

2 Cove Hill

Groomsport, BT19 6HU

Offers around £425,000



VICTORIA
PINKERTON

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Spacious Detached Family Home Located In Highly Sought After Coastal Residential Area In Groomsport

Welcome to 2 Cove Hill, Groomsport, a spacious, detached home built in 2005 and set within one of the area's most desirable coastal residential locations. Enjoying a truly enviable position, the property benefits from a charming pathway leading directly to the beach, offering effortless access to scenic seaside walks and breathtaking coastal views.

Internally, the home offers generous and well-balanced accommodation, featuring three spacious reception rooms that provide exceptional flexibility for both everyday family living and entertaining. The living room, lounge, and dining room are all thoughtfully laid out, creating warm and inviting spaces ideal for gatherings or relaxed evenings at home.

The well-appointed kitchen is a standout feature, equipped with a freestanding gas range cooker, integrated appliances, and a dedicated dining area — a perfect hub for family meals and for those who enjoy cooking and hosting.

On the first floor, there are four generously proportioned bedrooms,

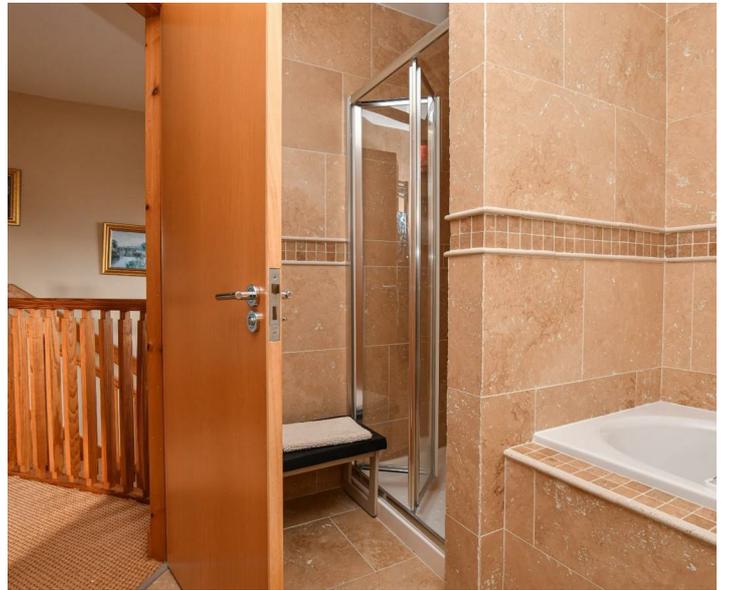




PROPERTY FEATURES

- Spacious Detached Family Home, Located In Highly Sought After Coastal Residential Area In Groomsport
- Downstairs WC
- Attached Garage With Roller Door And Tarmac Driveway
- Direct Pathway To The Beach, Ideal For walks And Outdoor Enjoyment
- Three Generous Sized Reception Rooms
- Four Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Fully Enclosed Rear Garden Laid In Lawn With Raised Decking Area
- Well Appointed Kitchen With Free Standing Range Cooker, Integrated Appliances And Dining Area
- Family Bathroom With Bath And Separate Shower Cubicle
- Gas Fired Central Heating And uPVC Double Glazed









Direct Pathway To The Beach, Ideal For walks And Outdoor Enjoyment

including an impressive master suite complete with its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort and convenience for family members and guests alike.

Externally, the property continues to impress. An attached garage provides secure parking and excellent storage, while the fully enclosed rear garden, laid in lawn and complemented by a decking area, offers an ideal outdoor space for entertaining, relaxation, or enjoying the coastal air.

Combining spacious modern living with an exceptional seaside setting, this outstanding home is perfectly suited to families or those seeking a peaceful coastal lifestyle. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.



PROPERTY MEASUREMENTS

Hallway	13'3 x 11'9
Toilet	4'11 x 4'9
Living Room	16'7 x 17'2
Family Room	11'8 x 10'8
Dining Room	13'3 x 9'5
Kitchen	13'9 x 14'1
Landing	19'7 x 10'3
Storage	4'4 x 2'11
Bedroom 1	13'7 x 12'1
Ensuite	6'1 x 7'11
Bedroom 2	11'10 x 10'8
Bedroom 3	9'4 x 10'
Bedroom 4	9'9 x 8'10
Bathroom	8'8 x 7'1
Garage	17'11 x 18'2

Directions

Located off Donaghadee Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

Ground Rent - TBC

Service Charge - £282 per annum

Rates - Understood to be £2241 per annum

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.

WHAT3WORDS: ///scrapped.explored.afford

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

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