



JOHNMINNIS

ESTATE AGENTS &
LETTING SPECIALISTS

19 COASTGUARD LANE | Groomsport, BT19 6LR
OFFERS AROUND £449,950



Property Features

- Stunning Site Located in an Area of Special Scientific Interest
- Stunning Views of Belfast Lough, Antrim Coastline, Copeland Islands, Irish Sea and Beyond
- Views Can be Enjoyed to Both the Front and Rear of the Property
- Outline Planning Permission Obtained to Build an Additional Dwelling in the Rear Garden
- Plenty of Space to Allow for Two Good Sized Properties, Both of Which Will Enjoy the Stunning Views
- Detached Bungalow Currently Sits on the Site
- Open Plan Living Room to Casual Dining/Family Area
- Three Well Proportioned Bedrooms
- Kitchen
- Bathroom with Three Piece White Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Attached Double Garage
- Driveway with Parking for Cars, Caravans, Boats and Horse Boxes, etc

Accommodation

Ground Floor

Large Entrance Porch
22'10" x 7'1"

Reception Hall

Good Sized Living Room
Open Plan To Casual
Dining/Family Area
26'1" x 13'10"

Kitchen
10'6" x 9'0"

Master Bedroom
10'10" x 13'10"

Bedroom Two
10'6" x 7'0"

Bedroom Three
10'6" x 9'6"

Bathroom

Outside

Garage

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

Located in one of North Down's areas of special scientific interest, here is an ideal opportunity to purchase a detached bungalow which offers so much more than meets the eye. They have obtained outline planning for a further detached property to be built on the site. This is a rare opportunity to purchase a bungalow with stunning sea views and also build a modern house with stunning sea views which is ideal for investor/developer and those who want to have family close by but with a bit of independence. An absolutely outstanding site with views from both sides to the front with beautiful aspect overlooking Belfast Lough and the Antrim coastline whilst to the rear of the property there are views to the Copeland Islands, Irish Sea and beyond. The bungalow currently sits on the site and requires some updating but offers huge potential and comprises good sized open plan living room with casual dining/family area, kitchen, three bedrooms and a bathroom. There is also an attached double garage, oil fired central heating and uPVC double glazed windows. Outside does not disappoint either with good sized front garden in lawns and large rear garden in lawns which is where the planning permission has been passed for a dwelling but with plenty of space there is more than ample room for two dwellings to also enjoy the lovely views.



FOR ILLUSTRATIVE PURPOSES ONLY

Directions

Heading from Bangor go past Groomsport village and turn left onto Orlock Road. Take the second on your left into Coastguard Lane and number 19 is on your right after Orlock Lane.



HOUSE AND SITE WITH PLANNING PERMISSION FOR SALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			59
(39 - 54) E		27	
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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