



We are delighted to offer for sale this deceptively spacious end townhouse located in this most prestigious residential location. Internally the accommodation comprises lounge, kitchen with archway to dining / living area with access to the garden and cloakroom to the ground floor. On the first floor there is a sun lounge, bathroom and four well proportioned bedrooms to include master bedroom ensuite shower room. Externally, the property benefits from an integral garage, driveway and gardens to front, side and rear.

An enviable location with private access from Cove Bay to the beach and within walking distance of all the amenities of Groomsport village, including shops, restaurants and churches. Bangor and Newtownards are just a short car journey away, as are the main arterial routes for those travelling to Belfast.

With so much on offer we anticipate strong demand therefore early viewing is a must to avoid disappointment.

Offers Around
£265,000

11 Cove Avenue,
Cove Bay,
Groomsport,
BT19 6HX

Viewing by
appointment
through agent
028 9042 4747



- Superb Town House within the Much Sought After Cove Bay Development
- Spacious Lounge with Feature Fireplace / First Floor Sun Room
- Modern Kitchen open plan to Dining/ Living Room - direct access to patio / garden
- 4 Well Proportioned Bedrooms - Master Bedroom with Ensuite Shower Room
- First Floor Bathroom with White Suite / Ground Floor Cloakroom
- Phoenix Gas Central Heating / Double Glazing
- Integral Garage with Pavior Driveway Accessed from Cove Crescent
- Gardens laid in lawns / patio areas etc
- Superb coastal location

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door leading to . . .

ENTRANCE HALL: Solid wood floor.



Door to . . .

CLOAKROOM: Comprising low flush wc, pedestal wash hand basin.

LOUNGE: 17' 9" x 13' 6" (5.41m x 4.11m) Fireplace with granite inset and hearth, gas coal effect fire.



DINING/LIVING ROOM: 13' 5" x 11' 3" (4.09m x 3.43m) Laminate wood flooring, double doors to patio/garden.



KITCHEN: 10' 0" x 9' 11" (3.05m x 3.02m) Maple kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, four ring gas hob, double oven, integrated fridge freezer, integrated dishwasher, ceramic tiled floor, part tiled walls.



First Floor

LANDING: Linen cupboard with built-in storage.

SUN ROOM: 15' 0" x 8' 11" (4.57m x 2.72m) Wood flooring.



BEDROOM (4): 9' 10" x 9' 6" (3m x 2.9m)

MASTER BEDROOM: 13' 7" x 10' 10" (4.14m x 3.3m)



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Aqualisa shower unit, low flush wc, wash hand basin, ceramic tiled floor, part tiled walls, extractor fan, recessed low voltage spotlights.



BEDROOM (2): 9' 0" x 8' 1" (2.74m x 2.46m) Access to main bathroom.

BEDROOM (3): 12' 2" x 10' 11" (3.71m x 3.33m)



BATHROOM: White suite comprising panelled bath with mixer tap and hand shower, pedestal wash hand basin with mixer tap, low flush wc, separate fully tiled shower cubicle with Aqualisa shower unit, ceramic tiled floor, part tiled walls.



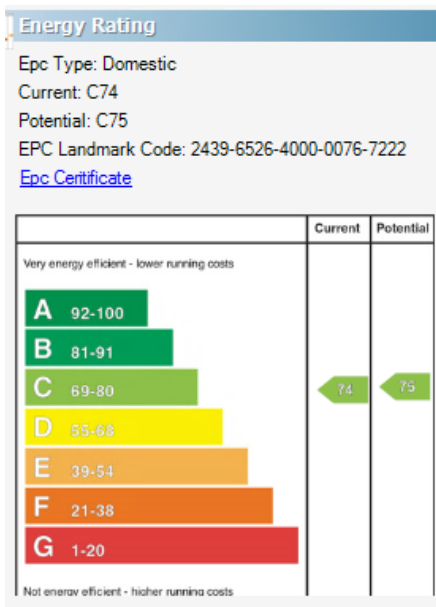
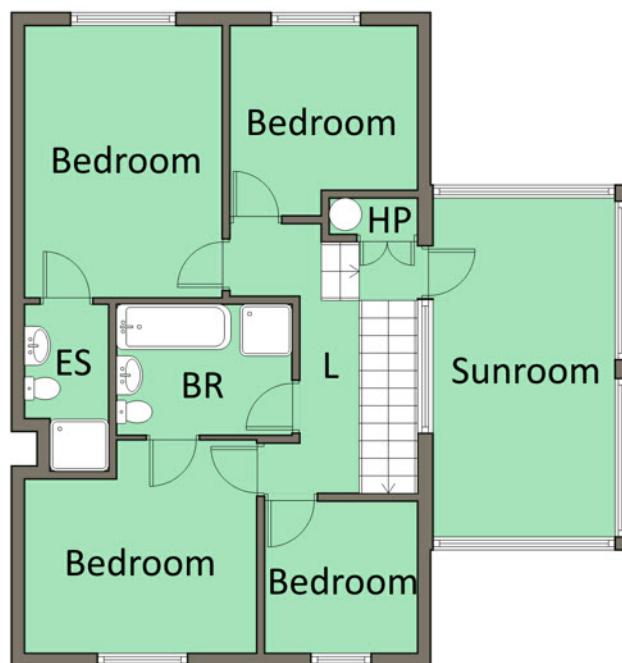
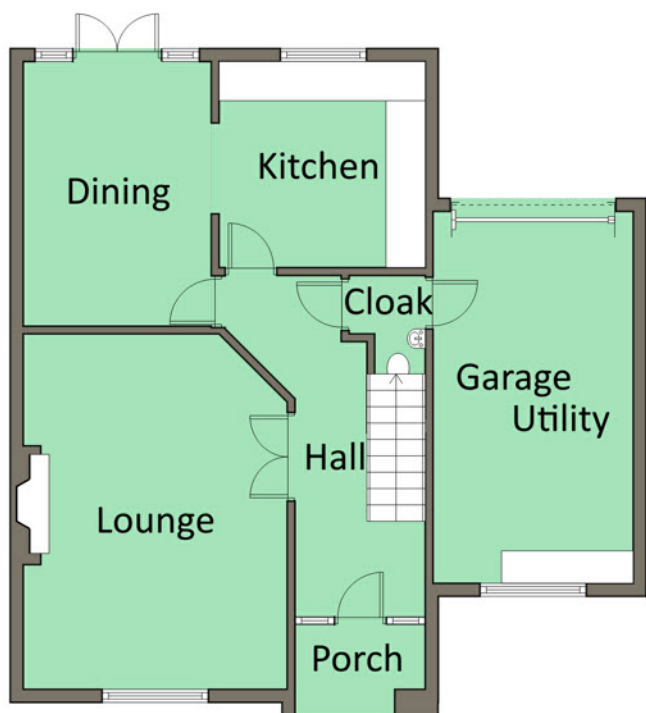
Outside

INTEGRAL GARAGE: 18' 11" x 10' 2" (5.77m x 3.1m) Roller shutter door. Utility area with stainless steel sink unit, plumbed for washing machine, space for tumble dryer, gas fired boiler. Front and side garden laid out in lawns with shrubs. Brick paviour driveway. Enclosed rear garden laid out in lawns with flowerbeds and paviour patio area.



Location:

Leaving Groomsport Village turn left onto Donaghadee Road and second left into Cove Bay. The property is on the right hand side on the corner of Cove Crescent.



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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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