



Available for immediate occupation, this modern first floor apartment is set within a small complex of purpose built units, situated in the heart of the small seaside village of Groomsport. The apartment is within a stone's throw away from local shops, amenities and beach with delightful coastal walks. Bangor is also only five minutes away by car or public transport and Belfast is thirty minutes away for the city commuters.

Comprises an open plan living/dining room with excellent Lough views and access to a separate fitted kitchen, two double bedrooms and bathroom. Gas fired central heating, double glazing, covered parking and storage facility add to the list of features. Ideally suited to the first time buyer, couple or investor alike we have no hesitation in recommending viewing at your earliest convenience.

Offers Around
£145,000

Apt 8 The Briggs,
Main Street,
Groomsport,
BT19 6HY

Viewing by
appointment with
& through agent
028 9042 4747

Energy Rating
Epc Type: Domestic
Current: C77
Potential: C77
EPC Landmark Code: 9320-2220-4190-2299-1161
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	77	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Apt 8 The Briggs,
Main Street,
Groomsport, BT19 6HY

Property Features

Superb First Floor Apartment - excellent Lough Views

Well Presented Throughout

Spacious Living / Dining Room

Separate Kitchen with Breakfast Area

Two Well Proportioned Bedrooms

Bathroom with Shower Cubicle

Double Glazed Windows / Gas Heating

Basement Parking with Allocated Parking Space

Management Charge : Approx £60 per month

Popular & Sought after Seaside Location

Location:

Turning into Groomsport from Donaghadee Road, The Briggs is on the left hand side just past the Stables Restaurant.

Property Comprises

Ground Floor

COMMUNAL ENTRANCE HALL: Stairs to . . .

First Floor

Front door to . . .

ENTRANCE HALL: Cloaks cupboard.

LIVING/DINING: 23' 1" x 15' 9" (7.04m x 4.8m) (narrowing to 11'10").

Laminate wood effect flooring, floor to ceiling windows and door leading to terrace, excellent lough views.

CLOAKROOM:

KITCHEN WITH BREAKFAST AREA : 13' 10" x 9' 5" (4.22m x 2.87m)

Shaker style kitchen with range of high and low level units, laminate work surfaces, boiler cupboard with gas fired boiler, integrated fridge freezer, Zanussi ceramic hob, extractor fan, Hoover oven, integrated Hoover washer/dryer, stainless steel sink unit with mixer tap, part tiled walls, breakfast bar, larder cupboard.

BEDROOM (1): 14' 4" x 9' 7" (4.37m x 2.92m) Built-in robe with mirrored sliding doors.

BEDROOM (2): 14' 4" x 9' 8" (4.37m x 2.95m)

BATHROOM: White suite comprising panelled bath with vanity unit, low flush wc, separate fully tiled thermostatic shower unit, part tiled walls, ceramic tiled floor.

Outside

Basement parking with allocated space, visitor parking. Private front terrace and communal gardens.

Management company

Michael Wilson.

Service Charge

£60 per month.

