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**4 Groomsport House Road**

**Groomsport  
BT19 6GH**

**Offers In Region Of £175,000**



## 4 GROOMSPORT HOUSE ROAD, BT19 6GH

- Fantastic first floor apartment within an exclusive development
- Two well-proportioned bedrooms
- Lounge / dining area
- Fitted kitchen
- Spacious bathroom
- Sought-after location with easy access to the beach and Groomsport village
- Gas fired central heating and double glazed windows
- Allocated parking space and storage
- No onward chain
- Contact the office to arrange your viewing



### Property Description

This is an ideal opportunity for a first time buyer, purchaser wishing to downsize or those looking for a coastal holiday home. The accommodation features a lounge / dining area with plenty of natural light and opens to a fitted kitchen. The two well-proportioned bedrooms are complemented by a spacious bathroom.

Located within the exclusive Groomsport House development the apartment also benefits from it's proximity to the village and direct access to the beach, communal gardens, a tennis court, BBQ area and coastal walks. Other features include gas fired central heating, double glazed windows and an allocated parking space.

Well presented and with no onward chain, we strongly recommend a viewing to fully appreciate all that is on offer within this unique development.







## Property Comprise s

### COMMUNAL ENTRANCE HALL

Stairs and elevator access to the first floor.

### ENTRANCE HALL

Intercom system; double panel radiator.

### LOUNGE / DINING AREA 17' 9" max x 13' 8" max (5.41m x 4.17m)

Double panel radiator.

### OPEN PLAN FITTED KITCHEN 10' 8" x 10' 5" (3.25m x 3.18m)

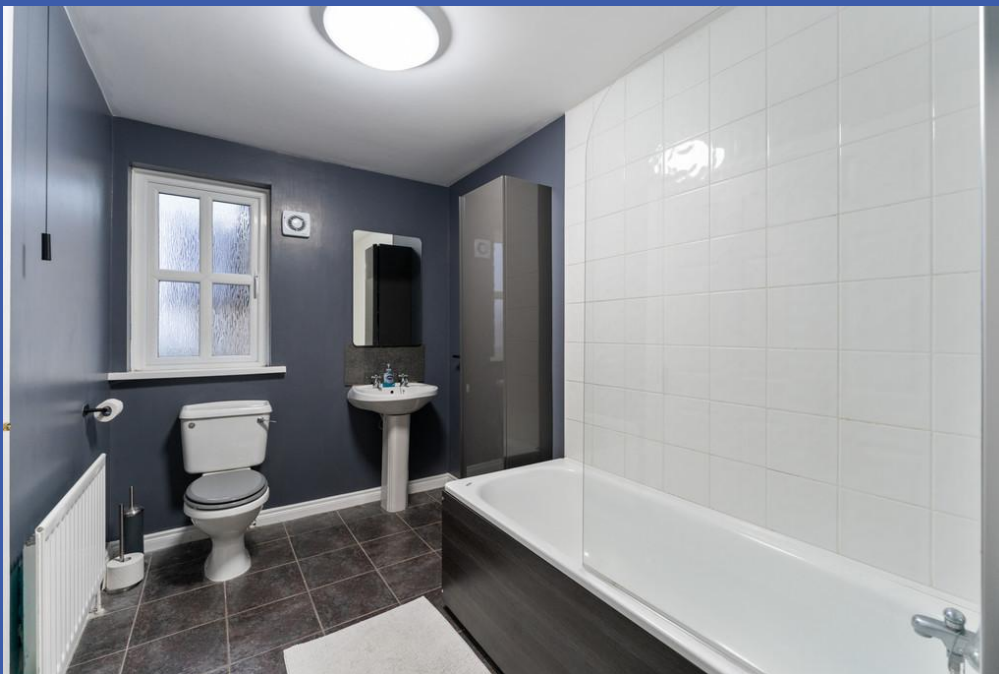
Excellent range of high and low level units with drawers and complementary work surfaces; four ring stainless steel gas hob and electric under oven; extractor hood; integrated fridge / freezer; integrated washer / dryer' built-in gas boiler; ceramic tile floor; double panel radiator; partly tiled walls.

### MASTER BEDROOM 14' 11" x 9' 6" (4.55m x 2.9m)

Wood laminate floor; double panel radiator; access to bathroom.







**BEDROOM 2 13' 2" x 8' 4" (4.01m x 2.54m)**  
Feature corner window; double panel radiator.

**SPACIOUS BATHROOM**

White suite comprising panelled bath with thermostatic shower; pedestal wash hand basin; low flush WC; ceramic tile floor; single panel radiator.

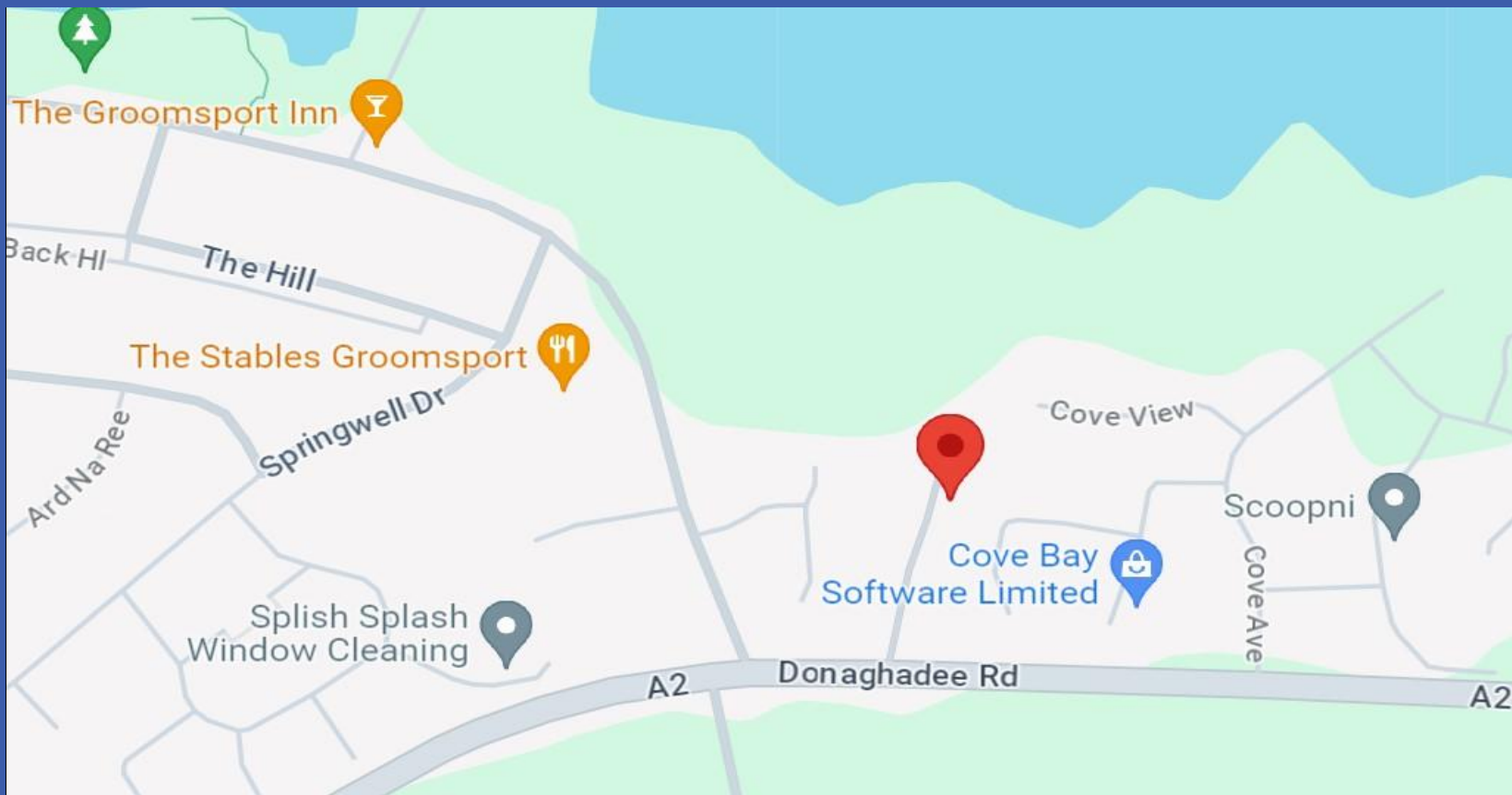


## OUTSIDE

Allocated parking space with private storage shed. Access to communal gardens, Groomsport beach, BBQ area and tennis court.







**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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