

simon**BRIEN**
RESIDENTIAL

6 Cove View,
Groomsport, BT19 6HR



Offers Over £700,000

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KEY FEATURES

- Contemporary detached residence with superb panoramic views across surrounding coastline, Belfast Lough and Irish Sea
- Set in quiet Cul de Sac location within award winning development
- Access to Groomsport Bay beach and coastal paths to Ballymacormick Point and Orlock
- Three reception rooms including first floor drawing room with balcony terrace, living room and dining room
- Open plan kitchen, living, dining room opening onto private rear garden
- Luxury kitchen with 2 oven Aga, multiple integrated appliances and breakfast bar
- Four bedrooms over first and second floor, two with ensuite facilities and stunning panoramic views
- Bathroom with contemporary white suite comprising four piece suite
- Large utility / cloakroom with access to rear garden
- Private landscaped gardens to rear in lawn with spacious patio area, perfect for entertaining
- Integral double garage
- Close to many local amenities, schools, shops and easy commuting distance to Holywood and Belfast City Centre

SUMMARY

Situated between Bangor and Donaghadee, Groomsport is a pretty seaside village with a pleasant array of shops and restaurants and is within easy striking distance of Bangor town centre, Bloomfield Shopping Centre and many well renowned local schools and golf clubs.

Cove Bay, an award winning development occupies a stunning stretch of land along the edge of the shore and since its inception has drawn rave reviews.

This particular home has been designed to provide bright and spacious accommodation throughout with the emphasis on the sea views across Belfast Lough and out to the Irish Sea. Occupying a private site located at the end of the cul de sac with incredible views, the property offers contemporary accommodation which is tastefully presented throughout and benefits from an exceptional specification.

The ground floor accommodation consists of a bright double height entrance hall, accessed via the glazed entrance porch which leads to living room, dining room/study and the open plan kitchen living, dining area which provides access to the private rear gardens. There are four well proportioned bedrooms over two floors, two with ensuite facilities and stunning panoramic views across the surrounding coastline, Belfast Lough and Irish Sea, plus family bathroom with contemporary white suite. In addition the properties offers large cloaks / utility leading to integral double garage. The property also benefits from access to the coastal paths leading to Ballymacormick Point and Orlock and Groomsport Bay beach.

This property has one of the more enviable sites and views in North Down and with the finish and accommodation detailed above, it is sure to create immediate interest, view without hesitation.

THE PROPERTY COMPRISES:

GROUND FLOOR

GLAZED FRONT ENTRANCE PORCH:

6' 10" x 6' 1" (2.08m x 1.85m)

Ceramic tiled floor, feature stone floor, hardwood front door with glazed side panel, views across Belfast Lough and Irish Sea.

ENTRANCE HALL:

15' 4" x 11' 10" (4.67m x 3.61m)

Glazed door with glazed side panel. Feature vaulted ceiling, recessed lighting, solid oak wood flooring.

CLOAKROOM:

11' 5" x 8' 0" (3.48m x 2.44m)

Ceramic tiled floor. Through to:

UTILITY ROOM:

10' 8" x 6' 8" (3.25m x 2.03m)

Range of units, 1.5 drainer stainless steel sink unit with mixer taps, plumbed for washing machine, recess for tumble dryer, Worcester Bosch combi boiler, ceramic tiled floor, glazed hardwood door to rear patio, service door to:



DOUBLE GARAGE:

19' 7" x 19' 7" (5.97m x 5.97m)

Electric up and over door, light and power.

LIVING ROOM:

14' 5" x 13' 7" (4.39m x 4.14m)

Open fire with Sandstone surround and hearth, stunning views over Irish Sea and Belfast Lough.



STUDY/DINING ROOM:

13' 7" x 12' 7" (4.14m x 3.84m)

Glazed door opening onto rear patio and garden.



SHOWER ROOM:

9' 4" x 4' 10" (2.84m x 1.47m)

Fully tiled shower cubicle with Mira electric shower unit, low flush WC, Kohler low flush WC, vanity Kohler sink with mixer taps, partially tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan.

OPEN PLAN KITCHEN/LIVING/DINING: 26' 7" x 15' 7" (8.1m x 4.75m) At widest points.

Excellent range of high and low level units, 2 oven gas fired Aga, CDA ceramic hob, CDA griddle, glazed extractor hood with integrated lighting, 1.5 drainer stainless steel sink unit with Insinkerator waste disposal, built in bins, integrated Bosch dishwasher, Bosch coffee machine and Bosch multi function oven, wine rack, Italian Quartz worktops and upstands, integrated lighting, recess for American style fridge freezer, breakfast bar with further storage and seating area, twin pull out larder cupboards, ceramic tiled floor, open to dining and living space with glazed double doors opening onto rear patio and gardens, recessed lighting.





Stairs to:
FIRST FLOOR

Feature stained glass window.



DRAWING ROOM/DINING ROOM:
27' 5" x 19' 6" (8.36m x 5.94m)

Superb panoramic views across surrounding coastline, Belfast Lough and Irish Sea, glazed double doors opening onto raised terrace. Faber glazed inset gas fire, solid oak flooring,



MASTER BEDROOM:
14' 7" x 13' 7" (4.44m x 4.14m)

Panoramic views across surrounding coastline, Belfast Lough and Irish Sea. Recessed lighting. Open to:

ENSUITE BATHROOM:
13' 7" x 7' 10" (4.14m x 2.39m)

Luxury white suite comprising: Feature stand alone bath with mixer taps, telephone hand shower, fully tiled shower cubicle with Drencher shower head and thermostatic shower unit, low flush WC, vanity sink unit with Duravit teardrop sink with mixer taps, partially tiled walls, chrome heated towel rail, ceramic tiled floor, recessed lighting, extractor fan.



BEDROOM (2):
12' 8" x 10' 8" (3.86m x 3.25m)



BATHROOM:
9' 4" x 8' 1" (2.84m x 2.46m)

Luxury white suite comprising: feature stand alone bath with mixer taps, walk in fully tiled shower cubicle with thermostatic shower unit, vanity sink unit with mixer taps and built in storage, low flush WC, chrome heated towel rail, fitted mirror with integrated lighting and built in shelving, recessed lighting, extractor fan, ceramic tiled floor, partially tiled walls.



BEDROOM (3):
9' 10" x 9' 4" (3m x 2.84m)

Oak and glazed staircase to:

SECOND FLOOR

LANDING:

Velux window. Built in storage cupboard with recessed lighting.



BEDROOM (4):
24' 4" x 20' 8" (7.42m x 6.3m) At widest points.

Glazed double doors opening onto Juliet balcony, stunning panoramic views across surrounding coastline, Belfast Lough and Irish Sea, twin velux windows with built in blinds.



ENSUITE BATHROOM:
9' 8" x 5' 2" (2.95m x 1.57m)

Duravit tiled panelled bath, low flush WC, vanity sink unit with tiled splashback, chrome heated towel rail, ceramic tiled floor, velux window, recessed lighting, extractor fan.

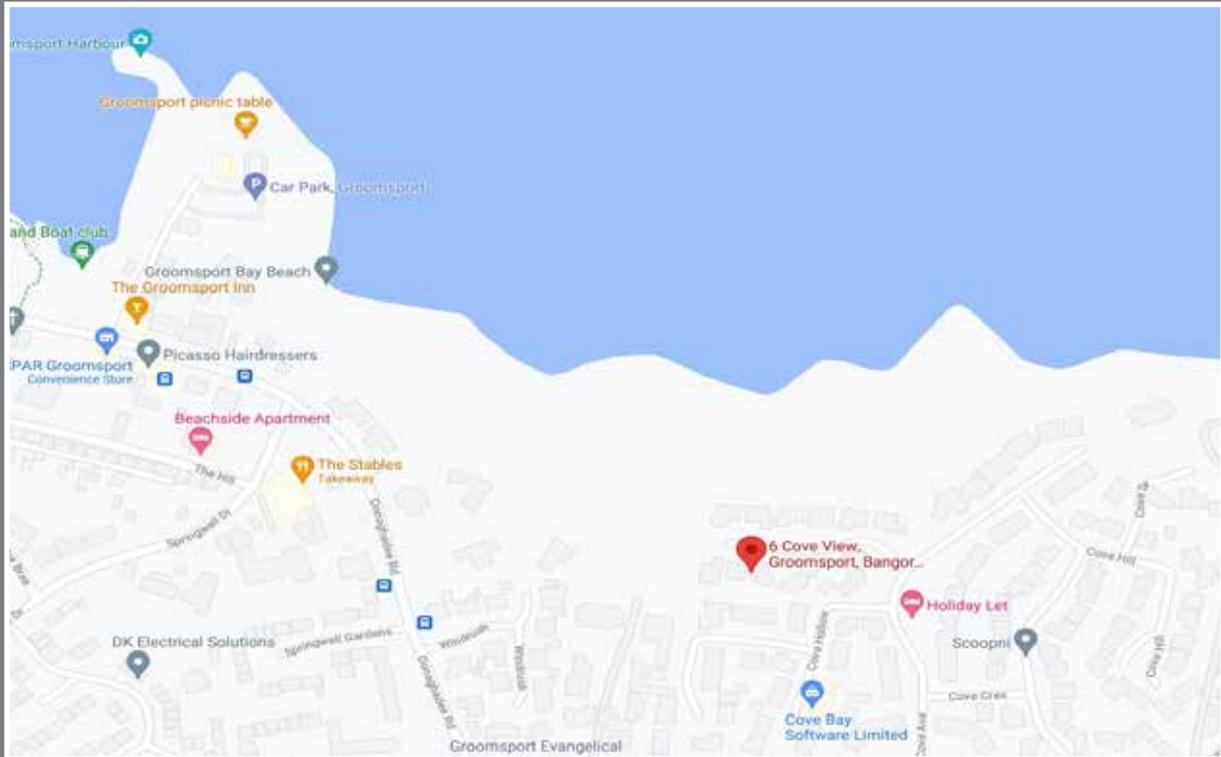


OUTSIDE

Driveway car parking to front for 2-3 cars, stoned flowerbeds with trees and shrubs, gardens in lawns with hedge boundary. Stoned pathway to side with gated entrance leading to rear garden with Sandstone patio perfect for entertaining, gardens in lawns with hedge and fence boundary with flowerbeds, trees and shrubs. Outdoor tap, outdoor lighting.



Location



LOCATION: Travelling along the Groomsport Road away from Bangor, turn left into Cove Bay Avenue, then left into Cove View and the property is at the end of the Cul de Sac on the left hand side.

Financial Advice

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REF: DB/F/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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