



21 COVE AVENUE

Groomsport , BT19 6HX

Offers around **£349,950**



TOWNHOUSE | 4  | 1  | 3 

Cove Bay is ideally situated in the delightful coastal village of Groomport which has quickly become a well established residential development. Number 21 hosts a wealth of accommodation set over three floors.

KEY FEATURES

- Substantial Three Storey Town House with Sea Views
- Spacious and Versatile Accommodation
- Superb Sea Views Over Groomsport Bay, Belfast Lough, the Antrim Coastline and the Irish Sea
- Fully Fitted Kitchen with Range of Appliances
- Family Room with French Doors to Rear Garden and Decked Patio
- Ground Floor WC
- Magnificent First Floor Drawing Room with Feature Floor to Ceiling Curved Windows Offering Sea Views
- Four Good Sized Bedrooms, Master with Dressing Room and Superb Sea Views
- Bathroom with Four Piece White Suite
- Brick Paviour Driveway with Parking Leading to Integral Garage
- Gas Fired Central Heating
- Hardwood Double Glazing



ROOM DETAILS

Ground Floor

- Reception Porch
- Dining Hall
13'6" x 10'
- Inner Hall
- Ground Floor WC
- Kitchen
17'6" x 9'8"
- Family Room
10'3" x 10'1"

First Floor

- Bedroom Two
12'9" x 9'7"
- En Suite
- Bedroom Four
- Drawing Room

Second Floor

- Bedroom One
13'6" x 10'6"
- Bedroom Three
13' x 9'7"
- Bathroom

Outside

- Integral Garage
18'2" x 13'9"
- Well Maintained Front Garden Laid in Lawns
- Fully Enclosed Rear Garden in Lawns with Decked Patio Area
- Brick Paviour Parking for Two Cars



DIRECTIONS

Leaving Bangor along the Groomsport Road go straight through the roundabout and travel along the Donaghadee Road. Cove Bay is located on the left hand side just after the turn off for Groomsport village and Number 21 Cove Avenue can be found on your right hand side.



THE LOCAL AREA

Groomsport, though a small village, is a hiving community of boaters at the quiet harbour and those looking for delicious food from two main eateries, The Groomsport Inn pub and The Stables. Coffee shops and typical community stores make it a great place to stop.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	75	75

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

