



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**36 GROOMSPORT HOUSE ROAD, GROOMSPORT, BT19 6GH**  
**OFFERS AROUND £359,950**

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



# The Property

Here is an excellent opportunity to purchase a fantastic larger-than-it-looks end town house, with sea views, which is situated on a peaceful coastal location in the popular village of Groomsport. Set in the former grounds of Groomsport House Hotel there are beautifully manicured gardens, private tennis court and direct access to the beach purely for the use of residents and their guests. This property, as mentioned previously, is deceptively spacious and offers a range of different layouts to suit the needs of the home owners.

The ground floor comprises living room with French doors through to a family room. The family room has picturesque views of the Irish Sea and double glazed French doors to outside. Also situated off the living room is a good sized kitchen with casual dining area. Lastly, there is a cosy snug which would also be ideal for a home office. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with picturesque views, en suite shower room and privately owned balcony which is a wonderful space to enjoy the scenery and watch the world go by. There is also a shower room with three piece white suite which includes large walk-in shower cubicle. Outside the property affords that all important low maintenance aspect with front courtyard and privately owned landscaped rear and side garden areas with attractive brick paviour terrace, planting with shrubs and views over the communal gardens and tennis court to the sea. This property also comes with two private allocated car parking spaces and there is plenty of additional visitor parking. Other benefits include Phoenix Gas heating, uPVC double glazed windows, downstairs WC and utility room.

Groomsport village and its amenities are easily accessible along the coastal path. Donaghadee, Ballyholme and Bangor town centre are also close by. Properties of this nature rarely make it to the open market and as a result we expect demand to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.

## Property Features

- Attractive End Town House in Popular and Sought After Location
- Picturesque Views Over the Communal Gardens and Tennis Court to the Irish Sea
- Direct Access to the Coastal Path and Beach for Residents and Their Guests
- Quiet Yet Convenient Cul-de-Sac Position
- Deceptively Spacious with Versatile and Flexible Accommodation
- Living Room with uPVC Double Glazed French Doors to Family Room
- Family Room with Picturesque Views and uPVC Double Glazed French Doors to Outside
- Good Sized Kitchen with Casual Dining Area
- Separate Utility Room
- Ground Floor Snug Which Would Be Ideal as a Home Office
- Four Well Proportioned Bedrooms Including Main Bedroom with Picturesque Views Over the Communal Gardens and Tennis Court and Beyond to the Irish Sea, En Suite Shower Room and Privately Owned Balcony
- Shower Room with Three Piece Suite to Include Large Walk-in Shower Cubicle
- Additional Downstairs WC





**Offers Around £359,950**  
End Townhouse  
4 Bedrooms  
2 Receptions

## Property Features

- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Two Privately Owned Parking Spaces
- Additional Visitor Parking
- Private Tennis Court for Residents' Use
- Beautifully Presented and Manicured Communal Gardens
- Front Courtyard to this Property
- Easily Maintained Rear and Side Garden Areas in Attractive Brick Paviour Terrace, Loose Stones, Plants and Shrubs
- Rear Garden Has Picturesque Views of the Communal Gardens to the Irish Sea
- Groomsport Village Easily Accessible Along the Coastal Path
- Donaghadee, Ballyholme and Bangor Also Close By
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential

# Accommodation

## Ground Floor

Enclosed Entrance Porch

Reception Hall

Living Room  
13'4" x 11'9"

Family Room  
14'3" x 12'7"

Kitchen with Casual Dining Area  
18'8" x 12'8"

Snug or Home Office  
10'9" x 7'5"

Utility Room

Downstairs WC

## First Floor

Landing

Bedroom One  
16' x 14'4"

En-Suite Shower Room

Bedroom Two  
13' x 9'9"

Bedroom Three  
14'10" x 12'

Bedroom Four  
10'11" x 8'11"

Bathroom

## Outside

Two Allocated parking Spaces

Privately Owned  
Landsaped Rear & Side Garden

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

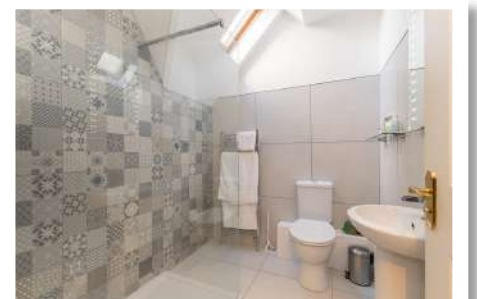
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# Directions

Heading out of Bangor go past Groomsport and, just before Cove Bay, Groomsport House Road is on the left hand side.



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	75	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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