



7 Cove Avenue, Groomsport,
County Down, BT19 6HX

Asking Price: £255,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Located in this extremely popular residential area, with direct access to the coastal path and beach, here is an ideal opportunity to purchase an attractive mid town house property with no onward chain.

The ground floor comprises living room with fireplace and Multi fuel stove, good sized kitchen, which is open plan to casual dining/family area with double glazed French doors to the rear garden. A utility room completes the ground floor layout.

Upstairs this fine home is further enhanced by having four well proportioned bedrooms, including main bedroom with an ensuite shower room. There is also a fully tiled bathroom with four piece white suite to include panelled bath and separate shower cubicle.

Outside there is an easily maintained front garden in lawns and fully enclosed rear garden in paved patio and mature planting. Other benefits include Phoenix Gas heating, double glazed windows, garage to the rear of the property, cloakroom with WC and resident and visitor parking.

This property is expected to have wide ranging appeal to a host of potential purchaser's including first time buyers, young professionals, families and those looking to downsize.

Entrance Porch

Hardwood framed front door with double glazed side panels, ceramic tiled floor, recessed spotlights.

Cloakroom / WC

Luxury white suite comprising: Concealed cistern dual flush WC, vanity unit with mixer taps, ceramic tiled floor, extractor fan and recessed spotlights.

Lounge

19'10" x 14 (6.05m x 14)

Solid wooden floor, Multi fuel stove with granite hearth, recessed spotlights, cloaks cupboard.

Kitchen / Dining

19'10" x 14 (6.05m x 14)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces and breakfast bar, built in stainless steel oven and 4 ring gas hob, stainless steel chimney extractor fan, stainless steel splashback, integrated fridge freezer, ceramic tiled floor, recessed spotlights. Open plan to dining area with hardwood double glazed French doors to rear garden.

Utility Room

7' x 4'6" (2.13m x 1.37m)

Excellent range of high and low level units, laminated work surfaces, plumbed for washing machine, ceramic tiled floor, Gas fired boiler.

First Floor Landing

Access to roof space, hot press with storage above.

Bedroom 1

12'1" x 10'8" (3.68m x 3.25m)

Ensuite shower room

White suite comprising: Fully tiled built in shower cubicle with Aqualisa shower, low flush WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls, extractor fan and recessed spotlights.

Bedroom 2

9'9" x 8'7" (2.97m x 2.62m)

Bedroom 3

9'9" x 8'7" (2.97m x 2.62m)

Bedroom 4

9'2" X 7'4" (2.8m X 2.24m)

Bathroom

White suite comprising: Panelled bath, fully tiled built in shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, part tiled walls, ceramic tiled floor, extractor fan and recessed spotlights.

Outside

Car parking space to front and 2 additional visitors parking space. Access to additional parking at Garage.

Garage

18'7" x 9'11" (5.66m x 3.02m)

Roller door, power and light, rear access leading to back garden.

Gardens

Front garden in well tended lawns. Enclosed landscaped rear garden in mature shrubs and patio area. Outside tap and light. Access from rear garden via pebbled pathway to Garage at rear.

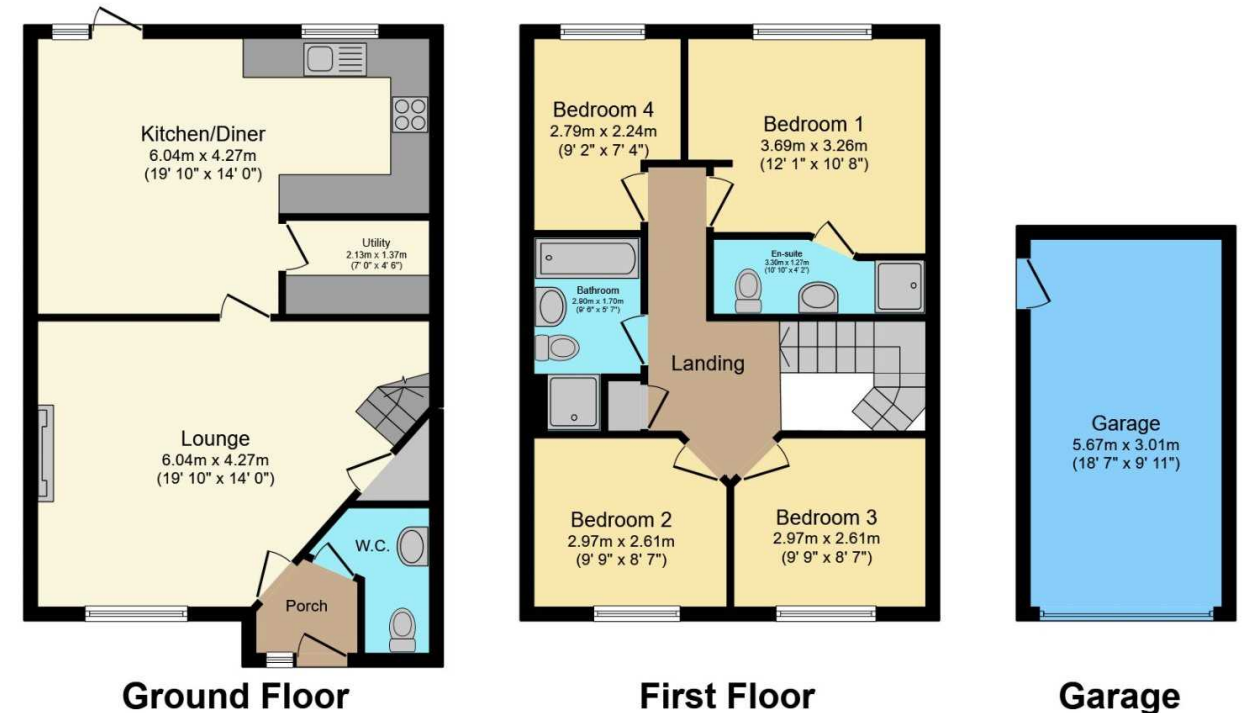
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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 124.5 m² (1,340 sq.ft.) approx

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