

# For Sale

SimonBrien

Asking Price: £410,000



2 Mcllwaines Lane,  
Groomsport,  
BT19 6LN

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#### KEY FEATURES

- A superb detached bungalow with sea views
- Located withing walking distance to the seaside village of Groomsport
- Excellent layout with high specification finish
- Lounge with feature multi fuel stove with views towards Belfast Lough and North Channel
- Contemporary kitchen with centrepiece island
- Kitchen leading to:
- Sun room with countryside and sea views
- Utility room with range of appliances
- Four double bedrooms
- Two bedrooms with a range of fitted wardrobes
- All bedrooms with either countryside or sea views
- Additional shower room
- Gas fired central heating - new 2023 boiler
- Integral garage with light, power & electric up and over door
- Driveway to front offering ample parking
- Enclosed, private rear garden boasting sunny, open rural aspect
- Bangor, Donaghadee & Belfast accessible via arterial routes

#### SUMMARY

This is an exceptionally well appointed detached bungalow which provides comfortable modern living within a highly regarded and convenient location. The property has been presented to the highest standard ready for immediate occupation and with no expense spared on the standard of finish.

Comprising of reception hall, lounge with multi fuel stove and superb views over Belfast Lough and North Channel – contemporary fitted kitchen with centrepiece island leading to the sun room with a picturesque outlook. There are four bedrooms plus bathroom with 4 piece suite. The layout is further enhanced by various built in storage solutions, utility room, gas fired central heating plus uPVC frame double glazed windows.

Externally, a the driveway offers ample parking for several vehicles and leads to an integral garage with recently installed electric up and over door. The rear garden is notably private and boasts a sunny, open rural aspect.

Groomsport is a beautiful coastal town on the North Down coast offering sandy beaches, convenience stores, restaurant and harbour, an idyllic location for the commuter, with easy access to Belfast via the A2.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC composite front door.



##### RECEPTION HALL:

Recessed lighting, access to loft via Slingsby ladder.



##### LOUNGE:

**26' 2" x 13' 0" (7.98m x 3.96m)**

Views over Belfast Lough and North Channel towards Scotland, multi fuel stove.



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**KITCHEN:**  
**20' 7" x 15' 2" (6.27m x 4.62m)**

Bespoke fitted kitchen with an excellent range of high and low level units with granite worktops, built in eye level oven and grill, built in eye level microwave, built in fridge and freezer, large centre island with a range of storage, stainless steel sink, 4 ring induction hob, recessed lighting, tiled floor.



**SUN ROOM:**  
**14' 2" x 14' 1" (4.32m x 4.29m)**

Sea and countryside views.

**UTILITY ROOM:**  
**11' 8" x 4' 9" (3.56m x 1.45m)**

Range of fitted units, stainless steel sink with mixer taps, plumbed for tumble dryer, plumbed for dishwasher, tiled floor and walls, access to rear garden.







**BEDROOM (1):**  
**16' 6" x 10' 2" (5.03m x 3.1m)**  
Built in sliding mirrored wardrobes and a range of fitted storage units, countryside views.



**BATHROOM:**  
Family bathroom suite comprising: Low flush WC, chrome heated towel rail, pedestal wash hand basin with mixer taps, panelled bath with mixer taps, corner shower unit with glass shower screen, fully tiled walls and floor, recessed lighting and extractor fan.



**BEDROOM (2):**  
**15' 2" x 8' 9" (4.62m x 2.67m)**  
Countryside views.



**OUTSIDE**  
**GARAGE:**  
**18' 7" x 9' 9" (5.66m x 2.97m)**  
Up and over electric door, range of built in storage, plumbed for tumble dryer, freezer and space for American style fridge freezer, access to boiler.

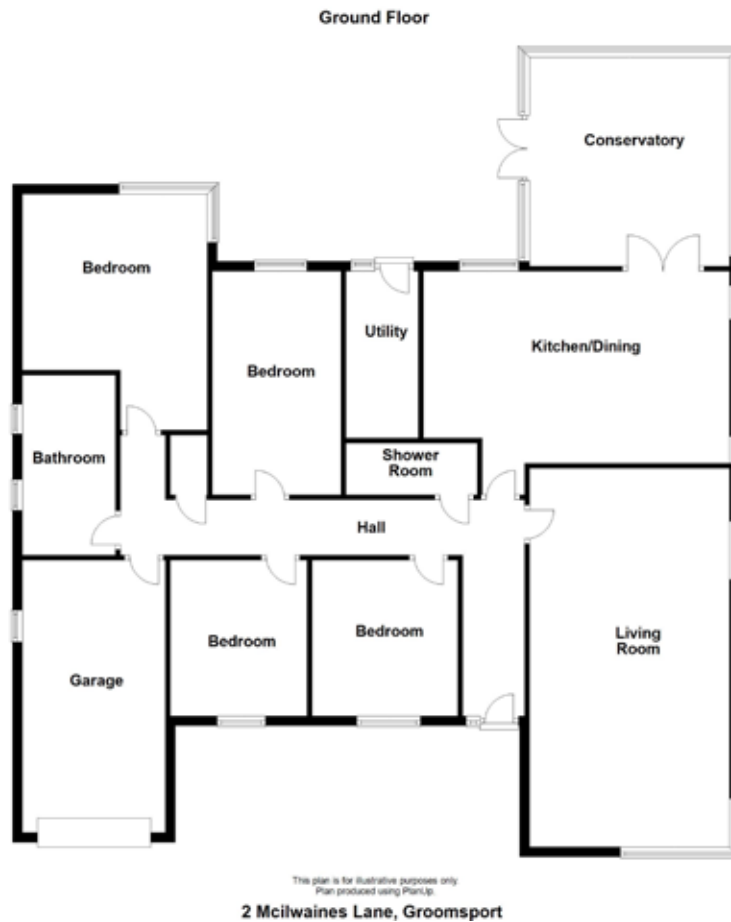
Private site laid in lawn with border fencing, patio area, range of shrubbery, outside tap and light, ample off street parking on driveway, informal security lighting.



**BEDROOM (3):**  
**13' 11" x 9' 2" (4.24m x 2.79m)**  
Built in storage and fitted wardrobes, countryside and sea views.

**BEDROOM (4)/STUDY:**  
**10' 5" x 8' 10" (3.18m x 2.69m)**  
Countryside and sea views.





**VALUER**

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