



25 THE HILL

BANGOR BT19 6JS

Offers Around

£199,950



COTTAGE

| 3  | 2  | 1 

Located in the beautiful coastal town of Groomsport, here is an ideal opportunity to purchase a delightful 19th century fisherman's cottage which has been modernised to a high standard with sympathetic updating allowing it to retain a lot of charm and character associated with properties of this era.

KEY FEATURES

- Fantastic cottage located right in the heart of the Groomsport
- Finished to an excellent standard throughout
- Fabulous sea views from both ground and first floor levels
- Living room with cast iron wood burning stove
- Superb fitted kitchen with quartz work surfaces
- Three well proportioned bedrooms, all with sea views
- Ground floor bedroom could be used as a second reception room
- Two first floor bedrooms have excellent storage in eaves
- Ground floor shower room with three piece suite
- First floor shower room with three piece suite
- Phoenix gas heating
- Double glazed windows
- Patio area to the rear with southerly aspect
- In close proximity to many amenities
- Demand anticipated to be high
- Early viewing essential
- Ballyholme, Bangor and Donaghadee also easily accessible



ROOM DETAILS

Entrance

Shower Room

Shower Room

Reception Hall:

Rear Porch

Open Plan Living
with Dining Area
17'7" x 9'10"

Kitchen
11'1" x 10'8"

FIRST FLOOR

Bedroom
Three/Potential
Reception Room
12'1" x 11'1"

Landing:
Bedroom One:
11'7" x 9'4"
Bedroom Two
9'8" x 9'5"



DIRECTIONS

Heading through Groomsport turn onto Springwell Drive just where the Stables restaurant is. Take the first on your right into The Hill and Number 25 is on your left.



THE LOCAL AREA

Groomsport, through a small village, is having 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 to make it a great place to shop.



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		
	72	83
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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