



1 COVE HOLLOW

Groomsport BT19 6HT

Offers Around

£284,950



TWONHOUSE | 4  | 3  | 2 

Located in this extremely popular and small coastal development, Cove Bay is an idyllic location which offers residents and their guests direct access to the beach and coastal path.

KEY FEATURES

- Fantastic End Town House Property in Idyllic Coastal Development
- Residents and Their Guests Benefit from Direct Access to the Coastal Path and Beach
- Bright, Spacious and Flexible Accommodation
- Good Size Living Room with woodburning Stove
- Kitchen with Casual Dining/Family Area and French Doors onto the Rear Garden
- Separate Utility Room
- Four Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Phoenix Gas Heating
- Double Glazed Windows
- Conveniently Positioned with Easy Access to Many Amenities Including Shops, The Stables Restaurant, Groomsport Inn, Ballyholme and Donaghadee



ROOM DETAILS

ENTRANCE

Enclosed Entrance
Porch

Downstairs WC

Living Room

16'x14'4

Kitchen with Casual
Dining and Family

Area

15'x19'7

Utility Room

STAIRS TO FIRST
FLOOR

Landing

Bedroom One

15'2x10'8

En Suite Shower
Room

Bedroom Two

10'8x9'8

Bedroom Three

10'8x9'8

Bedroom Four

10'1x8'7

Bathroom

OUTSIDE



DIRECTIONS

Leaving Bangor, Groomsport, travelling towards Donaghadee, Cove Avenue is on the left and Cove Hollow is the second cul-de-sac on your left.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
Northern Ireland		74	75
		EU Directive 2002/91/EC	

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     

