



PER MONTH

£750 Per

1 Nelson Park
Groomsport
BT19 6LB



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PINKERTONS

Sales, Lettings and Property Management

A recently refurbished one-bedroom bungalow, superbly positioned off the Donaghadee Road, just a short stroll from Groomsport Bay Beach and its many amenities.

An exceptionally well-presented one-bedroom bungalow holding a prime end of cul-de-sac position. With a newly installed kitchen and bathroom, conservatory, and a delightful outlook, we expect significant interest in this unique Groomsport rental opportunity.

Internally, the property comprises an entrance porch, a bright lounge, conservatory with victorian style tiling, a separate dining/kitchen with an extensive range of units, one excellent-sized bedroom, and a newly installed, modern bathroom suite.

The property further benefits from a gas-fired central heating system, and uPVC double glazing.

Externally, there is generous communal parking and garden spaces, private patio/yard areas, and a delightful outlook from all the main rooms.

Socially responsible viewings are available strictly through Pinkertons.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

- Exceptionally Well-Presented One-Bedroom Bungalow
- Desirable Groomsport Location
- Modern Kitchen/Dining
- Newly Installed Bathroom
- Gas Fired Central Heating System
- uPVC Double Glazed
- Conservatory
- Short Stroll From Groomsport Bay Beach

THIS PROPERTY COMPRISES

Entrance Porch

uPVC front door. Plank-style flooring.

Lounge

13'6 x 11'4

Plank-style flooring. Fireplace with marble tiled hearth.

Entrance Hall

Built-in storage. Concealed gas boiler.

Kitchen/Dining

14'4 x 8'9

Excellent range of high and low-level kitchen units with woodblock effect laminate work surfaces. Electric hob with oven under and extractor hood over. Fridge freezer space. Plumbed for washing machine/dishwasher. Stainless steel sink and drainer with mixer tap. Part tiled walls. Plank-style flooring.

Conservatory

10'7 x 8'9

Victorian-style tiled floor.

Bathroom

Modern white suite comprising - low flush WC, wash hand basin and fully tiled quadrant style shower cubicle. Ceramic tile floor. Part tiled walls. Extractor fan.

Master Bedroom

14'11 x 9'10

Outside Front

Communal gardens. Paved patio/stones.

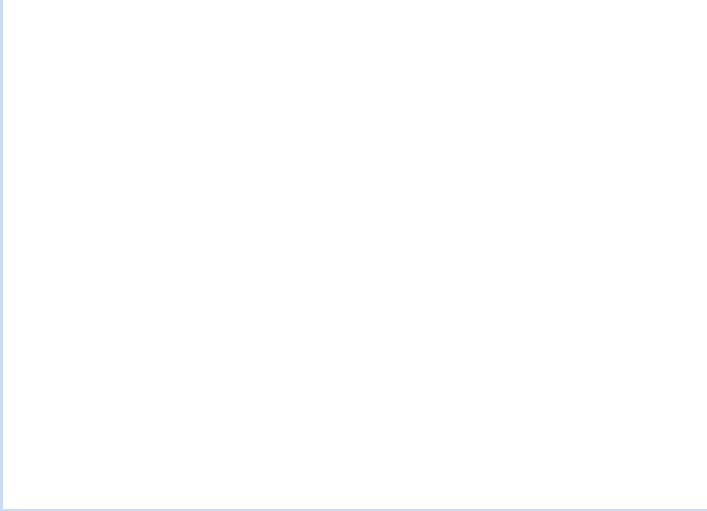
Outside Rear

Paved patio. Vertical panel fencing/gate.

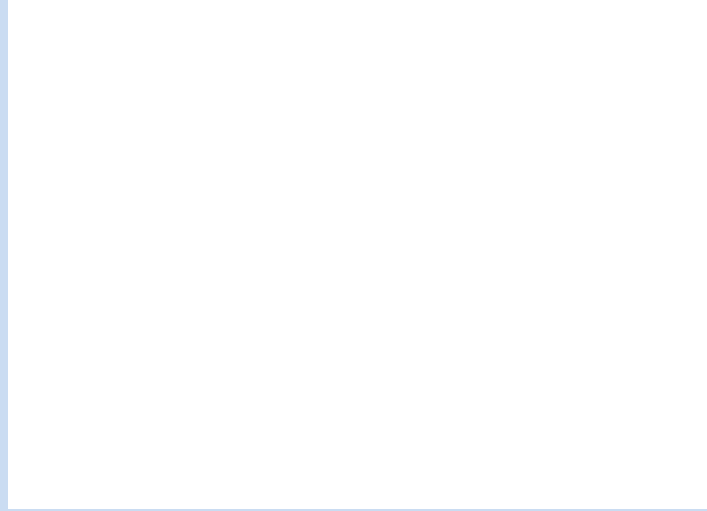
Directions

Travelling along Donagahdee Road past the Boat Club, turn left Springwell Drive, turn left into Springwell Avenue then right into Nelson Park.

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

Energy Efficiency Rating

The rating for this property is:

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

* For your information: The UK average rating is 'E50'.



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WILL YOU NEED A MORTGAGE?

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