



2 ORLOCK LANE

Groomsport BT19 6LS

Offers around **£399,950**

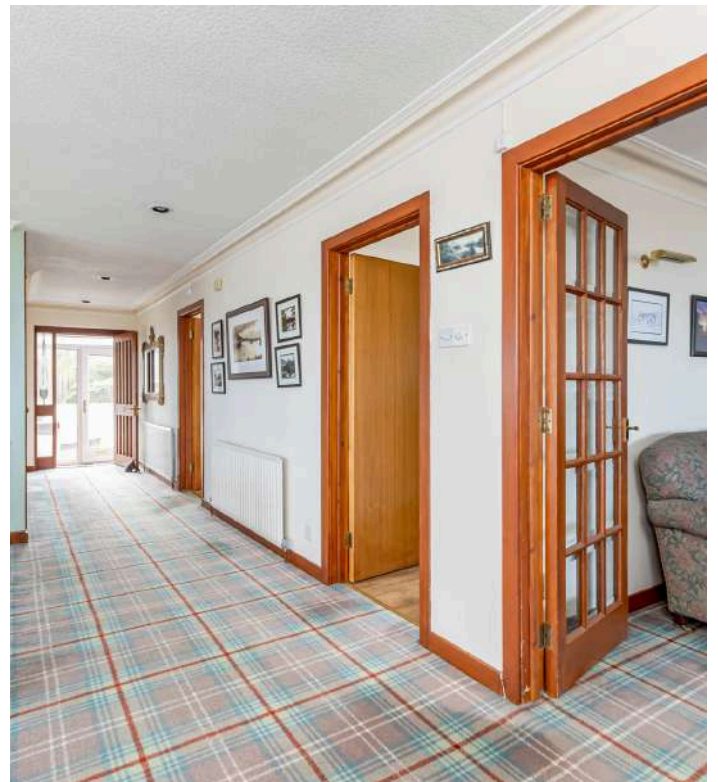


DETACHED | 5  | 4  | 3 

Located in the highly desirable and extremely popular area of Orlock, Groomsport, here is an ideal opportunity to purchase an outstanding detached property with stunning views of Belfast Lough, Irish Sea, Antrim coastline and beyond.

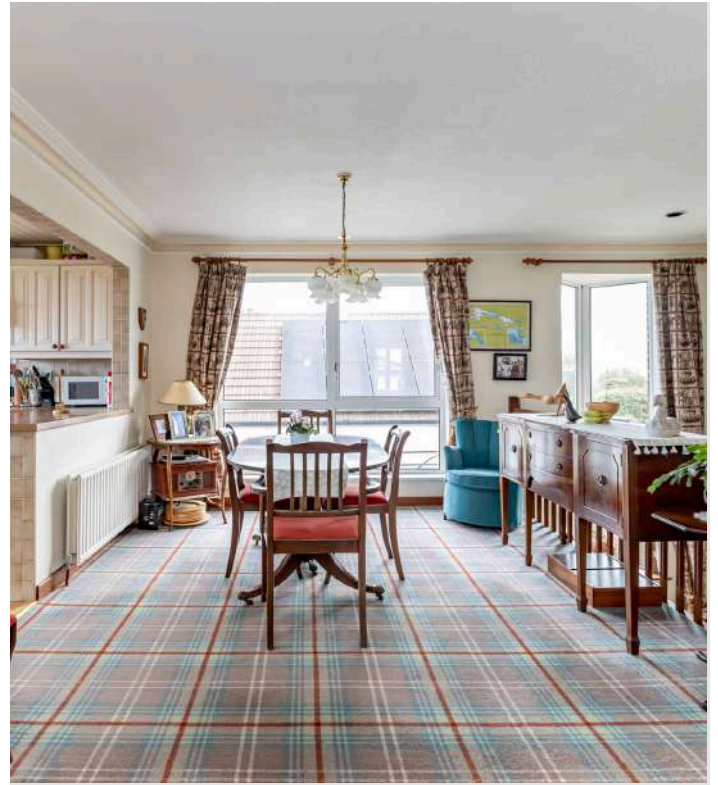
As you enter the property you will immediately notice that this property has been designed to maximise the fantastic outlook and aspect. The accommodation comprises large dining hall which is open plan to a kitchen with a solid oak floor. There is also a living room with a cast iron wood burning stove, three bedrooms, one of which would be ideal as a home office, and a bathroom with four piece suite. Stairs lead to a lower level which provides two further bedrooms and a large bathroom with four piece suite which includes bath with power jets and separate built-in shower cubicle. Other benefits include oil fired central heating, uPVC double glazed windows, utility room, detached garage and excellent storage.

Outside does not disappoint either. There is a front tarmacked terrace area and a driveway with excellent parking for numerous vehicles plus an additional parking area to the rear. There is also an easily maintained garden in lawns with vegetable garden and apple trees and a fantastic veranda which is the perfect place to take in the spectacular views and can be accessed from the living room or the kitchen.



KEY FEATURES

- Cleverly Designed to Maximize the Fantastic Outlook and Aspect to the Sea
- Dining Hall with Stunning Views of Belfast Lough, Antrim Coastline and Beyond, Open Plan to Kitchen
- Kitchen with Solid Oak Floor , Stunning Views and Double Glazed Doors to Veranda
- Living Room with Stunning Views, Cast Iron Wood Burning Stove and Double Glazed Doors to Veranda
- Five Well Proportioned Bedrooms, Two of Which Have Sea Views
- One Bedroom Could be That All Important Home Office
- Ground Floor Bathroom with Four Piece White Suite
- Large Bathroom on the Lower Level with Four Piece White Suite to Include Bath and Separate Shower
- Utility Room
- Rear Porch
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Tarmac Terrace Area



ROOM DETAILS

Ground Floor

- Enclosed Entrance Porch
- Reception Hall
- Kitchen
15'5" x 9'4"
- Living Room
16'11" x 12'5"
- Bedroom Three
12'5" x 11'1"
- Bedroom Four
12'5" x 10'
- Bedroom Five/Home
Office
9'9" x 9'5"
- Bathroom

Lower Level

- Hallway
- Primary Bedroom
19'9" x 11'9"
- Bedroom Two
10'5" x 9'10"
- Large Bathroom"
- Utility Room
- Rear Porch

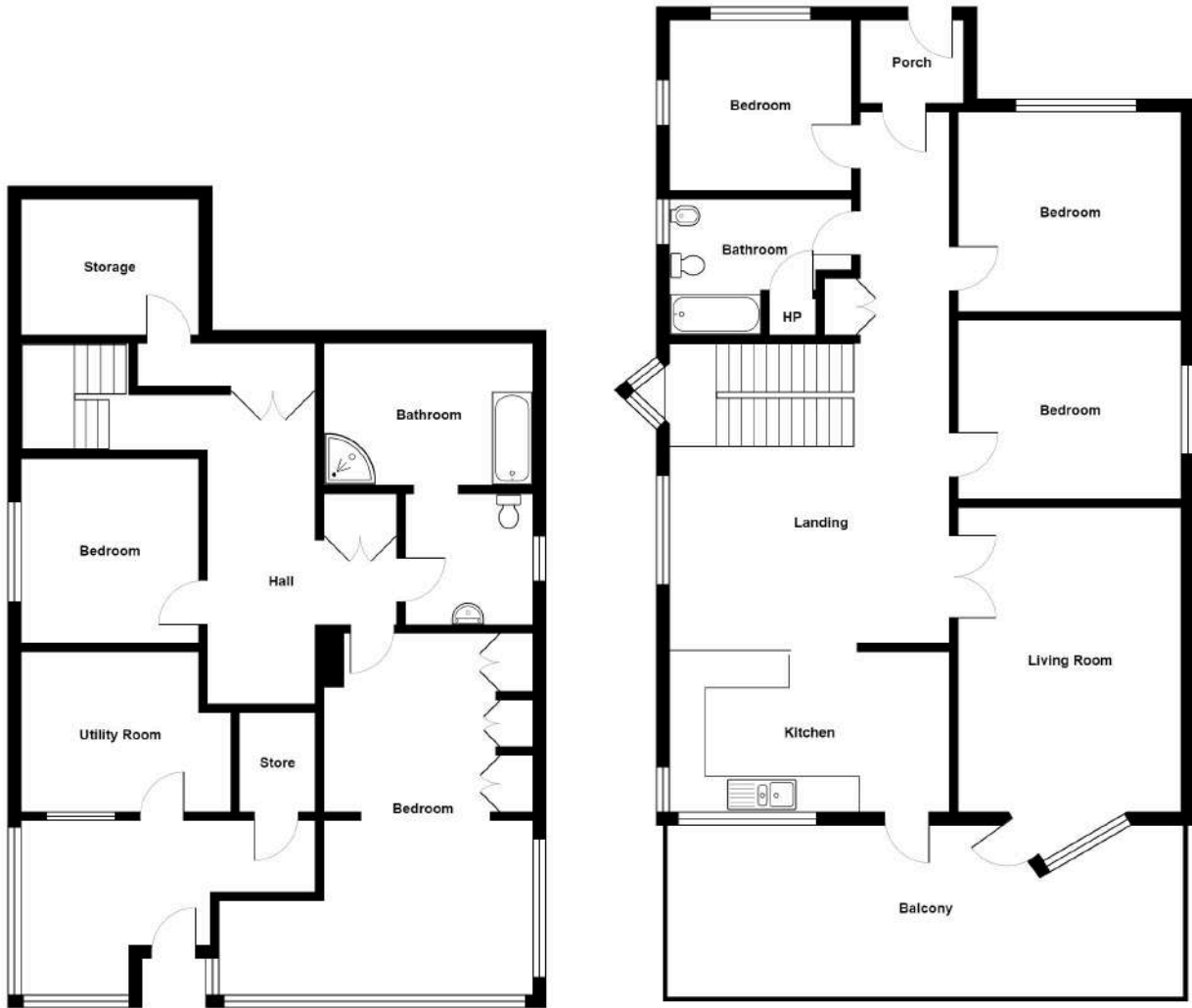
Outside

- Detached Garage
19' x 11'5"
- Large Tiled Veranda with
Stunning Views of Belfast
Lough, Antrim Coastline,
Irish Sea and Beyond to
Scotland and Mull of
Kintyre,
- Access from Both Kitchen
and Living Room.





FLOOR PLANS



All measurements are approximate and for display purposes only



DIRECTIONS

Heading out of Bangor go past Groomsport. Turn left onto Orlock Road and take the second laneway on your left into Coastguard Lane. Turn right into Orlock Lane and number 2 is on your left.



THE LOCAL AREA

Groomsport, though a small village, is a hiving community of boaters at the quiet harbour and those looking for delicious food from two main eateries, The Groomsport Inn pub and The Stables. Coffee shops and typical community stores make it a great place to stop.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		61
39-54 E	36	
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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