

simon**BRIEN**  
RESIDENTIAL

4 Sandeel Lane,  
Groomsport, Bangor, BT19 6LP



Asking Price £100,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Mid terrace bungalow
- Two bedrooms
- Living room with open fire
- Fitted kitchen
- Bathroom
- Enclosed rear garden
- Parking to the front
- Oil fired central heating
- Double glazed
- Idyllic location with picturesque walks around Orlock Head on your doorstep
- Ideal for a downsizer or for a holiday home

#### SUMMARY

This mid-terrace bungalow is situated on Sandeel Lane, a minute's walk from the beach at Orlock. The accommodation comprises of two bedrooms, a living room with open fire and sliding doors to the rear, fitted kitchen and bathroom. To the rear there is an enclosed garden laid in lawns, shed and sunroom. To the front there is parking for two cars. In addition the property has oil fired central heating and double glazed windows. Suitable for either a holiday retreat, weekend home or a permanent residence. Sandeel Lane is located 1 mile from Groomsport and less than 3 miles from Bangor with many amenities within a short distance. Public transport links are also available from Sandeel Lane. All in all this is an opportunity to purchase a property enabling you to put your stamp on it. For viewings contact Tiffany Brien in the North Down office on 02890428989.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC front door to:

##### HALLWAY:

Quarry tiled floor.

##### KITCHEN:

**10' 2" x 9' 11" (3.1m x 3.02m)**

Good range of high and low level units, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, space for electric cooker, space for fridge freezer, partly tiled walls, recessed lighting, quarry tiled floor.



#### BATHROOM:

White suite comprising: Panelled bath with electric shower, low flush WC, pedestal wash hand basin, tiled floor, recessed lighting, fully tiled walls.

#### LIVING ROOM:

**18' 10" x 10' 5" (5.74m x 3.18m)**

Open fire with brick surround and tiled hearth, wood laminate floor, wired for wall lights, enclosed hot water tank with shelving, sliding door to rear garden.

#### BEDROOM (1):

**10' 7" x 9' 1" (3.23m x 2.77m)**

Wood laminate floor.

#### BEDROOM (2):

**10' 7" x 9' 1" (3.23m x 2.77m)**

Wood laminate floor.

#### OUTSIDE

Oil fired boiler, garden shed, summer house.



# 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.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/A/18/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		62
E 49-54	37	
F 21-48		
G 1-20		

EPC REF: 9449-6904-0229-7803-0960

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