



ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 ANDREWS SHOREFIELD,
GROOMSPORT, BT19 6LJ**

OFFERS AROUND £170,000



Nestled in the tranquil residential area of Groomsport, Bangor, this delightful detached bungalow at 7 Andrews Shorefield offers a perfect blend of comfort and modern living. With three spacious double bedrooms, one of which provides direct access to the low maintenance garden, this property is ideal for downsizers or those seeking a peaceful retreat.

The large living room is a welcoming space, perfect for relaxation or entertaining guests. The modern kitchen seamlessly flows into the dining room, creating an inviting atmosphere for family meals and gatherings. The contemporary shower room features a stylish white suite and a convenient walk-in shower enclosure, ensuring both functionality and elegance.

One of the standout features of this property is its proximity to the beach, with easy access via a path at the rear. This makes it an excellent choice for those who enjoy coastal walks or simply wish to bask in the beauty of the seaside.

Having been modernised throughout and decorated to a high standard, this bungalow is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a lucrative investment opportunity for Airbnb, this property presents a fantastic option.

In summary, 7 Andrews Shorefield is not just a home; it is a lifestyle choice in a serene setting, offering both comfort and convenience. Don't miss the chance to make this charming bungalow your own.

Key Features

- Detached Bungalow In A Quiet Residential Area Of Groomsport
- Three Double Bedrooms, One With Garden Access
- Large Living Room And Modern Kitchen Through To Dining Room
- Modern Shower Room With White Suite And Walk In Shower Enclosure
- Beach Access Via Path To Rear Of Property
- Modernised Throughout And Decorated To A Good Standard
- Perfect As A Downsizer Home Or As An Investment For Air BnB
- Viewing Is Recommended To Fully Appreciate This Lovely Home
- Please Note This Is Open To Cash Buyers Only



Accommodation Comprises:

Entrance Hall

Wood effect laminate flooring.

Living Room

13'11" x 11'11"

Solid wooden flooring, recessed spotlights, bay window.

Dining Room

11'11" x 9'0"

Tiled flooring, recessed spotlights, access to side of property.

Kitchen

10'4" x 7'0"

Modern range of high and low level units, granite effect work surfaces, inset stainless steel sink with mixer tap, space for fridge freezer and oven, plumbed for washing machine, part tiled walls and tiled flooring.

Bedroom 1

12'9" x 9'3"

Double bedroom with bay window, wood effect laminate flooring.

Bedroom 2

13'9" x 9'3"

Double bedroom, wood effect laminate flooring.

Bedroom 3

10'4" x 6'11"

Access to rear yard.

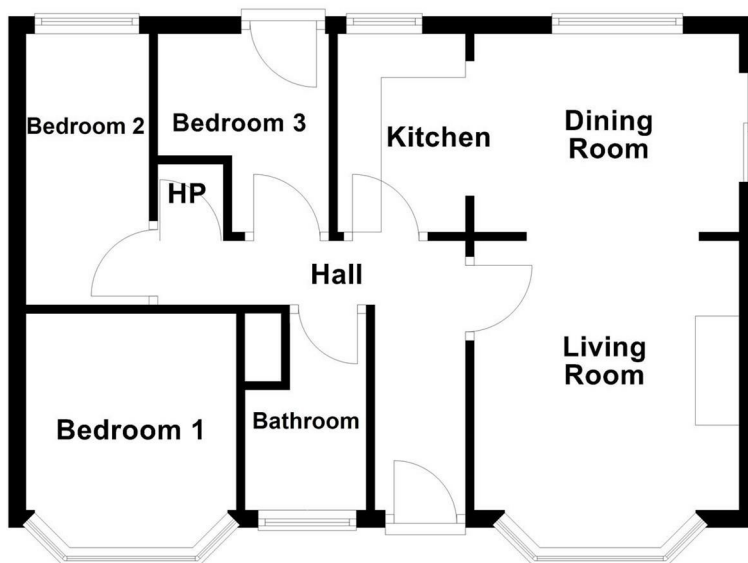
Bathroom

Modern suite comprising low flush w/c, pedestal sink with mixer tap, walk in electric shower with rainfall shower head, tile effect walls, stainless steel towel radiator, tiled flooring.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

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028 9181 1444

RENTAL DIVISION
028 9070 1000



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