



This spacious first floor apartment enjoys wonderful picturesque views of Groomsport harbour, moored boats and beyond to the open sea. With lift and stair access from a private courtyard, the apartment is designed to maximise the view with a generous lounge featuring a large picture window, a separate kitchen open plan to dining area, two bedrooms both with built-in facilities and a spacious shower room.

Groomsport is a quiet seaside village with a convenience store, local coffee shop, and restaurants. There are also numerous coastal walks and a beach for the more energetic. Bangor is only a few minutes away by bus or car.

This is an excellent opportunity for those who want to take life a little more easy, sit back, relax and admire the view.

Offers Around
£185,000

Apartment 3 South
Shore,
15 Main Street,
GROOMSPORT,
BT19 6JR

Viewing by
appointment
through agent
028 9042 4747



- Beautiful First Floor Apartment with Uninterrupted Sea Views - Lift access to all floors
- Much Sought After Groomsport Location
- Spacious Well Proportioned Accommodation
- Lounge with Picture Window Overlooking the Harbour and the Sea Beyond
- Separate Dining Area Open Plan to Modern Fitted Kitchen
- Two Well Proportioned Bedrooms - Both with Built in Robes
- Shower Room with White Suite
- Gas Fired Central Heating System / Double Glazing
- Residents Parking for 1 Car

The Property Comprises:

First Floor

SPACIOUS ENTRANCE HALL: Store with electric light, intercom. Store with electric light.

LOUNGE: 18' 4" x 15' 3" (5.59m x 4.65m) Double doors, superb sea views.



DINING ROOM: 12' 0" x 9' 10" (3.66m x 3m) Laminate wood flooring.



Open plan to:

KITCHEN: 12' 2" x 7' 9" (3.71m x 2.36m) One and a half bowl single drainer stainless steel sink unit with mixer tap, range of high and low level units, formica round edge work surfaces, built in split level double oven and ceramic hob unit, integrated extractor hood, integrated fridge/freezer, wall tiling, laminate tiled floor, recessed down lighting.



BEDROOM (1): 16' 4" x 12' 4" (4.98m x 3.76m) Including double built in robe. Sea views.



DRESSING ROOM: Electric light.

BEDROOM (2): 16' 6" x 10' 0" (5.03m x 3.05m) Plus full length range of mirror fronted robes.



SHOWER ROOM: White suite comprising vanity basin with mixer tap and storage under, low flush wc, panelled shower cubicle, panelled walls, recessed down lighting, gas fired boiler.



Outside

Parking for 1 car.







Location:

Approaching Groomsport from Bangor, South Shore is on the right hand side opposite the war memorial.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: B85

Potential: B85

EPC Landmark Code: 9508-0126-7000-8010-9972

[Epc Certificate](#)

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92-100 | | |
| B 81-91 | 85 | 85 |
| C 69-80 | | |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

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