

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**12 GROOMSPORT HOUSE ROAD, GROOMSPORT,  
BANGOR, BT19 6GH**

**OFFERS AROUND £175,000**

If ever there was a property which deserved to be viewed so as to be fully appreciated this is it! Ulster Property Sales are delighted to offer for sale this superior ground floor apartment which is sure to appeal to even the most discerning of purchasers. Located within this select residential development, residents benefit from beautifully manicured common gardens, their own tennis court and for those enjoy a stroll there is direct access to the beach via a gate with your own personal key and of course Groomsport Village along the coastal path. Transport via bus to both Bangor and Donaghadee is also easily accessed and convenient .

Upon inspection viewers will appreciate the fact that the home has its own private front door and also a generously proportioned welcoming entrance hall with a practical range of built-in wardrobes offering excellent cloak space. Special mention must be made of the sizeable and bright, comfortable lounge with its feature bay window and from here there is open plan access to the modern fitted kitchen. Prospective purchasers will be further enticed by the double bedroom with its adjacent and well appointed 3 piece white bathroom suite with a useful shower over the bath.

Outside there is a privately owned front garden laid in lawn with plants and shrubs and there is an area laid in stones. Uniquely the apartment offers a rear courtyard garden presently covered over and with a roller shutter door to provide seclusion and additional storage. Moreover there is communal resident parking and separate visitor parking. Making an ideal purchase for the first time buyer, the young professional, for those looking to downsize or for those in the holiday home market, we feel sure that your perusal of this select home will result in an instant attraction.



## Key Features

- The Home by the Sea you promised yourself!
- Welcoming Entrance Hall
- Double Bedroom with Ensuite Bathroom
- Front Garden & Rear Covered Courtyard Garden
- Superior Ground Floor Apartment
- Superb Lounge Open Plan to Kitchen
- Gas Fired Central Heating & Tasteful Decor
- Select Residential Location



### ACCOMMODATION

Double glazed entrance door.

### SPACIOUS RECEPTION HALL

Wooden laminate flooring. Corniced ceiling. Double panel radiator. Built-in wardrobes with shelving and sliding doors ideal for cloak space. Separate built-in cupboard with wall mounted gas boiler.

### "L" SHAPED

### LOUNGE/KITCHEN

13'0" max x 25'2" max excluding bay window  
Feature bay window. 2 Double panel radiators. uPVC double glazed windows. Wooden laminate flooring in lounge area and kitchen. Corniced ceiling. High and low level units. Stainless steel sink unit with mixer tap. Extractor fan. Integrated 4 ring hob and oven and dishwasher. Plumbed for washing machine. Part tiled walls. Single glazed door to rear covered courtyard.

### BEDROOM

10'7" x 9'11" excluding recess

Double glazed windows. Wooden laminate flooring. Corniced ceiling. Double panel radiator.

### BATHROOM

White suite comprising: Panelled bath with mixer tap and shower over. Shower Screen. Low flush W.C. Pedestal wash hand basin with mixer tap. Wall mounted heated towel rail. Extractor fan. Corniced ceiling. Part tiled walls. Part panelled walls around bath. Double glazed windows.

### OUTSIDE

Privately owned front garden in lawn with plants and shrubs, and area laid in stones.

### REAR COVERED

### COURTYARD

Roller door to provide storage. Light and Paved path.

### COMMUNAL CAR PARKING

### PLEASE NOTE

Management Charge: To Be Confirmed











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185  
BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000  
DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark