

 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**5 THE BRAE, GROOMSPORT, BT19 6JG**  
**OFFERS AROUND £274,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

This is a rare and unique opportunity to purchase an attractive detached bungalow on a flat site in Groomsport with immense potential. With no onward chain and requiring some sympathetic updating this will allow the lucky new owners to put their own stamp on what will be a fabulous home. Located in the Brae within the popular coastal village of Groomsport, an area well renowned for its prestigious location and convenience to the local amenities, this fabulous bungalow occupies a magnificent corner site which provides ample room to extend subject to necessary approvals.

The accommodation comprises living room with tiled fireplace and gas coal effect fire, dining room with open square arch to sun room, fitted kitchen, three bedrooms all with outlooks to the gardens and a shower room with white suite. Outside there are gardens to the front, side and rear. The rear garden is fully enclosed with covered paved patio area, additional patio, excellent degree of privacy and westerly aspect making it an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating, double glazed windows, attached garage with electric remote roller door and ancillary accommodation currently in the form of entrance porch, lobby, wet room and bedroom, which would be perfect as home office, playroom, gym or cinema, etc, subject to necessary approvals. There is also a large roofspace with potential to convert, again with necessary approvals.

Properties of this nature and in this location rarely make it to the open market and we expect demand to be high and from a wide range of prospective purchasers including the retired, families, those looking to downsize and young professionals. The local amenities include shops, restaurants, beach and church. Bangor town centre, Ballyholme and Donaghadee are also easily accessible.

## Property Features

- Attractive Detached Bungalow with No Onward Chain
- Property Requires Some Sympathetic Updating but Offers Huge Potential
- Superb Flat Corner Site
- Easy Access into Groomsport Town Centre
- Potential to Extend or Convert the Roofspace Subject to Necessary Approvals
- Living Room with Tiled Fireplace and Gas Coal Effect Fire
- Dining Room with Square Arch Through to Sun Room
- Sun Room with French Doors to Rear Patio and Garden
- Fitted Kitchen
- Three Bedrooms All With Aspects onto Gardens
- Shower Room with Three Piece Suite
- Ancillary Accommodation Currently Providing Wet Room and Bedroom, Potential to be Used as Home Office, Gym, Playroom or Live In Accommodation Subject to Necessary Approvals
- Phoenix Gas Heating



**Offers Around £274,950**  
Detached Bungalow  
3 Bedrooms  
2 Receptions

## Property Features

- uPVC Double Glazed Windows
- Gardens in Lawns to Front, Side and Rear
- Fully Enclosed Rear Garden with Paved Patio, Covered Paved Patio Areas, Additional Patio, Excellent Degree of Privacy and Westerly Aspect
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Tarmac Driveway to the Side with Vehicular Access from The Meadow
- PVC Soffit and Fascia
- Attached Garage with Electric Remote Roller Door
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers Including First Time Buyers, Young Professionals, the Retired, Those Looking to Downsize and Families
- Many Amenities Close by Including Beach, Shops, Restaurant, Harbour and Church
- Bangor Town Centre, Ballyholme and Donaghadee Easily Accessible
- Early Viewing Essential

# Accommodation

## Ground Floor

Covered Entrance  
Porch

Reception Hall

Living Room  
20'11" x 11'1"

Dining Room Open to  
Sun Room  
22'6" x 9'

Kitchen  
11'3" x 10'4"

Bedroom One  
12' x 11'8"

Shower Room

Seperate WC

Bedroom Two  
11'8" x 9'4"

Bedroom Three  
8'5" x 8'3"

Roofspace  
39' x 9'7"

Attached Garage  
17'4" x 9'

Ancillary  
Accommodation

Entrance Porch/Lobby

Wet Room

Bedroom One  
16'4" x 11'4"

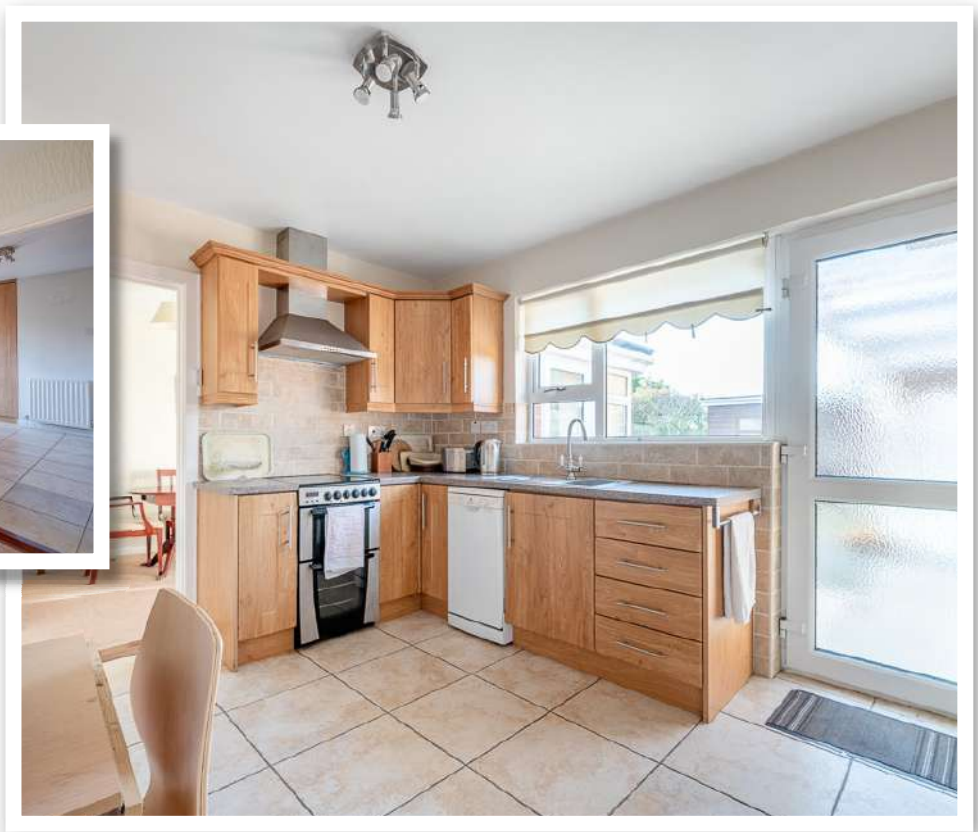
## Outside

Attached Garage  
17'4" x 9'

Tarmac Driveway

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)









# Directions

Heading into Groomsport from Bangor, along Bangor Road, turn right into The Brae. Number 5 is on your right on the corner of The Meadow.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		65	
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			71

## Bangor/Ards Peninsula

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