

8 The Meadow, Groomsport,
County Down, BT19 6JH

Asking Price: £245,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £245,000 To be advised

EPC Rating: TBC

Description

This detached bungalow is located in The Meadow, Groomsport, just a minute's walk from Groomsport Village and harbour. The accommodation comprises of 3 bedrooms, spacious lounge/ dining room, sunroom, kitchen and modern shower room with a white suite. Gas heating has been recently installed to the property and there is double glazing throughout. Externally the property offers private south-facing gardens to the rear, off street parking, and a garage for that all-important storage. Realistically priced for sympathetic updating, early viewing is highly recommended.

Entrance Porch

Hardwood front door, tiled floor, glazed door to hall.

Reception Hall

Cloaks cupboard, airing cupboard with gas boiler, access to roof space.

Roof space

Access via slingsby type ladder to floored roof space.

Lounge / Dining

19'5" x 16'5" (5.92m x 5m)

Tiled fireplace and hearth. glazed door to sun room.

Sun room

16'8" x 8 (5.08m x 8)

uPVC double glazed door to garden.

Kitchen

11'1" x 10'6" (3.38m x 3.2m)

Single drainer ceramic sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring ceramic hob, ceramic

tiled floor, part tiled walls. casual; dining area, upvc double glazed door to rear porch.

Rear Porch

Lean to with ceramic tiled floor, plumbed for washing machine, access to the garden.

Bedroom 1

11'3" x 11 (3.43m x 11)

Bedroom 2

11'3" x 9'7" (3.43m x 2.92m)

Bedroom 3

9'3" x 7'10" (2.82m x 2.4m)

Shower Room

Modern white suite comprising: Panelled shower cubicle with thermostatically controlled shower, dual flush WC, pedestal wash hand basin, stainless steel heated towel rail, laminate wooden floor, panelled walls and ceiling with recessed spotlights.

Outside

Concrete driveway to off street parking and access to Garage.

Garage

21'4" x 9'11" (6.5m x 3.02m)

Up and over door, power and light.

Additional store/potting shed to rear with power and light. (13'2 x 9'11)

Gardens

Front garden in loose pebbles and mature planting.

Enclosed and very private rear garden with a southerly aspect. The gardens are in lawns, trees shrubs, and flowerbeds. Paved patio area, outside tap, and light.

Location

Heading into Groomsport from Bangor, along Bangor Road, turn right into The Brae and The Meadow is on your right hand side.

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All Measurements

All Measurements are Approximate.

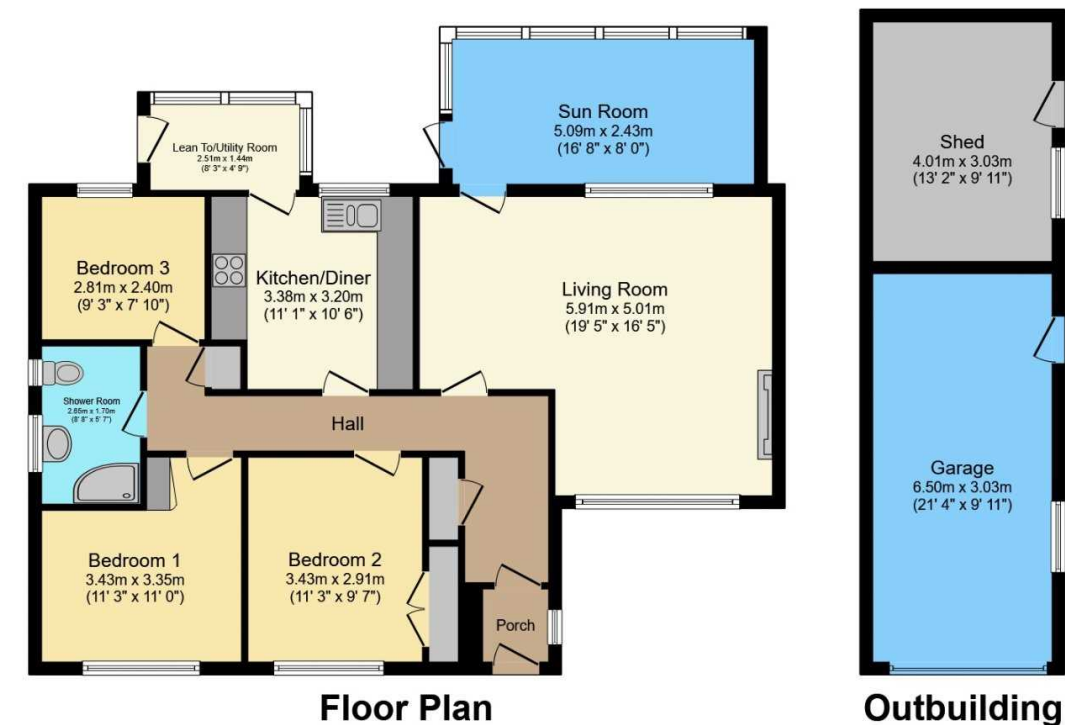
Laser Tape Clause

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 134.2 m² (1,445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com