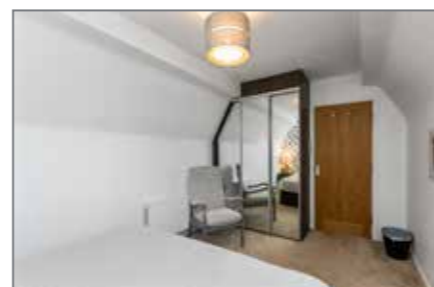
Luxury four piece white suite comprising panelled bath with mixer tap, walk-in shower enclosure with thermostatically controlled drencher shower and telephone hand shower, pedestal wash hand basin with mixer tap, low flush wc, fully tiled walls, ceramic tiled floor, extractor fan.





**BEDROOM (2):**

14' 9" x 9' 2" (4.5m x 2.79m)  
Sea glimpses, built-in robe with mirrored sliding doors.



**OUTSIDE**

Driveway offering ample parking for several vehicles, bordered by lawn and planting. Enclosed, spacious rear garden in lawn with patio area bordered by fencing benefitting from open rural aspect.

**GARAGE:**

18' 4" x 11' 10" (5.59m x 3.61m)

Light and power, window, Worcester gas fired boiler, Hormann electric up and over door.



**BEDROOM (3):**

11' 2" x 7' 7" (3.4m x 2.31m)



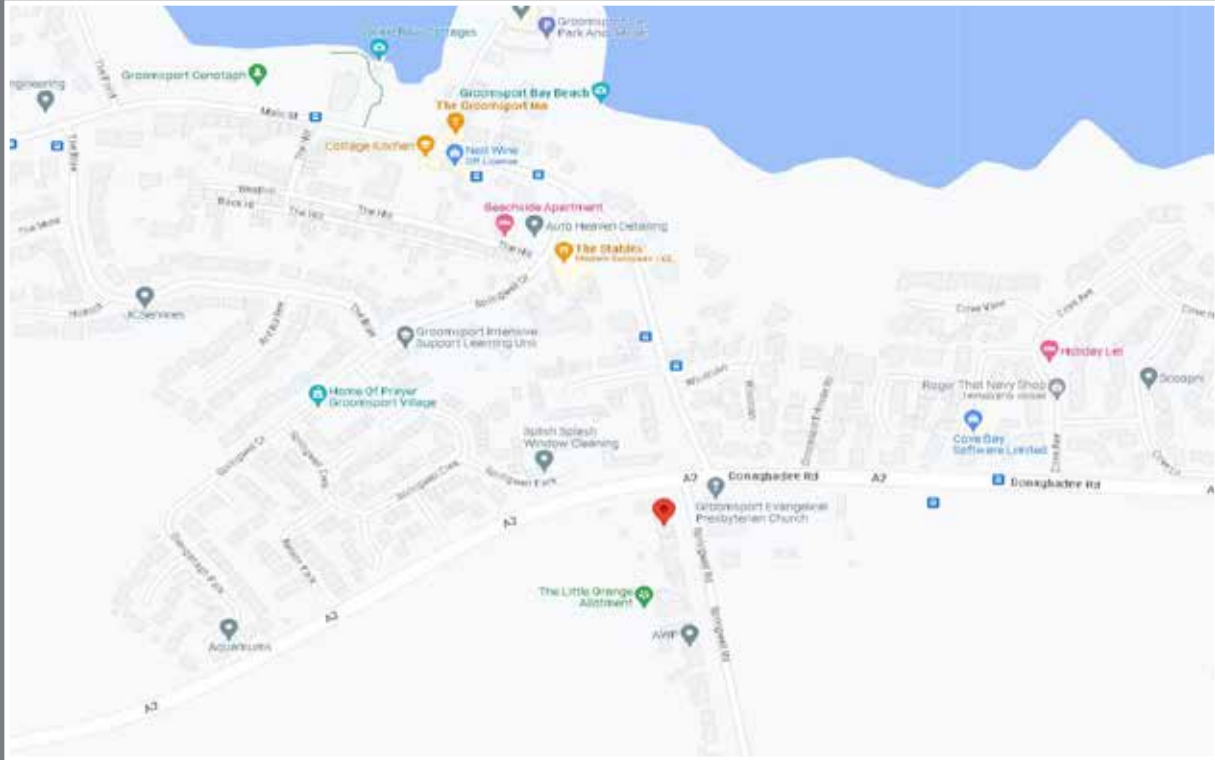
**SEPARATE WC:**

Vanity unit with mixer taps, wood laminate floor, Velux window





# Location



Travelling towards Donaghadee from Bangor along the Groomsport Bypass, Springwell Road is on the right hand side opposite Groomsport Village.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/J/23/AN



EPC REF: 9229-4931-0292-6391-6994

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.