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13 Cove Avenue

Groomsport
BT19 6HX

Offers In Region Of £395,000

13 COVE AVENUE, GROOMSPORT, BT19 6HX

- Spacious three-storey Town House providing flexible accommodation
- Five well-proportioned bedrooms
- Lounge with gas fireplace and access to a balcony
- Fitted kitchen and dining area with French Doors to garden
- Family bathroom, en suite shower room and ground floor cloak room
- Sought-after location with easy access to the beach and Groomsport village
- Driveway and integral garage with utility area
- Gas fired central heating and double glazed windows
- Enclosed rear landscaped garden
- Contact the office to arrange your viewing



Property Description

This bright and spacious three-storey Town House provides flexible and well-proportioned accommodation. With easy access to the beach and Groomsport village, this sought-after development will appeal to a variety of buyers.

The reception hall leads to a modern fitted kitchen and dining area with French Doors to the rear garden. The first floor comprises two bedrooms and a formal lounge with gas fireplace and French Doors to a balcony enjoying a sunny aspect.

The second floor features three further bedrooms, a large family bathroom and an en suite shower room. Other benefits include an integral garage with utility area, ground floor cloak room and an enclosed landscaped garden.

This is a fabulous opportunity to enjoy stylish coastal living and we would suggest an internal inspection to fully appreciate all that this property has to offer.







Property Comprise s

RECEPTION HALL

Solid wood floor; single panel radiator.

KITCHEN 10' 0" x 9' 8" (3.05m x 2.95m)

Excellent range of high and low level units with drawers and complementary work surfaces; stainless steel sink unit and side drainer; recess for gas range cooker; stainless steel extractor hood; recess for 'American' fridge / freezer; integrated dishwasher; tiled floor; recessed spotlights; open plan to dining room.

DINING ROOM 12' 7" x 10' 0" (3.84m x 3.05m)

French Doors to rear garden; solid wood floor; double panel radiator; recessed spotlights.

CLOAK ROOM

White suite comprising dual flush WC; pedestal wash hand basin; solid wood floor; single panel radiator; extractor fan.





FIRST FLOOR LANDING

Access to built-in closet; recessed spotlight.

FORMAL LOUNGE

Feature gas fireplace; solid wood floor; French Doors to balcony; double panel radiator; single panel radiator; recessed spotlights.

BEDROOM 3 11' 8" x 10' 1" (3.56m x 3.07m)

Walk-in wardrobe; single panel radiator.

BEDROOM 2 13' 6" x 9' 8" (4.11m x 2.95m)

Single panel radiator.





SECOND FLOOR LANDING

Built-in hot press; access to roof space; single panel radiator.

MASTER BEDROOM 14' 0" x 11' 9" (4.27m x 3.58m)

Double panel radiator. Sea views,

EN SUITE SHOWER

White suite comprising corner shower cubicle with electric shower; dual flush WC; pedestal wash hand basin; single panel radiator; recessed spotlights.

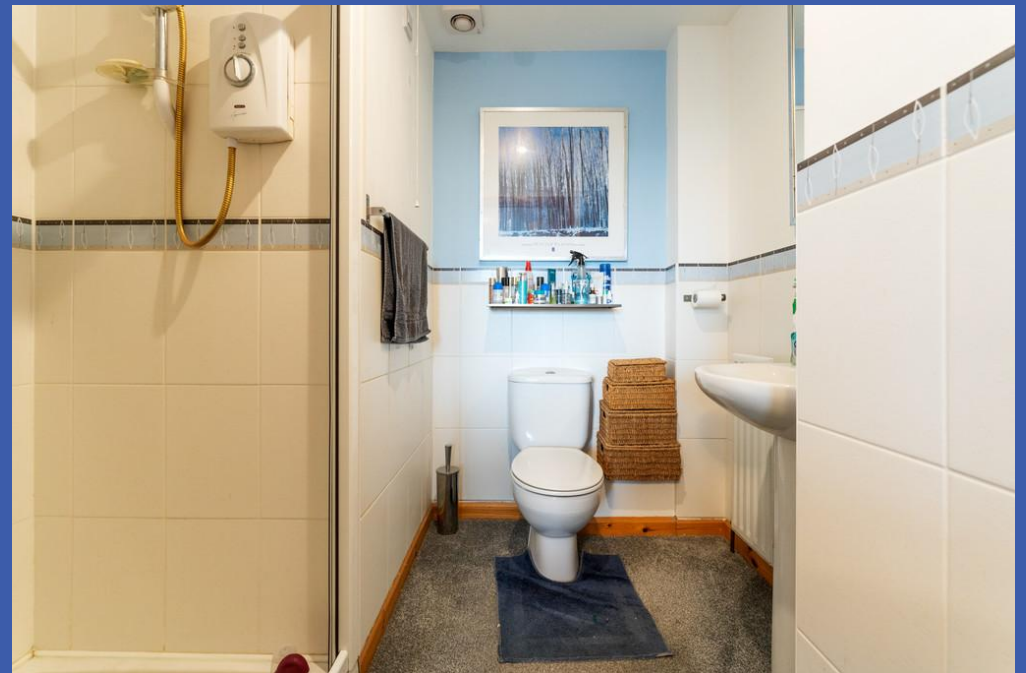
BEDROOM 4 11' 9" x 10' 1" (3.58m x 3.07m)

Single panel radiator.

BEDROOM 5 / HOME OFFICE 11' 0" x 8' 1" (3.35m x 2.46m)

Single panel radiator. Sea views.









SPACIOUS FAMILY BATHROOM

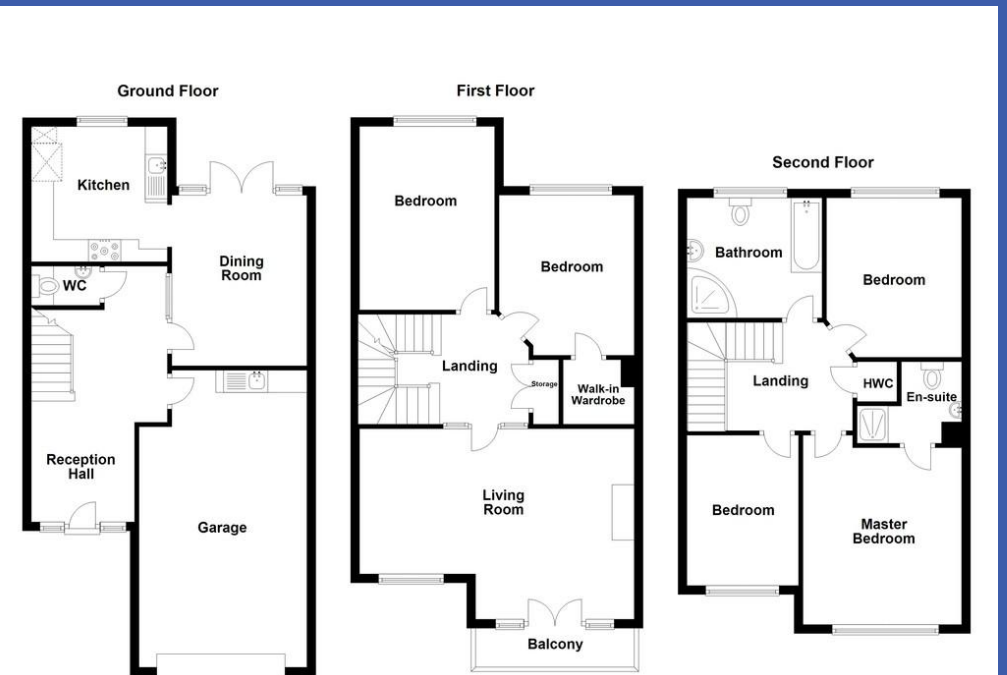
White suite comprising panelled bath with telephone hand shower over; dual flush WC; corner shower cubicle with thermostatic shower; pedestal wash hand basin; heated towel rail; tiled floor; recessed spotlights.

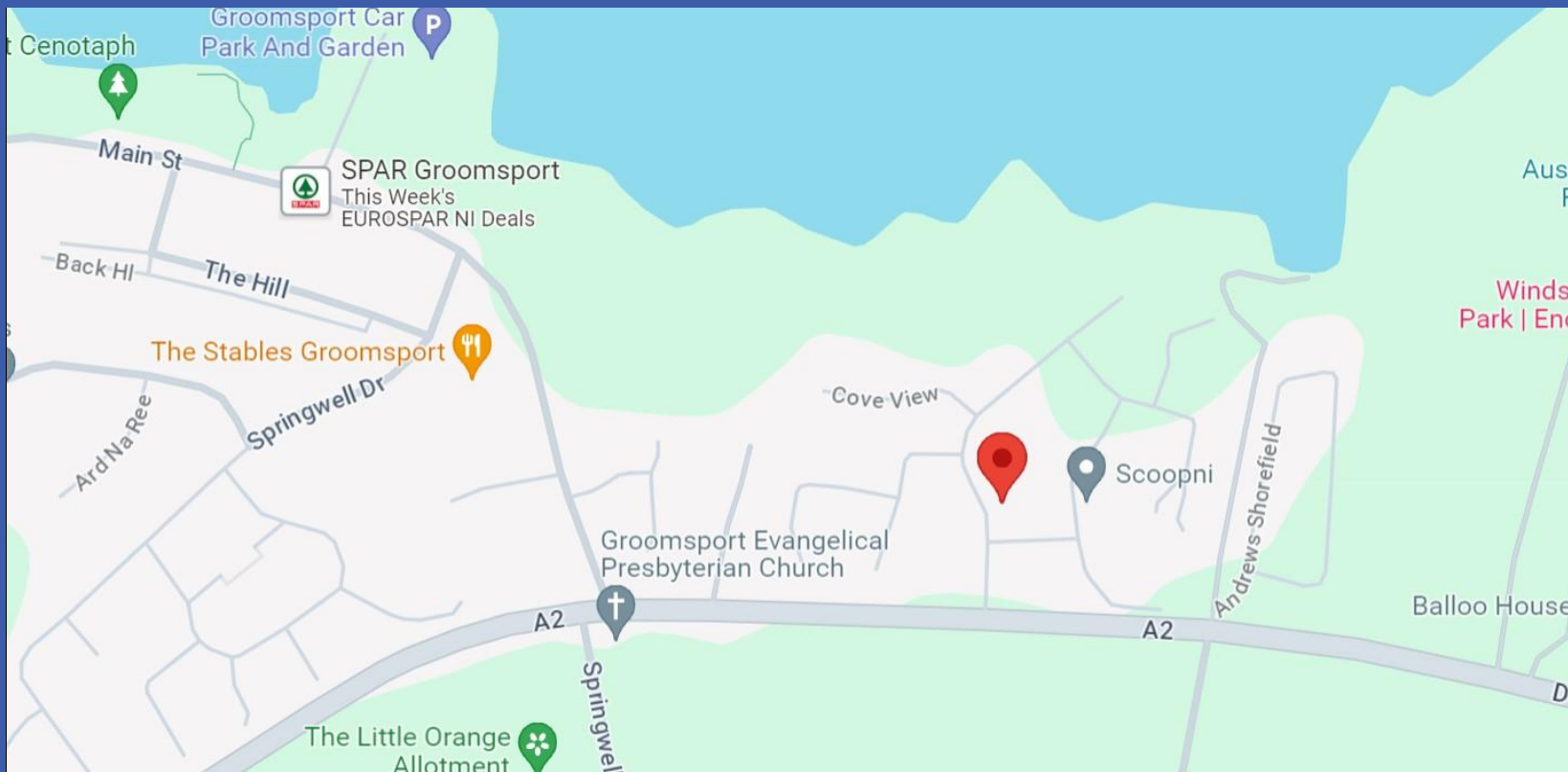
INTEGRAL GARAGE 21' 11" x 11' 9" (6.68m x 3.58m)

Complementary work surface and stainless steel sink unit; plumbed for washing machine; roller shutter door; light and power; gas boiler.

OUTSIDE

Enclosed rear garden and patio area; driveway to front with access to integral garage.





Directions:

Please see Map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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