



Situated on a generous site extending to approximately circa 1 acre, this detached bungalow occupies a highly desirable position on the Donaghadee Road, Groomsport, offering excellent convenience to the village, coastline, and commuter routes to Bangor and beyond.

The property is a bungalow in need of modernisation, providing an exceptional opportunity for purchasers to refurbish, extend (subject to the necessary approvals), or potentially replace with a bespoke family home tailored to individual requirements.

Set well back from the road, the site offers a strong sense of privacy and maturity, with ample space for landscaped gardens and outdoor entertaining areas. The surrounding area is renowned for its coastal charm, scenic walks, and proximity to Groomsport Harbour, whilst remaining within easy reach of local schools, amenities, and transport links.

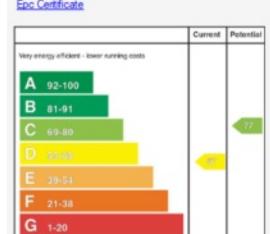
This is a rare opportunity to acquire a substantial site in a prime coastal location, ideal for owner-occupiers seeking a project with significant long-term potential.

Offers Over  
£365,000

52 Donaghadee Road,  
Groomsport,  
BANGOR,  
BT19 6LH

Viewing by  
appointment  
through agent  
028 9042 4747

Energy Rating  
Epc Type: Domestic  
Current: D57  
Potential: C77  
EPC Landmark Code: 0350-2309-5590-2326-8881  
Epc.Certificate



- Attractive Detached Bungalow
- Priced to allow for Modernisation
- Through Lounge / Dining Room
- Fitted Kitchen
- Three Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Shower Room
- Fixed Staircase to Attic Rooms - Potential for Further Accommodation with Lough Views (Subject to Planning Approval)
- Double Glazed Windows / Oil Fired Central Heating
- Single Garage, Additional Driveway Parking
- Generous Site extending to circa 1 acres in lawns, mature shrubs, trees, patio areas
- Lough Glimpses over Belfast Lough & Beyond to the Donaghadee Sound
- Superb Opportunity



The Property Comprises:

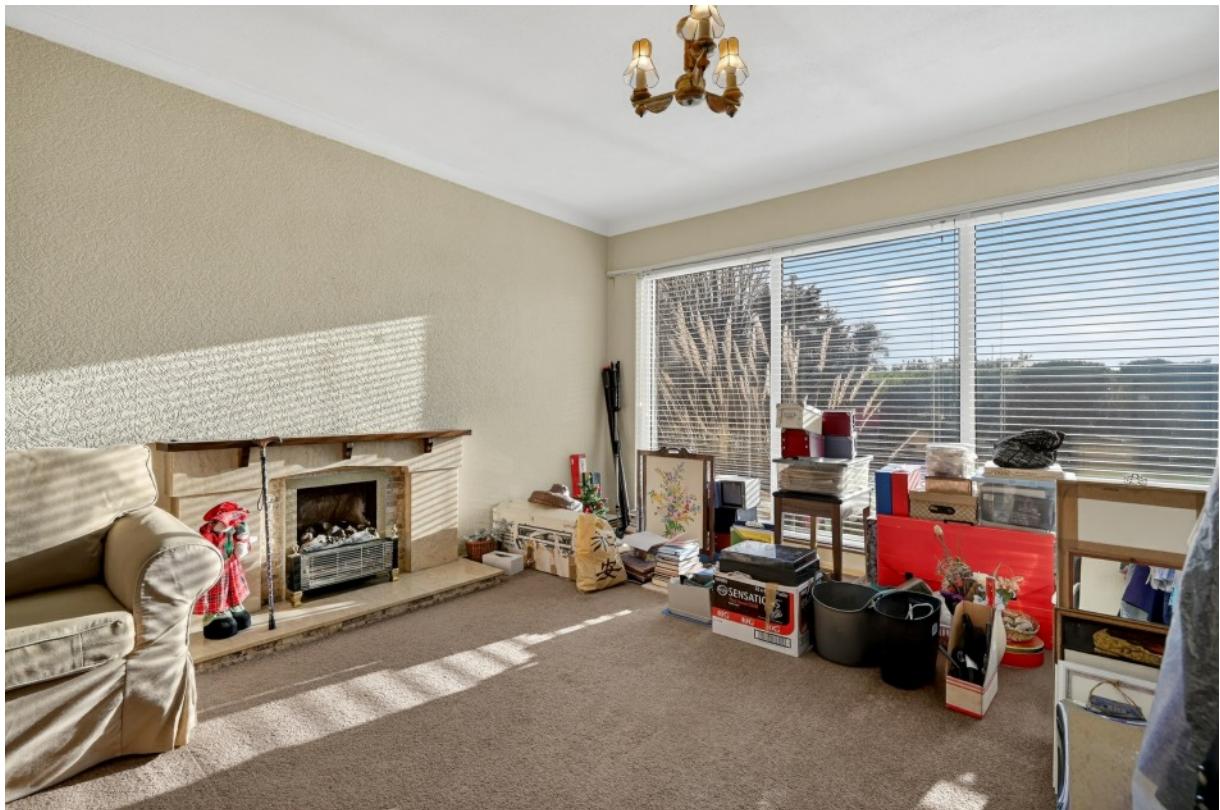
Ground Floor

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL:



LOUNGE: 13' 11" x 13' 0" (4.24m x 3.96m) Fireplace. Open plan to:



DINING ROOM: 12' 0" x 9' 0" (3.66m x 2.74m)



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**FITTED KITCHEN:** 12' 0" x 12' 0" (3.66m x 3.66m) Fully fitted kitchen with range of high and low level units, laminate work surfaces, space for fridge/freezer, plumbed for washing machine, space for tumble dryer, four ring hob, oven, stainless steel sink unit with mixer tap, uPVC door to garden.



**PRINCIPAL BEDROOM:** 11' 0" x 11' 0" (3.35m x 3.35m)

**ENSUITE SHOWER ROOM:** Shower cubicle with Triton electric shower unit, low flush wc, vanity unit.



BEDROOM (2): 11' 0" x 10' 0" (3.35m x 3.05m)



BEDROOM (3): 10' 0" x 10' 0" (3.05m x 3.05m)

SHOWER ROOM: Walk-in shower cubicle with thermostatic shower unit, low flush wc, vanity unit. Hotpress with built-in shelving and copper cylinder.



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## First Floor

ATTIC ROOM (1): 22' 0" x 10' 11" (6.71m x 3.33m)

ATTIC ROOM (2): 13' 0" x 10' 11" (3.96m x 3.33m)

ATTIC ROOM (3): 14' 0" x 10' 11" (4.27m x 3.33m)



Floored roofspace with excellent storage, Velux windows with views.

## Outside

Tarmac driveway leading to:

DETACHED GARAGE: Up and over door, light and power. Additional driveway parking.

Superb gardens to front, side and rear extending to 3/4 acre in lawns, mature trees and shrubs.

Crazy paved pathways to the rear. Garden pond, green house, septic tank. Boiler house with oil fired boiler.



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## Location:

Travelling towards Donaghadee from Bangor along the Donaghadee Road, No 52 is on left hand side just before Seahaven Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

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