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3 THE MEADOW, GROOMSPORT, BT19 6JH
OFFERS AROUND £299,950

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and to Arrange a Viewing**





Offers Around £299,950

Detached Bungalow

3 Bedrooms

2 Receptions



Property Features

- Outstanding Extending Detached Bungalow
- Cul-de-sac Position Within Extremely Popular Residential Area
- Well Presented Throughout Leaving Little Left to Do but Move Your Furniture in and Enjoy
- Open Plan Living Room with Ethanol Liquid Fuel Stove to Casual Dining Area
- Large Conservatory with Aspect Overlooking the Rear Garden
- Superb Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms Including Main Bedroom with En Suite Wash Room
- Shower Room with Three Piece White Suite
- Additional Separate WC
- Phoenix Gas Heating / uPVC Double Glazed Windows, Guttering and Soffits
- Solar Panels for the Electricity
- Easily Maintained Landscaped Front Garden Area in Loose Stones, Plants and Shrubs
- Driveway in Attractive Brick Paviour with Parking
- Attached Garage, Currently Partitioned to Provide Utility Room
- Fantastic Fully Enclosed Rear Garden with Lawns, Extensive Paved Patio Barbecue Area, Excellent Degree of Privacy and Westerly Aspect

Accommodation

Ground Floor

Enclosed Entrance Porch

Reception Hall

WC

Open Plan Living Room to Dining Area
24' 8" x 12' 1" at widest points narrowing to 8'5"

Modern Fitted Kitchen
11' 3" x 9' 7" at widest points

Conservatory
18' 5" x 10' 11" at widest points

Bedroom One
18' 9" x 10' 3" at widest points narrowing to 7'10"

En suite Wash Room

Bedroom Two
9' 10" x 11' 9" into robes at widest points

Bedroom Three
10' 0" x 9' 11"

Shower Room

Outside

Detached Garage
21' 5" x 8' 10" at widest points

Brick Paviour Driveway

Landscaped Front Garden and Fully Enclosed Rear Garden

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



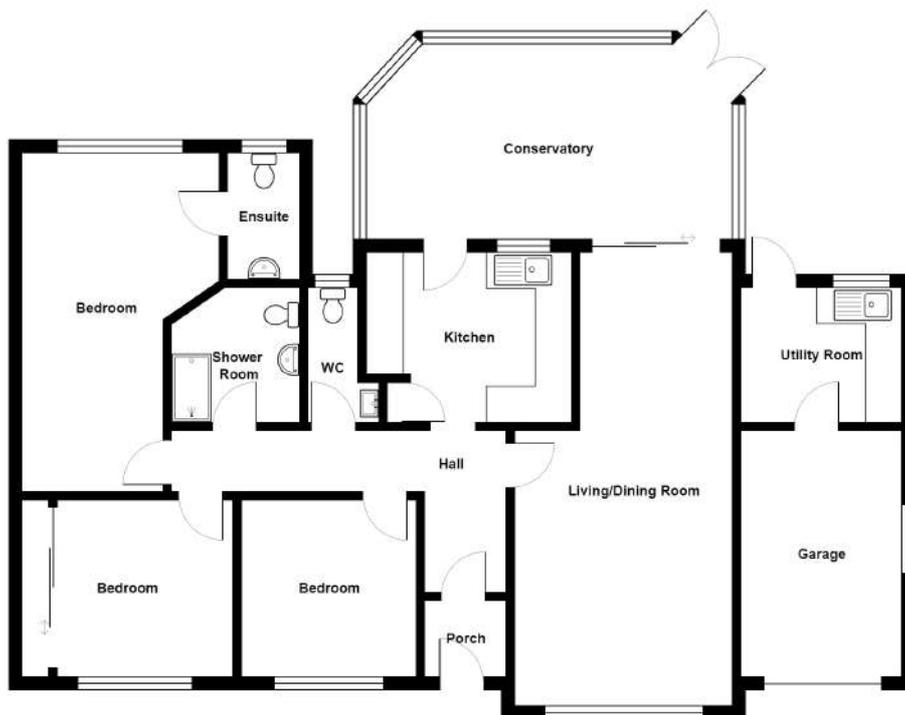
The accommodation is bright, spacious and flexible providing a range of different layouts to suit the needs of the home owners and comprises open plan living room with stove to dining area, large conservatory with aspect overlooking the rear garden, superb modern fitted kitchen with range of integrated appliances, three well proportioned bedrooms, including main bedroom with en suite wash room, and a shower room with three piece suite.

Outside does not disappoint either. There is an easily maintained landscaped front garden in plants and shrubs, driveway in attractive brick paviour providing parking and outstanding fully enclosed rear garden with lawns, extensive paved patio barbecue area, excellent degree of privacy and westerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating, uPVC double glazed windows, guttering and soffits, solar panels for the electricity, additional separate WC and attached garage which is partitioned to provide a utility room.



Directions

From Bangor heading into Groomsport turn right into The Brae and then right again into The Meadow.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		81	84
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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