



36 ANDREWS SHOREFIELD

Groomsport, BT19 6LJ

Offers around **£299,950**



DETACHED | 4  | 2  | 2 

Ideally located in the outskirts of the popular coastal town of Groomsport this is a superb opportunity to purchase an attractive, modern, detached family home leaving little left to do but move your furniture in and enjoy.

KEY FEATURES

- Modern Detached Family Home
- Popular Coastal Location
- Well Presented Throughout
- Bright And Spacious Accommodation
- Good Sized Living Room With Bay Window And Countryside Views
- Modern Fitted Kitchen With Excellent Range Of Integrated Appliances And Island Unit, Open Plan To Living/Dining Space
- Separate Utility Room
- Ground Floor Wc
- Four Well Proportioned Bedrooms
- Master With En Suite Shower Room And Countryside Views
- Family Bathroom With Four Piece White Suite
- Country Aspect To The Side And Rear Of The Property



ROOM DETAILS

Ground Floor

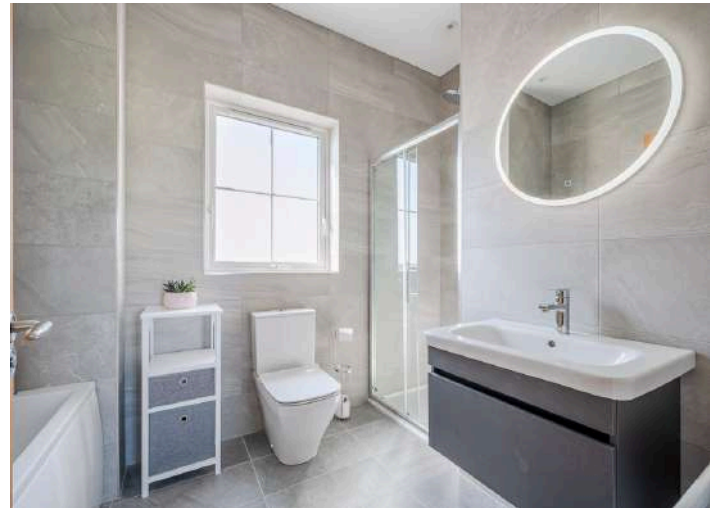
- Reception Hall
- Ground Floor WC
- Living Room
20' 0" x 12' 3"
- Kitchen Open Plan To
Living Dining Room
19' 6" x 19' 3"
- Utility Room
6' 0" x 5' 0"

First Floor

- Landing
- Bedroom One
12' 4" x 8' 5"
- En-Suite Shower Room
- Bedroom Two
14' 0" x 10' 4"
- Bedroom Three
12' 1" x 8' 4"
- Bedroom Four
11' 4" x 6' 7"
- Bathroom

Outside

- Low maintenance area to front with shed (included in sale),
- Tarmac Driveway providing parking for two to three cars
- Low maintenance enclosed rear garden in lawns with patio area and southerly aspect



DIRECTIONS

Heading from Bangor, past Groomsport village, Andrew Shorefield is on your left hand side. Number 36 is the last house in the row.



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	82	82
69-80 C		
55-68 D		
39-54 E		
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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