

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



25 THE HILL, GROOMSPORT, BANGOR, BT19 6JS

OFFERS OVER £199,950

Set within the heart of Groomsport, this delightful fisherman's cottage perfectly captures the essence of coastal living. Boasting charming character, captivating sea views and a wonderfully flexible layout, the property offers a rare opportunity to enjoy a slower pace of life in a truly scenic setting.

Whether as a peaceful holiday escape or a more permanent move for those seeking a relaxed retirement by the sea, this is a home that effortlessly blends comfort, practicality and timeless appeal.

Internally, the property has been lovingly cared for and is presented in excellent condition throughout, offering a welcoming and comfortable living environment from the moment you step inside.

The accommodation is both versatile and practical, easily adapting to individual requirements, whether that be additional guest space, a home office or simply the flexibility to enjoy the home in different ways over time.

A particular highlight is the charming outlook, with sea views providing a constantly changing backdrop and a gentle reminder of the property's enviable coastal position.

The location strikes an ideal balance—peaceful and picturesque, yet conveniently close to local amenities, allowing for both quiet retreat and everyday convenience.



Key Features

- Characterful fisherman's cottage full of charm and warmth
- Flexible accommodation to suit a range of lifestyles
- Immaculately maintained and ready to move into
- A tranquil setting with strong lifestyle appeal
- Phoenix Gas Heating System / Double Glazing
- Enjoying picturesque sea views across the coastline
- Perfect as a family home , downsizer or retirement retreat
- Within easy reach of local shops, cafes and everyday amenities
- Sea views / handy location to Shore
- No onward chain



ACCOMMODATION

Stable front door with glazed insets.

RECEPTION HALL

Part tiled floor. Part wooden floor. Understairs storage cupboard.

OPEN PLAN

LOUNGE/DINING AREA

17'8" x 10'3" at widest pts
Cast iron wood burning stove on tiled hearth. Wooden floor.

FAMILY ROOM / BEDROOM 3

12'1" x 11'0"
Wooden floor.

REAR HALLWAY

Cloak room area.

SHOWER ROOM

Comprising: Walk-in shower with thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. PVC ceiling with 2 downlights.

REAR PORCH

Tiled floor and stable door to outside.

KITCHEN

11'1" x 10'8"

Range of high and low level units with quartz work surfaces. Single drainer sink unit with mixer tap and matching quartz drainer. Built-in 4 ring gas hob and oven under. Integrated extractor fan. Slimline dishwasher. Bosch washing machine. Fridge/freezer. Ceramic tiled floor. Built-in larder cupboard with built-in shelving.

FIRST FLOOR LANDING

Built-in shelving. Storage cupboards.

BEDROOM 1

11'6" x 9'4"

Views of Belfast Lough, Antrim Coastline, Irish Sea and beyond. Built-in chest of drawers. Access to eaves.

BEDROOM 2

9'9" x 9'7"

Views of Belfast Lough, Antrim Coastline, Irish Sea and beyond. Built-in chest of drawers. Access to eaves.

SHOWER ROOM

Walk-in shower with Thermostatic shower and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Laminated wood effect floor. PVC ceiling with downlights. Built-in storage cupboard with gas boiler. Built-in extractor fan.

OUTSIDE

Rear courtyard garden.









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	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.

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