



5 SEAHAVEN CLOSE

Groomsport Bangor BT19 6PN

- Open Plan Lounge/Dining Area
- Two Bedrooms
- Master Bedroom Ensuite & Walk-in Wardrobe
- Well Appointed Kitchen
- Separate Bathroom
- Gas Central Heating/Double Glazing
- Brick Paved Car Parking arae. Lawn & Decking
- Sea Glimpses

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £105,000

5 Seahaven Close

Groomsport, Bangor, BT19 6PN



ACCOMMODATION

White uPVC double glazed front door.

ENTRANCE HALL

White uPVC double glazed windows. Corniced ceiling.

CLOAK/ WASH ROOM

White uPVC double glazed windows. Single panel radiator. Corniced ceiling. Built-in cupboard and drawers.

LOUNGE

17'9" max x 14'1" max (5.41m max x 4.29m max)
White uPVC double glazed windows and white uPVC double doors to side decking. Corniced ceiling. Mock fireplace with inset electric fire. Wall light points. Single plan radiator. Open arch to ...

DINING AREA

8'10" x 8'8" (2.69m x 2.64m)
White uPVC double glazed windows. Single panel radiator. Corniced ceiling.

INNER HALL

Corniced ceiling. Access to roofspace. Built-in storage cupboard with Single panel radiator.

KITCHEN

17'0" max x 8'10" max (5.18m max x 2.69m max)
High and low level units with roll edge work surfaces. Sink unit with mixer taps. Extractor fan. Integrated 4 ring gas hob and electric oven. Integrated fridge/freezer and dishwasher. Corniced ceiling. Part tiled walls. White uPVC double glazed windows and side door.

BEDROOM 1

10'8" x 8'10" (3.25m x 2.69m)
White uPVC double glazed windows. Single panel radiator. Corniced ceiling. Fitted chest of drawers.

ENSUITE

White uPVC double glazed windows. White low flush W.C. Tiled shower cubicle with shower. Pedestal wash hand basin with tiled splash back. Single panel radiator. Extractor fan. Corniced ceiling.

WALK-IN WARDROBE

Single panel radiator.

BEDROOM 2

8'11" x 7'10" (2.72m x 2.39m)
White uPVC double glazed windows. Single panel radiator. Built-in wardrobes. Corniced ceiling.

BATHROOM

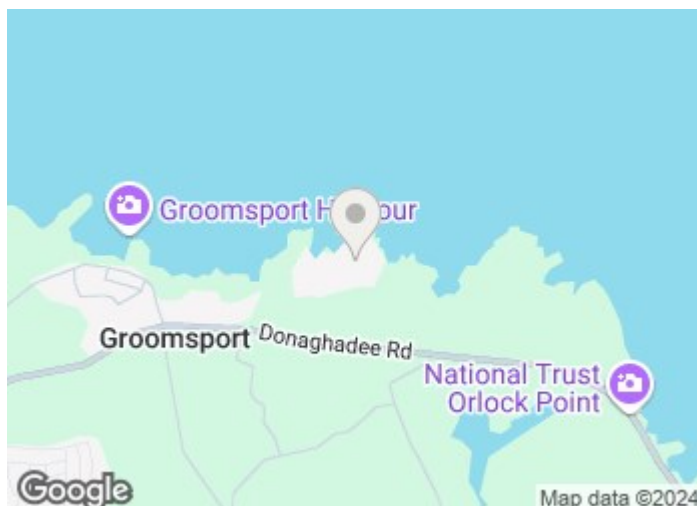
White suite comprising: Panelled bath. Low flush W.C. Pedestal wash hand basin. Part tiled walls around bath. Corniced ceiling. Single panel radiator. White uPVC double glazed windows.

OUTSIDE

Brick paved drive. Paved path. Area laid in stones. Outside tap. Garden store. Garden decking. Light point.

PITCH FEE

The vendor advises that the present pitch fee 5/11/24 is £161.43 per month

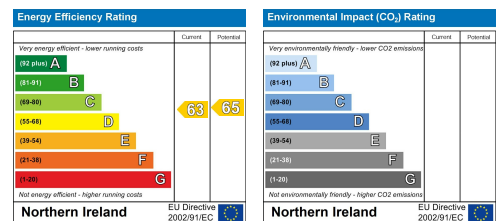


Directions



Floor Plan

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