



Situated just outside the village of Groomsport, Mcllwaine's Lane is one of the most picturesque locations. This attractive red brick detached bungalow is very well presented and enjoys the changing colours of the scenic seascape or the views of the surrounding countryside from the principal rooms and a lovely view from the picture window in the lounge.

The adaptable accommodation offers generous living and bedroom accommodation and externally the gardens enjoy the sun throughout the day and are laid in lawns, patio areas etc.

The semi-rural setting belies the property's convenience with Groomsport only a mile away, Bangor and Donaghadee golf, sailing and coastal walks are at hand. With so much on offer we recommend early internal inspection.

Offers Around
£410,000

2 Mcllwaines Lane,
Groomsport,
Co. Down
BT19 6LN

Viewing by
appointment
through agent
028 9042 4747

- Attractive Detached Red Brick Bungalow
- Superb Coastal & Countryside Views
- Lounge with Picture Window & Cast Iron Stove
- Contemporary White High Gloss Kitchen with Casual Dining Area
- Sun Room with Direct Access to the Garden
- Utility Room
- Shower Room and Bathroom
- Four Well Proportioned Bedrooms
- Integral Garage with Ample Additional Driveway Parking
- Low Maintenance Gardens in Lawns, Patio Areas etc
- Semi Rural Location yet only a Short Drive from Groomsport Village



The Property Comprises:

Ground Floor

uPVC composite front door.

RECEPTION HALL: Recessed lighting. Access to partly floored loft via Slingsby type ladder.

LOUNGE: 26' 2" x 13' 0" (7.98m x 3.96m) Views over Belfast Lough and North Channel towards Scotland, multi-fuel stove. Sleeper mantle.



KITCHEN: 20' 7" x 15' 2" (6.27m x 4.62m) Bespoke fitted kitchen with excellent range of high and low level high gloss white units with Quartz worktops, built-in eye level oven and grill, built-in eye level microwave, built-in fridge and freezer, large centre island with a range of storage, stainless steel sink, four ring induction hob, extractor fan and canopy. Breakfast bar, boiling water tap, LED lighting. Laminate wooden floor, feature port hole window. Double doors to:



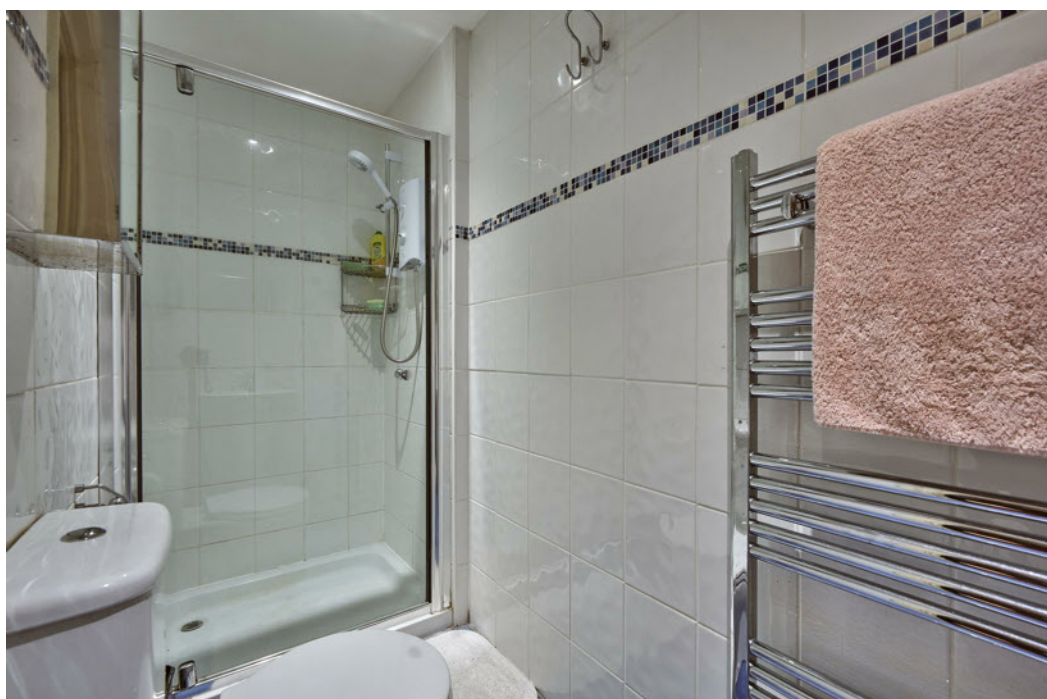
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www.templetonrobinson.com

SUN ROOM: 14' 2" x 14' 1" (4.32m x 4.29m) Sea and countryside views. Ceramic tiled floor, double doors to outside.



UTILITY ROOM: 11' 8" x 4' 0" (3.56m x 1.22m) Range of fitted units, stainless steel sink with mixer taps, plumbed for tumble dryer, plumbed for dishwasher, tiled floor and walls, access to rear garden.

SHOWER ROOM: Low flush wc, pedestal wash hand basin with mixer taps, shower unit with shower screen, fully tiled walls and floor. Heated towel rail.



BEDROOM (1): 16' 6" x 10' 2" (5.03m x 3.1m) Built-in sliding mirrored wardrobes and a range of fitted storage units, countryside views, LED lighting.



BEDROOM (2): 15' 2" x 8' 9" (4.62m x 2.67m) Countryside views. LED lighting.



BEDROOM (3): 13' 11" x 9' 0" (4.24m x 2.74m) Built-in storage and fitted wardrobes, countryside and sea views, LED lighting.



BEDROOM (4)/STUDY: 10' 5" x 8' 10" (3.18m x 2.69m) Countryside and sea views. LED lighting.



BATHROOM: Low flush wc, chrome heated towel rail, pedestal wash hand basin with mixer taps, panelled bath with mixer taps, corner shower unit with glass shower screen, fully tiled walls and floor, LED lighting and extractor fan.



Outside

GARAGE: 18' 7" x 9' 9" (5.66m x 2.97m) Electric roller door, range of built-in storage, plumbed for tumble dryer, freezer and space for American style fridge/freezer, gas boiler.

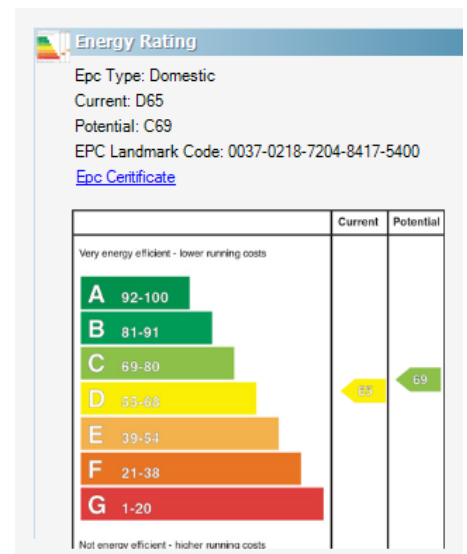
Private site laid in lawn with border fencing, patio area, range of shrubbery, outside tap and light, ample off-street parking on driveway. Security light.



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Location:

Travelling towards Donaghadee from Bangor along the Donaghadee Road, McIlwaines Lane is on the right hand side, number 2 is further up the lane to the right hand side.



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