

10 Cove Avenue,
Groomsport, BT19 6HX



Offers Over £249,950

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KEY FEATURES

- Excellent end townhouse with views from upstairs sun room across Belfast Lough and the Copeland Islands
- Located in the popular Cove Bay development with direct access to the beach
- Spacious accommodation throughout
- Large drawing room with log burning stove and oak flooring
- Open plan kitchen, living, dining room
- Fully fitted kitchen with range of integrated appliances
- Cloaks with WC
- Four bedrooms on first floor (one with sea views) including master with ensuite shower room
- Bathroom with contemporary white suite
- Gardens in lawn to side and rear with patio area, perfect for entertaining
- Integral garage with utility area to rear
- Within walking distance of Groomsport Village, close to parks, shops and cafes
- Donaghadee, Bangor and North Down all within easy reach
- Within a few minutes' walk of the beach and picturesque coastal walks

SUMMARY

Located between Bangor and Donaghadee, Groomsport is a pretty seaside village with a variety of shops and restaurants and offers ease of access to Bangor Town centre, Bloomfield Shopping Centre and for the commuter, main routes to Belfast.

This particular home was originally a show house and still maintains this high quality throughout. Internally the striking, contemporary design offers well proportioned and tastefully presented accommodation which benefits from an abundance of natural light, well proportioned rooms and a high level of specification. The ground floor accommodation consists of a spacious living room with log burning stove, fully fitted kitchen with range of integrated appliances open to the dining and casual living area, utility area to the rear of the garage, cloakroom with WC. Upstairs there is an additional sun room with superb views across Belfast Lough and the Copelands as well as four generously sized bedrooms, including master with ensuite shower room, and the main bathroom with contemporary white suite. A good sized garden is found to the side and rear and the added benefit of a patio area. The property also benefits from an integral garage and parking spaces to the front. The property is sure to impress the most discerning purchaser, early viewing is strongly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

Granite tiled floor, outdoor light, into:

ENTRANCE HALL:

17' 9" x 7' 2" (5.41m x 2.18m)

Wood strip flooring, recessed lighting, solid wood front door with glazed side panels, double glazed doors into:

DRAWING ROOM:

17' 7" x 13' 4" (5.36m x 4.06m)

Solid wood strip flooring, wood burning stove in inglenook fireplace with stone surround and slate tiled hearth.

CLOAKROOM:

Under stairs. Wood strip flooring, low flush WC, pedestal wash hand basin, service door through to garage.

KITCHEN:

9' 8" x 9' 8" (2.95m x 2.95m)

Excellent range of solid maple high and low level units, four ring Smeg ceramic hob and Belling double oven, stainless steel extractor hood with built in lighting, under unit lighting, single drainer stainless steel sink unit with mixer tap, under unit fridge, plumbed for dishwasher, plate rack, low voltage recessed lighting, ceramic tiled floor, wine rack, open to:





LIVING/DINING AREA:
13' 5" x 10' 9" (4.09m x 3.28m)

Wood strip flooring, double glazed doors opening onto rear patio and garden.

FIRST FLOOR RETURN

HOTPRESS:

Slatted shelving, lagged copper cylinder.

SUN ROOM:
16' 3" x 9' 3" (4.95m x 2.82m)

Solid wood strip floor, views over Belfast Lough, recessed low voltage lighting, feature glazed wall and glazed door.

FIRST FLOOR

BEDROOM (1):
13' 4" x 10' 9" (4.06m x 3.28m)

ENSUITE SHOWER ROOM:
8' 7" x 4' 5" (2.62m x 1.35m)

Fully tiled shower cubicle with Mira electric shower unit, low flush WC, pedestal wash hand basin, tiled splashback, recessed low voltage lighting, extractor fan, Amtico flooring.

BEDROOM (2):
11' 10" x 11' 0" (3.61m x 3.35m)





BEDROOM (3):
9' 9" x 8' 8" (2.97m x 2.64m)

BEDROOM (4):
8' 9" x 7' 10" (2.67m x 2.39m)

BATHROOM:
8' 9" x 6' 5" (2.67m x 1.96m)

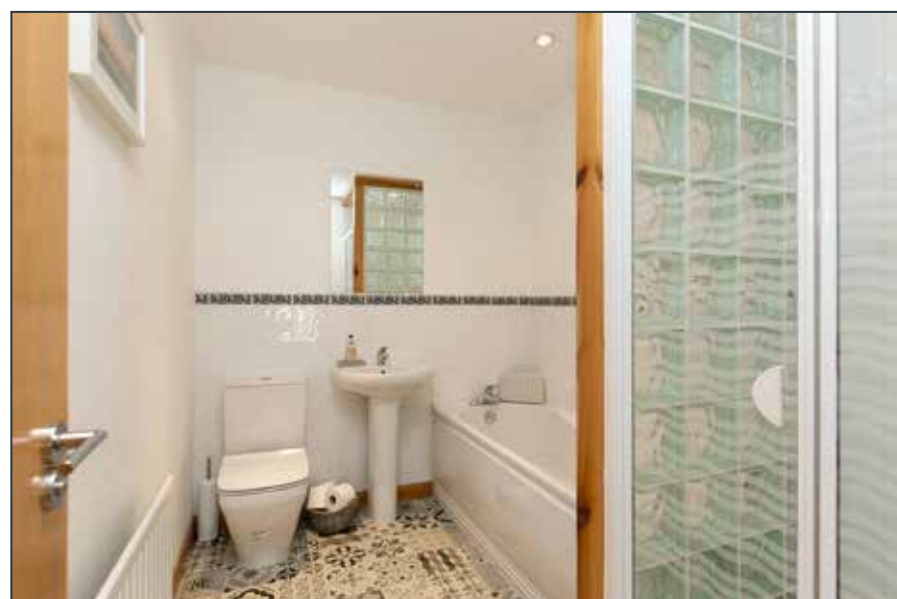
Contemporary white suite comprising: Panelled bath, pedestal wash hand basin with mixer taps, low flush WC, fully tiled shower cubicle with thermostatic shower unit, recessed low voltage lighting, extractor fan, partially tiled walls.

LANDING:
Recessed low voltage spotlighting. Access to roofspace.

OUTSIDE

INTEGRAL SINGLE GARAGE:
18' 11" x 9' 10" (5.77m x 3m)

UTILITY AREA:
Plumbed for washing machine, recess for tumble dryer, worktop and storage. Worcester Bosch gas boiler. Roller shutter door, hardwood door to rear garden. Fully enclosed landscaped gardens to rear, in lawns, shrubs and planting, patio area and additional decked seating area. Side gate for access. Parking spaces to front.

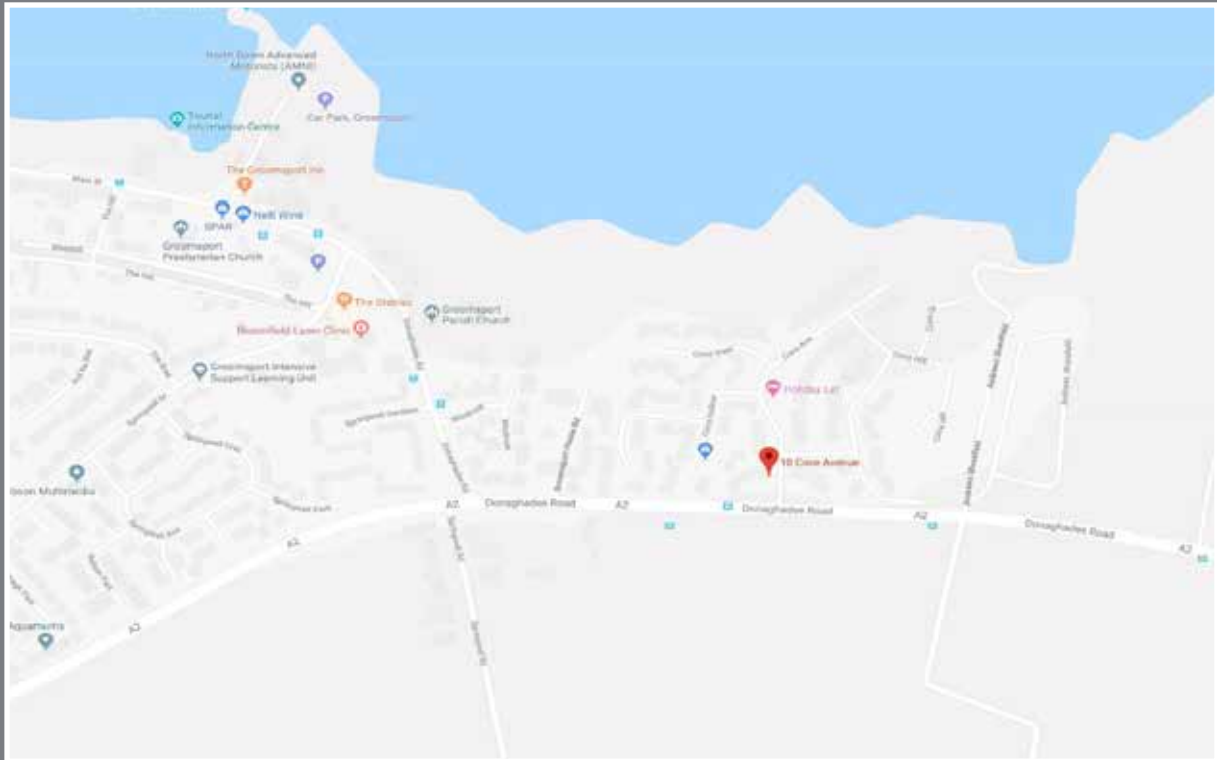


Pathway from Cove Bay to Beach



All measurements are approximate and for display purposes only.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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C	69-80	72	74
D	55-68		
E	39-54		
F	21-38		
G	1-20		

EPC REF: 0978-2908-0415-9228-5491

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