



25 Seahaven Avenue | Groomsport | BT19 6PQ

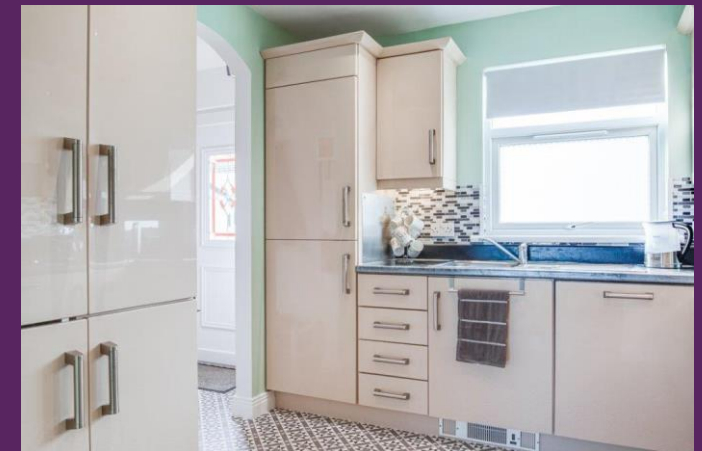
02891 180081 | viewings by appointment 7 days a week

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25 Seahaven Avenue

- * Fantastic bungalow style home within a popular seafront location
- * Beautifully presented throughout and ready to move into
- * Living room with feature multi-fuel burning stove and access to a large decking area
- * Dining hall open plan to kitchen with double doors to the living room
- * Two double bedrooms, master benefitting from en-suite shower room and walk-in wardrobe
- * Bathroom with three piece suite
- * Useful utility room
- * Secure development for over 45's
- * Paviour driveway with parking for 2 cars
- * Front laid in decorative pebbles and side garden laid in lawn
- * Rear garden laid in lawn with feature raised decking area
- * Gas fired central heating with new boiler recently installed
- * Upgraded insulation recently added to provide maximum fuel efficiency
- * Not suitable for letting/Airbnb

Offers Around: £120,000



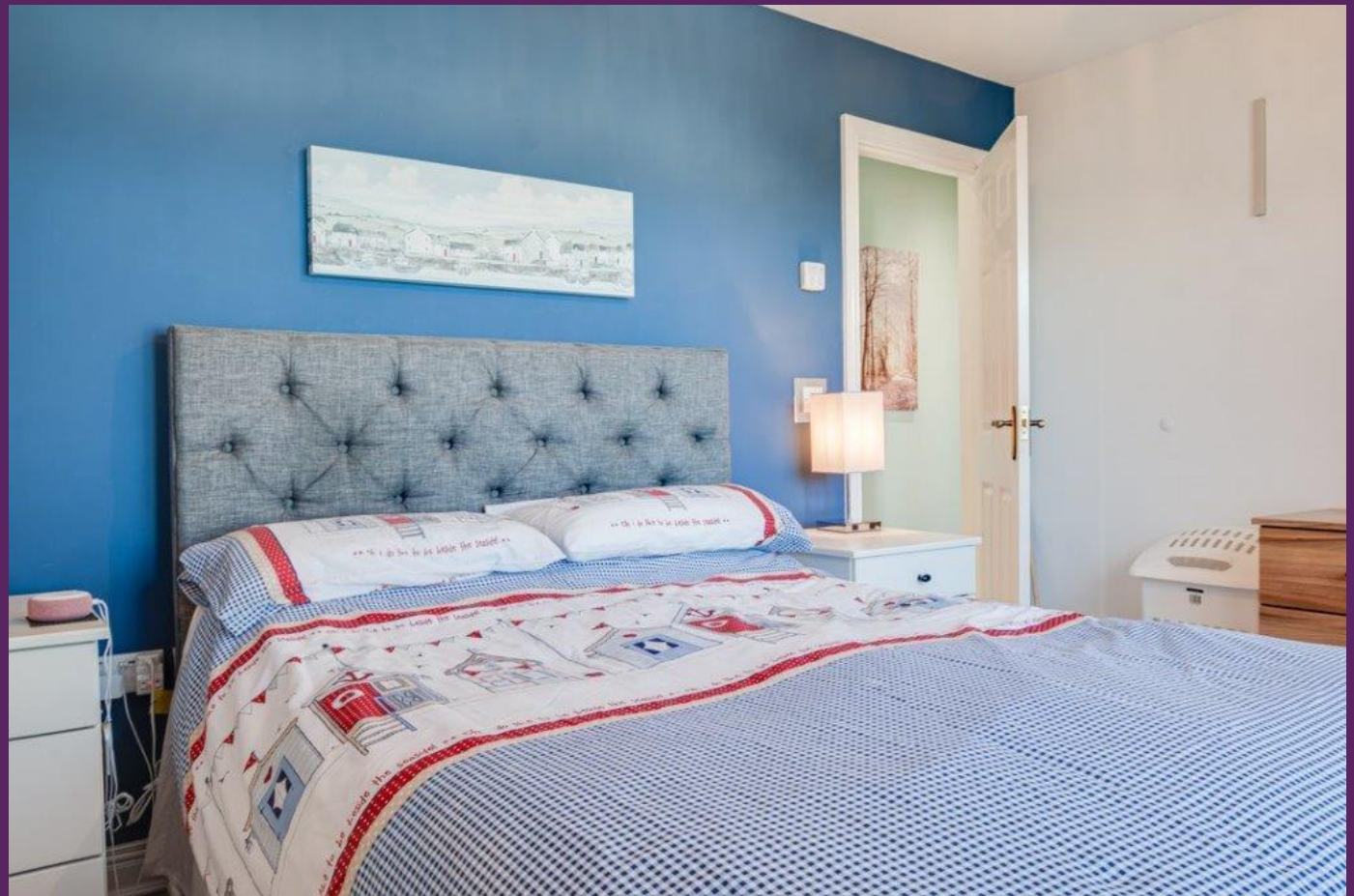
A Gem By The Sea!

This is a fabulous opportunity to purchase a fantastic bungalow style home within a very popular development located on the stunning North Down coastline. The property is beautifully presented to a high standard and needs nothing but a new owner looking to live in an idyllic coastal location close to the fabulous sandy beach!

Internally the property comprises of a dining hall with double doors to a good sized living room with a feature multi fuel burning stove and French doors to the raised decking area. The dining hall is open plan to a well equipped kitchen and there is a separate utility room. The accommodation is completed by a bathroom with three piece white suite and two good-sized double bedrooms, the master benefitting from an en-suite bathroom and walk-in wardrobe.

Externally, the front is laid in decorative pebbles and there is a side garden laid in lawn. To the rear is a garden laid in lawn and a feature raised decking area, the ideal spot to relax with a glass of wine in the fresh sea air and enjoy the location and the lifestyle it provides. There is also a pavior driveway with parking for 2 cars.

Seahaven Avenue is conveniently located close to the village of Groomsport where you will find a range of amenities and local transport links. With the beautiful coastline of this part of the country on your doorstep, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC front door to...

DINING HALL: 15'11 x 9'2 (4.85m x 2.79m) Laminate wooden flooring, recessed lighting. Glazed double doors to the living room. Open plan to...

KITCHEN: 9'4 x 8'10 (2.84m x 2.69m) Range of high and low level high gloss units, marble effect work surfaces, 1 ½ bowl single drainer stainless steel sink unit, integrated fridge freezer, integrated dishwasher, built in double oven, 4 ring gas hob and concealed extractor hood. Ceramic tiled floor. Recessed lighting. Arch to...

UTILITY ROOM: 6'2 x 5'9 (1.88m x 1.75m) Single drainer stainless steel sink unit with mixer tap, range of units, plumbed for washing machine. Ceramic tiled floor. Door to rear.

LIVING ROOM: 18'5 x 12'2 (5.61m x 3.71m) Laminate wooden flooring. Multi-fuel burning stove with slate hearth. Recessed lighting. Sliding door to large decking area.

INNER HALL: Recessed lighting. Ladder access to floored storage space. Cloaks cupboard.

MASTER BEDROOM: 12'5 x 9'2 (3.78m x 2.79m) Walk-in wardrobe.

EN-SUITE SHOWER ROOM: Three piece white suite comprising fully tiled shower cubicle, vanity unit with wash hand basin and low flush WC. Stainless steel heated towel rail. Part tiled walls, ceramic tiled floor. Extractor fan.

BEDROOM (2): 9'9 x 8'10 (2.97m x 2.69m) Built-in double wardrobe with sliding doors.

SHOWER ROOM: Three piece white suite comprising a corner panelled bath with mixer taps and telephone hand shower, vanity unit with wash hand basin and a low flush WC. Heated towel rail. Part tiled walls, ceramic tiled floor. Extractor fan.

OUTSIDE

Front garden laid in decorative pebbles with Astroturf area. Garden storage with power and light. Side and rear gardens laid in lawn. Feature raised decking area. Outside light, water tap and power supply.

Brick pavior driveway with parking for 2 cars.



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