



5 COVE DRIVE

Bangor BT19 6HF

Offers Around

£784,950



DETACHED

| 4  | 2  | 3 

Tucked away at the end of a cul-de-sac within this prestigious coastal development, this outstanding detached family home occupies one of the finest sites, with elevated views over Groomsport village, harbour, the Irish Sea and Antrim coastline. The property offers bright, spacious and flexible accommodation finished to an excellent standard throughout.

The ground floor includes a reception dining hall with French doors to the rear garden and a superb modern kitchen open plan to a casual dining/family area. The kitchen features bespoke hand-painted solid wood units, quartz worktops, a Quooker tap and integrated appliances. The family area includes a cast iron gas stove and herringbone flooring. A principal bedroom with built-in furniture and luxury en suite completes this level.

Upstairs is a stunning living room with spectacular views and a raised Faber remote-controlled gas fire, along with three additional bedrooms (one with sea views and balcony) and a bathroom with bath and separate shower.

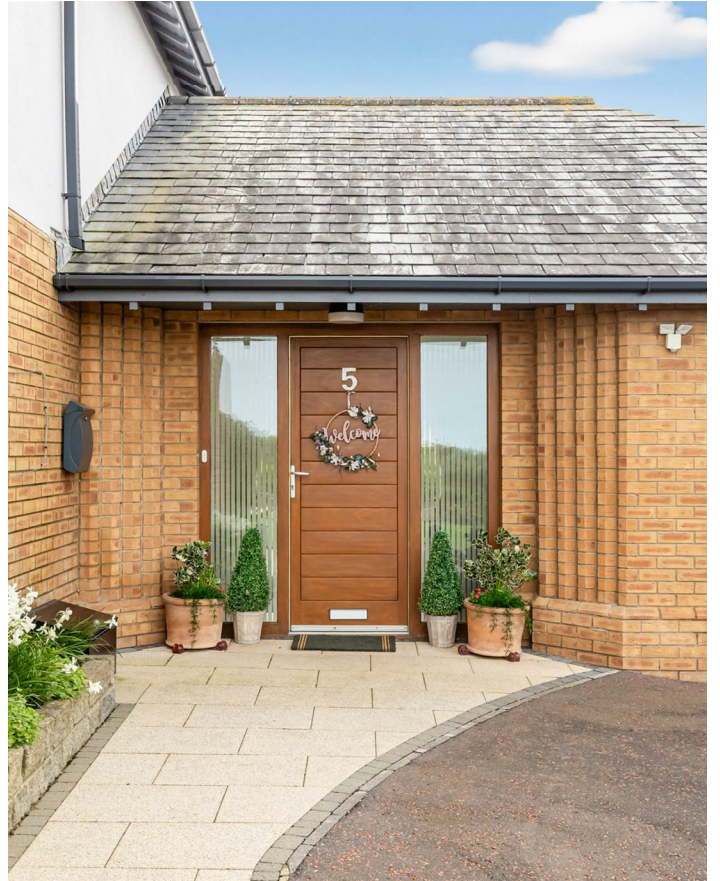
Externally, a tarmac driveway provides ample parking and leads to an integral garage with utility area. The rear offers a fully enclosed south-facing garden with lawns, paved patio, barbecue area and summer house, ideal for outdoor living.

Additional benefits include Phoenix Gas heating, double glazing, downstairs WC and pressurised water system. Cove Bay offers direct coastal path access, with Groomsport village and nearby towns easily reached. Early viewing is highly recommended.



KEY FEATURES

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ROOM DETAILS

<i>GROUND FLOOR</i>	<i>En Suite Shower Room</i>	<i>Bathroom</i>
<i>Entrance</i>	<i>Stairs to First Floor</i>	<i>OUTSIDE</i>
<i>Reception Dining Hall</i> 19'6" x 11'	<i>FIRST FLOOR</i>	<i>Integral Garage</i> 21'6" x 11'6"
<i>Downstairs WC</i>	<i>Landing</i>	
<i>Cloakroom</i>	<i>Living Room</i> 21'6" x 14'4"	
<i>Fitted Kitchen Open Plan to Dining / Family Area</i> 23'5" x 21'5"	<i>Bedroom Two</i> 14'8" x 8'5"	
<i>Bedroom One</i> 19'3" x 14'7"	<i>Bedroom Three</i> 12'4" x 12'	
	<i>Bedroom Four</i> 12'7" x 9'1"	





FLOOR PLANS



All measurements are approximate and for display purposes only



DIRECTIONS

Head north towards High street and continue on to Donaghadee Road. Slight left on to Groomsport Road, taking the second exit at the roundabout. Continue toward Donaghadee road and turn left on to Cove Avenue. Turn right on to Cove Hill and then left on to Cove Drive and continue to the end of the cul-de-sac. The property will be on your right



THE LOCAL AREA

Groomsport is a picturesque, historic seaside village located on the shores of Belfast Lough. Famous for its ancient harbour—reputed to have Viking origins—the village offers a charming mix of coastal scenery and sandy beaches, including the iconic Cockle Row Cottages.

It has a thriving community with a Sailing Club, Shops, local eateries as well as tennis courts and play park.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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     

