

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**9 HARBOUR ROAD,
GROOMSPORT, BANGOR,**

OFFERS OVER £350,000

Nestled in the charming Harbour Road of Groomsport, this detached house offers a picturesque setting with uninterrupted views of Groomsport Harbour and beyond. The property boasts a spacious layout with two reception rooms, four bedrooms, and a modern bathroom, making it an ideal space for families, downsizers, or even as a holiday retreat.

As you step inside, you are greeted by two reception areas, including a modern kitchen with ample space for dining, perfect for hosting gatherings or enjoying a quiet meal with a view. The four well-proportioned bedrooms provide comfort and flexibility, while the modern décor throughout the house adds a touch of elegance. The property has gas fired central heating and uPVC double glazed windows.

Conveniently located within walking distance to local amenities and in close proximity to Donaghadee and Bangor, this home offers both tranquillity and accessibility. Whether you're looking for a permanent residence or a holiday escape, this unique property caters to various lifestyles.

Don't miss the opportunity to own this deceptively spacious and beautifully appointed home in a sought-after location. Embrace the coastal charm and relaxed lifestyle that this property in Groomsport has to offer.



Key Features

- Detached Property In The Picturesque Village of Groomsport
- Four Well Proportioned Bedrooms And Two Reception Areas
- Well Maintained And Decorated To A Good Standard Throughout
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Viewing Is Highly Recommended For This Unique Home
- Uninterrupted Sea Views Overlooking Groomsport Harbour
- Walking Distance To All Local Amenities And Close To Donaghadee And Bangor
- Modern Kitchen With A Good Range Of Units And Space For Informal Dining
- Family Bathroom Comprising Of Three Piece White Suite And Downstairs W/C



Accommodation

Comprises:

Entrance Hall

Wood effect laminate flooring, storage under stairs.

W/C

White suite comprising vanity unit with sink, mixer tap and storage, low flush wc, wood effect laminate flooring, extractor fan.

Living/Dining Room

19'8" x 9'11"

Bay window, wood effect laminate flooring.

Kitchen/Dining

9'10" x 16'2"

Range of high and low level units, granite work surfaces, under mounted sink unit with mixer tap, integrated oven and grill, stainless steel extractor hood, plumbed for dishwasher and washing machine, enclosed gas fired boiler, recessed spotlighting, wood effect laminate flooring, double doors leading to enclosed rear yard, space for dining table.

First Floor

Landing

Wood effect laminate flooring, recessed spotlighting.

Bedroom 2

16'2" x 9'10"

Double bedroom, wood effect laminate flooring.

Bedroom 3

12'8" x 9'11"

Double bedroom, wood effect laminate flooring.

Office/Storage Room

5'10" x 8'5"

Wood effect laminate flooring.

Second Floor

Bedroom 1

23'6" x 12'6"

Double bedroom, built in storage, sliding doors onto balcony, recessed spotlighting and laminate wood effect flooring.

Bathroom

White suite comprising free standing bath with mixer tap and shower attachment, corner shower with wall mounted shower and sliding door, vanity unit with mixer tap and storage, low flush wc, recessed spotlighting, extractor fan, part tiled walls and wood effect laminate flooring.

Outside

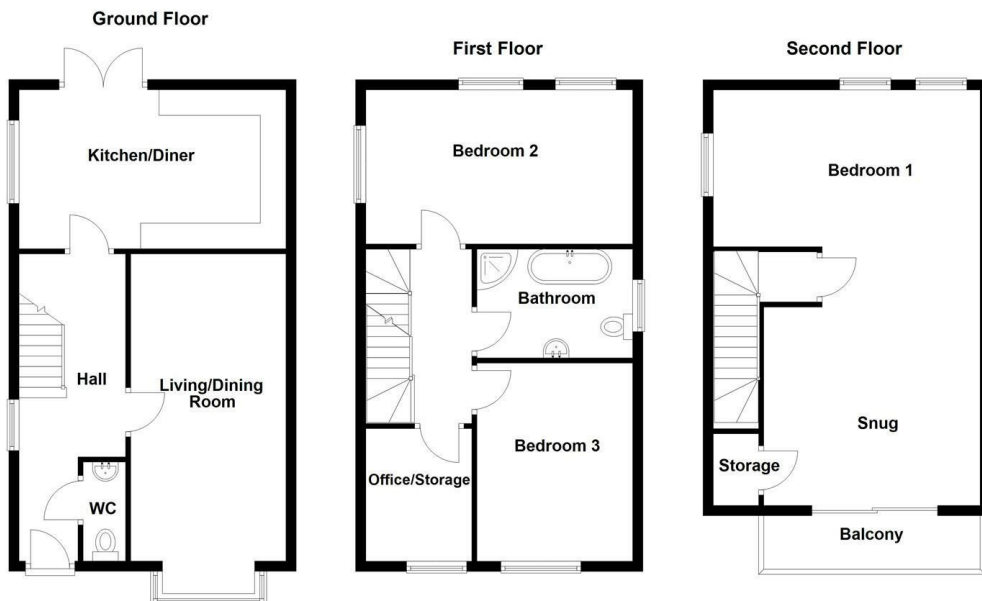
Enclosed fully paved area, outside power sockets, tap, side gate for bin access.











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.

9 Harbour Road, Groomsport

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(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 9188 8000.

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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