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7 COVE LANE, GROOMSPORT, BT19 6HS
OFFERS AROUND £449,950

**Scan for Property Details
and to Arrange a Viewing**



The Property

This fantastic extended detached family home occupies a prime position within this popular coastal development which offers residents direct access to the beach and coastal path making it a very special place to live. This property is incredibly spacious and with its versatile and flexible accommodation provides a wide range of different layouts to suit the needs of the home owners.

The ground floor comprises spacious living room with attractive fireplace, gas coal effect fire and double glazed door to outside, family room with solid wooden floor and double glazed French doors to outside, dining room with solid wooden floor and stylish kitchen, with range of high and low level units and quartz work surfaces, which is extended into a casual dining/family area. Upstairs this fine home is further enhanced by having up to six bedrooms, one of which could be that all important home office if required. The main bedroom has an en suite shower room and there is also a separate family bathroom with four piece suite which includes bath and separate shower.

Outside there is a tarmac driveway to the front with parking and a fully enclosed rear garden with paved patio barbecue area and southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating, double glazed windows, utility room, downstairs WC and integral garage with electric roller door.

Recent sales of other properties within this development have been extremely successful and this one should be no different. Demand is anticipated to be high and to a wide range of prospective purchasers. The property is conveniently positioned with easy access into Groomsport village, ideally along the beach via the pathway within the development. Groomsport is a popular and picturesque village with amenities which include shops, restaurants and harbour and also offers easy access to Bangor, Ballyholme and Donaghadee. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.

Property Features

- Exceptional Extended Detached Family Home Within Popular Residential Development
- Pathway Within the Development Allowing Access onto the Beach
- Well Presented Throughout Leaving Little Left to do But Move Your Furniture in and Enjoy
- Versatile and Flexible Accommodation
- Living Room with Attractive Fireplace, Gas Coal Effect Fire and Double Glazed Door to Outside
- Family Room with Solid Wooden Floor and Double Glazed French Doors to Outside
- Dining Room with Solid Wooden Floor
- Superb Modern Fitted Extended Kitchen with Quartz Work Surfaces and Casual Dining/Family Area with Double Glazed Sliding Patio Door to Outside
- Separate Utility Room
- Six Well Proportioned Bedrooms, One of Which Could be that All Important Home Office if Required
- Main Bedroom with En Suite Shower Room
- Family Bathroom with Four Piece Suite to Include Bath and Separate Shower



Property Features

- Additional Downstairs WC
- Phoenix Gas Heating
- Double Glazed Windows
- Tarmac Driveway with Parking
- Integral Garage with Electric Roller Door
- Fully Enclosed Rear Garden in Lawns with Paved Patio Barbecue Area and Southerly Aspect Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Easy Access into Groomsport Village and its Amenities Along the Coastal Path and Beach
- Amenities Include Shops, Restaurants and Picturesque Harbour
- Ballyholme, Bangor and Donaghadee Also Easily Accessible
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential

Accommodation

Ground Floor

Covered Entrance
Porch

Reception Hall

Downstairs WC

Living Room
20'11" x 13'10"

Family Room
13'4" x 9'4"

Dining Room
11'8" x 10'7"

Extended Kitchen to
Casual Dining/Family
Area
25'9" x 12'8"

Utility Room
13'6" x 6'6"

First Floor

Landing

Bedroom One
13'8" x 12'1"

En-Suite Shower Room

Bedroom Two
11'7" x 10'8"

Bedroom Three
10'2" x 9'5"

Bedroom Four
14'9" x 8'8"

Bedroom Five
10'4" x 8'8"

Bedroom Six or Home
Office
9'11" x 8'9"

Bathroom

Outside

Integral Double Garage
18' x 11'1"

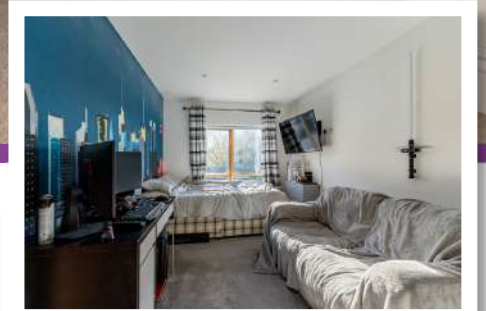
Fully Enclosed Rear
Garden in Lawns

Paved Patio Barbecue
Area with Southerly
Aspect

For more information
and photographs
regarding the
accommodation in this
property, please visit:
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Directions

Heading from Bangor and Groomsport in the direction of Donaghadee turn left into Cove Bay development.



All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		76	76
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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