

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**BRAESIDE, 21 ORLOCK
ROAD, GROOMSPORT,**

OFFERS AROUND £360,000

Braeside

This lovely bungalow enjoys an elevated position in Orlock with sea views and is surrounded by beautiful National Trust land.

Spacious throughout, the accommodation comprises living room with stunning sea views and a wood burning stove, modern kitchen with space for dining and separate utility room, large bathroom with white suite, three good sized bedrooms, two with built in wardrobes, master with ensuite shower room and several storage areas.

To the front of the home, there is a driveway for multiple vehicles, area in lawn, sea views and mature plants, shrubs and trees and to the rear, a garage, area in lawn, shed, greenhouse and also benefits from being fully enclosed.

Close to both Donaghadee, Ballyholme and the wide range of amenities that are on offer, this unique home is in a great location and we recommend viewing at your earliest convenience.



Key Features

- Detached Bungalow With Uninterrupted Sea Views
- Large Living Room With Wood Burning Stove And Sea Views
- Modern Kitchen With Space For Dining And Separate Utility Room
- Large Family Bathroom With White Suite
- Three Double Bedrooms, Master With Ensuite Shower Room
- Parking For Multiple Vehicles And Garage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Is Highly Recommended For This Unique Home



Accommodation

Comprises:

Entrance Porch

Sea views, glazed door to hallway.

Entrance Hall

Access to roofspace, storage cupboard.
Roofspace with velux rooflights.

Living Room

22'0 x 10'0
Sea views, Inglenook style fireplace with slate hearth and wood burning stove.

Kitchen

16'0 x 11'0
Modern range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated fridge, integrated freezer, "Bosch" built in oven, "Bosch" 4 ring hob with stainless steel extractor fan and hood, space for dining, vinyl flooring, sea views.

Utility Room

10'0 x 6'0
Modern range of high and low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, single stainless steel sink with mixer tap and built in drainer, part tiled walls, vinyl flooring, extractor fan, door to rear garden.

Bedroom 1

11'0 x 10'1
Double room with ensuite shower room.

Ensuite

White suite comprising low flush wc, vanity unit with sink, storage, mixer tap and tiled splashback, tiled shower enclosure with "Mira" Sport overhead shower and glazed door, recessed spotlighting, part tiled walls, vinyl flooring, extractor fan.

Bedroom 2

14'0 x 11'0
Double room with built in robes.

Bedroom 3

14'0 x 9'0
Double room with built in robes.

Bathroom

White suite comprising low flush wc, panelled bath with hand shower set, vanity unit with sink, storage, mixer tap and tiled splashback, corner shower enclosure with "Mira" Sport overhead shower and glazed door, wall mounted chrome radiator, part tiled walls, recessed spotlighting, vinyl flooring, extractor fan.

Outside

Front: Sea views, tarmac driveway for multiple vehicles, area in lawn, bedding areas, mature plants, shrubs and trees, access to garage.
Rear: Area in lawn, access to garage, paved walkway, shed, greenhouse, mature plants, shrubs and trees, outside tap, outside light, oil storage tank, fully enclosed.

Garage

Single garage with power and light.











Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUP.

21 Orlock Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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