



36 GROOMSPORT HOUSE ROAD

BANGOR BT19 6GH

Offers Around

£359,950



HOUSE - TOWNHOUSE

| 4  | 2  | 2 

Add text here

- Attractive End Town House in Popular and Sought After Location
- Picturesque Views Over the Communal Gardens and Tennis Court to the Irish Sea
- Direct Access to the Coastal Path and Beach for Residents and Their Guests
- Quiet Yet Convenient Cul-de-Sac Position
- Deceptively Spacious with Versatile and Flexible Accommodation
- Living Room with uPVC Double Glazed French Doors to Family Room
- Family Room with Picturesque Views and uPVC Double Glazed French Doors to Outside
- Good Sized Kitchen with Casual Dining Area
- Separate Utility Room
- Ground Floor Snug Which Would Be Ideal as a Home Office



ROOM DETAILS

Entrance	KITCHEN WITH	BEDROOM (2):
ENCLOSED	CASUAL DINING	(13'0" x 9'9")
ENTRANCE	AREA:	BEDROOM (3):
PORCH:	(18'8" x 12'8")	(14'10" x 12'0")
RECEPTION	SNUG OR HOME	BEDROOM (4):
HALL:	OFFICE:	(10'11" x 8'11")
DOWNSTAIRS	UTILITY ROOM:	SHOWER ROOM:
WC:	LANDING:	Outside
LIVING ROOM:	BEDROOM (1):	
(13'4" x 11'9")	(16'0" x 14'4")	
FAMILY ROOM:	ENSUITE	
(14'3" x 12'7")	SHOWER ROOM:	



DIRECTIONS

Heading out of Bangor go past Groomsport and, just before Cove Bay, Groomsport House Road is on the left hand side.



THE LOCAL AREA



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

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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