



## 7 SANDEEL LANE

Bangor BT19 6LP

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*Offers Around*

**£395,000**

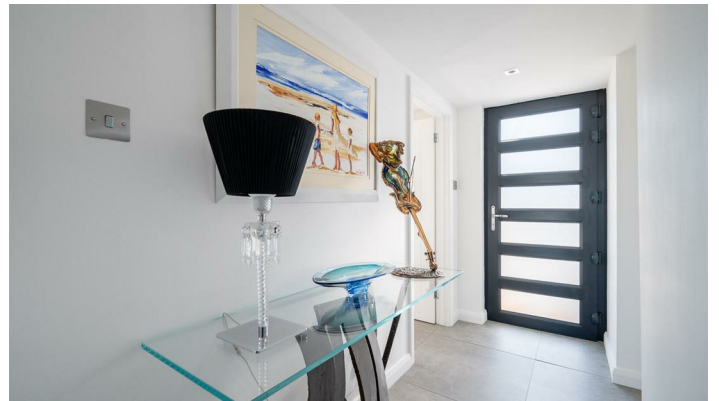


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Tucked away at the end of a private laneway, this exceptional link-detached bungalow offers a rare blend of privacy, design, and coastal living. The home combines cutting-edge smart technology with refined, contemporary finishes throughout.

### KEY FEATURES

- Integrated Surround Sound: High-fidelity 7.1 KEF surround sound system installed in the primary living space for a cinematic experience.
- Designer Sanitary ware: Premium Villeroy & Boch suites throughout, complemented by designer Philippe Starck and rose gold brassware.
- Smart Kitchen Connectivity: Premium-grade Siemens and Miele appliances featuring WiFi connectivity and App/Voice control functionality.
- A classic four-oven oil-fired Aga serving as a culinary centrepiece, paired with a modern Siemens induction hob.
- Bespoke Media Wall: Custom-engineered focal point featuring adjustable mood lighting and a contemporary recessed living flame electric fire.
- Oversized, heat-efficient composite double-glazed sliding doors designed to withstand the coastal environment.
- Energy-efficient, individually-zoned underfloor heating throughout the entire property for tailored comfort.
- Carefully curated LED lighting scheme, including recessed spotlights, feature mood lighting, and illuminated shelving.
- A wall-recessed television and integrated Bluetooth ceiling speakers in the main bathroom



## ROOM DETAILS

*GROUND FLOOR En Suite*

*Reception Hall*

*Guest Bedroom*

10' x 8'12"

*Superb Open Plan  
Kitchen/Dining /*

*Main Bathroom*

*Living Area*

*OUTSIDE*

36'3" x 21'8"

*Living Area*

*Utility Room*

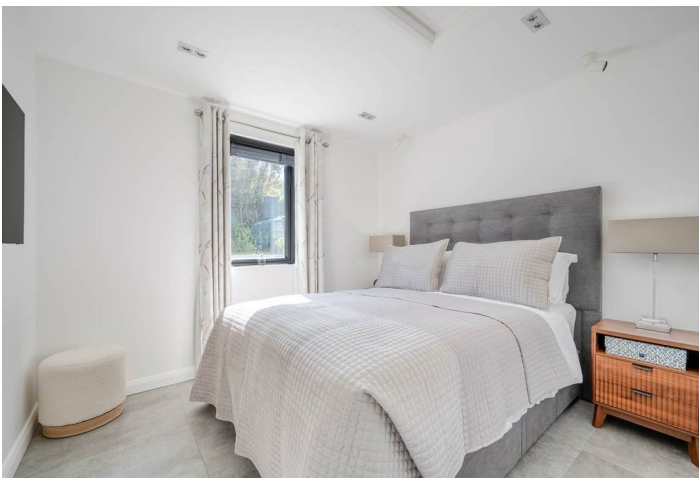
*Master Bedroom*

10'7" x 9'1"



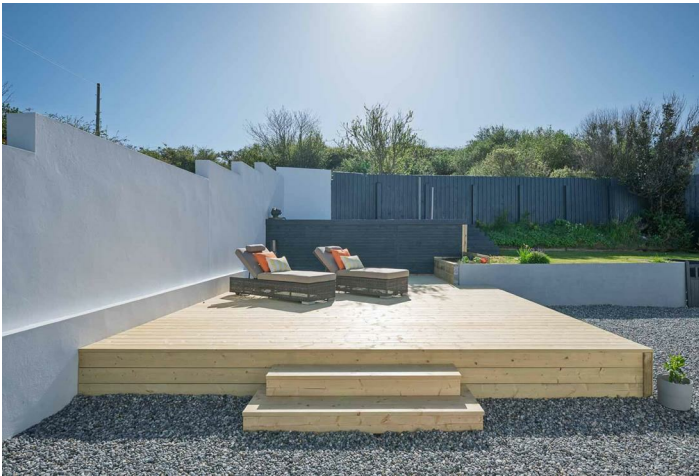
## DIRECTIONS

*Heading through Groomsport in the direction of Donaghadee turn left onto Orlock Road and take the first on your left into Sandeel Lane. Take the first right and number 7 will be on the right hand side.*



## THE LOCAL AREA

*Orlock is a small coastal townland on the eastern edge of Groomsport, in County Down. It sits along the Irish Sea and is known for its rugged shoreline, natural beauty and scenic walking routes, including the Orlock Point coastal path with panoramic views toward Scotland across the Irish Sea. The area is a quiet rural setting with an abundance of wildlife.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

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