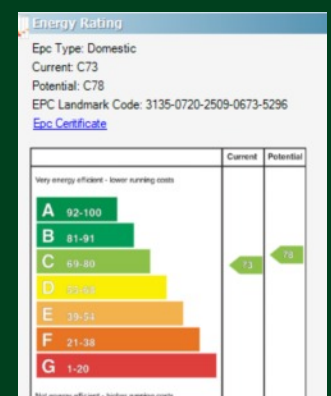




5 Cove Hill,  
Groomsport,  
Bangor ,  
BT19 6HU

Offers Around  
£525,000

Viewing by  
appointment with  
& through agent  
028 90 424747





Cove Hill is a highly regarded residential area in the coastal village of Groomsport, County Down, prized for its elevated position and outstanding views across Belfast Lough. Known for its quiet, mature setting, Cove Hill offers a blend of privacy and scenic beauty while remaining within easy reach of village amenities.

Groomsport itself is a charming seaside village with a strong sense of community, featuring a picturesque harbour, coastal walks, cafés, and local shops. The shoreline

and nearby North Down Coastal Path provide excellent opportunities for walking, sailing, and outdoor recreation.

Set on the prestigious Cove Hill in Groomsport, this beautifully presented home boasts stunning lough views, a sleek contemporary interior and professionally landscaped gardens, offering elegant coastal living in an exceptional setting. Early viewing is a must to avoid disappointment.





- Superb Detached Family Home
- Elevated Position with Panoramic Lough Views
- Stylish Contemporary Interior Throughout
- Bright, Well Proportioned Living Spaces
- Sleek, Modern Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Stylish Bathrooms and En-suites with Quality Fittings
- Landscaped Gardens Designed for Privacy and Enjoyment
- Double Glazed Windows / Gas Heating
- Integral Garage with Utility Area
- Peaceful yet Convenient Location close to Groomsport Village Amenities
- A Rare Opportunity to acquire a Contemporary Home in an Exceptional Setting
- Direct access to beach via private path

Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Front door leading to . . .

DINING HALL: 12' 0" x 11' 0" (3.66m x 3.35m) Laminate wood floor.



FAMILY ROOM: 12' 0" x 10' 0" (3.66m x 3.05m) Double doors to patio/garden, lough view.





CLOAKROOM: Contemporary wash stand, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan.

LOUNGE: 15' 0" x 14' 0" (4.57m x 4.27m) Parquet laminate wood floor, Morso cast iron multi-fuel burning stove, double doors to rear patio.



KITCHEN: 12' 0" x 10' 0" (3.66m x 3.05m) Blue high gloss kitchen with excellent range of high and low level units, laminate work surfaces, Hotpoint gas hob, Esto/Airforce triple fan extractor, Neff double oven, Rangemaster sink unit with Quooker tap, plumbed for dishwasher, integrated fridge freezer, breakfast bar, ceramic tiled floor, part tiled walls, service door to garage.



## First Floor

LANDING: Access to roofspace, linen cupboard.

PRINCIPAL BEDROOM: 14' 0" x 10' 0" (4.27m x 3.05m) Door to Juliette balcony.



ENSUITE SHOWER ROOM: Shower cubicle with Mira shower unit, wash stand, low flush wc, heated towel rail, ceramic tiled floor, LED lighting, extractor fan.





BATHROOM: Luxury contemporary white suite comprising Adamsez stand alone bath with wall mounted Aquala mixer tap, feature alcove, separate fully tiled shower cubicle with thermostatic shower unit and Hans Gronhe rain shower head, Ora Flair bi-fold shower door, Bauhaus vanity unit and Aquala tap, low flush wc, heated towel rail, ceramic tiled floor, LED lighting.



BEDROOM (2): 12' 10" x 11' 0" (3.91m x 3.35m) Lough view.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

BEDROOM (3): 9' 10" x 9' 0" (3m x 2.74m)



BEDROOM (4): 9' 0" x 7' 11" (2.74m x 2.41m)





SUN ROOM: 15' 11" x 8' 11" (4.85m x 2.72m) Laminate wood floor, LED lighting, panoramic lough view.



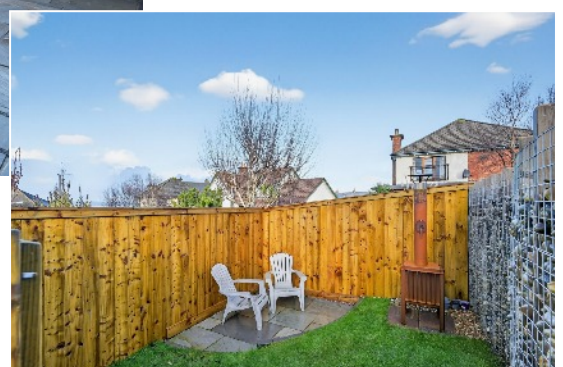
Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



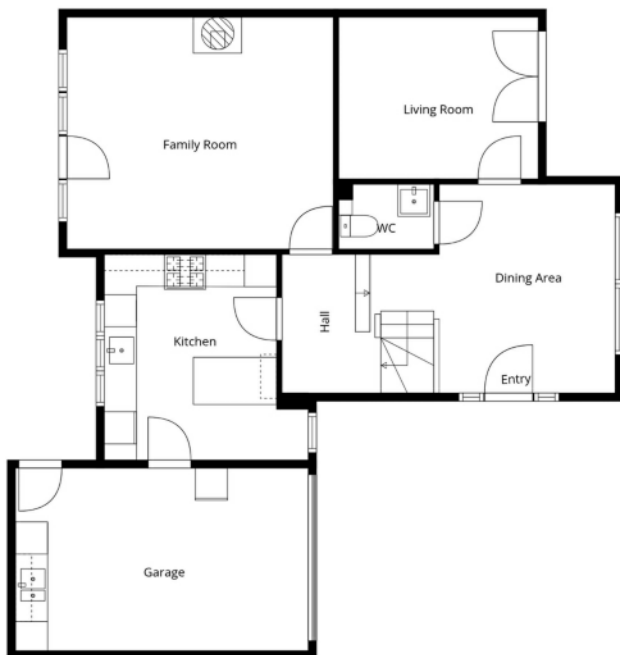
## Outside

Fully enclosed patio in Indian sandstone patios to front and rear, raised beds, electric outside lighting to rear garden and security light, outside tap. Block paved driveway with parking for two cars. Sun to back garden until lunchtime and sun to front garden in the afternoons and evenings. Newly erected timber fence surround to front garden to include seating area with gabion basket feature.

INTEGRAL GARAGE: 18' 0" x 11' 0" (5.49m x 3.35m) Roller shutter electric up and over door, recently fitted Cedral cladding to garage area, garage security lights. Utility area to rear with stainless steel sink unit, plumbed for washing machine, Worcester Bosch combi boiler, storm proof remote control garage door.







1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

### Location:

Leaving Groomsport Village turn left onto Donaghadee Road, take second left into Cove Avenue, continue round to the right and Cove Hill is on the right.

Telephone 028 9042 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

