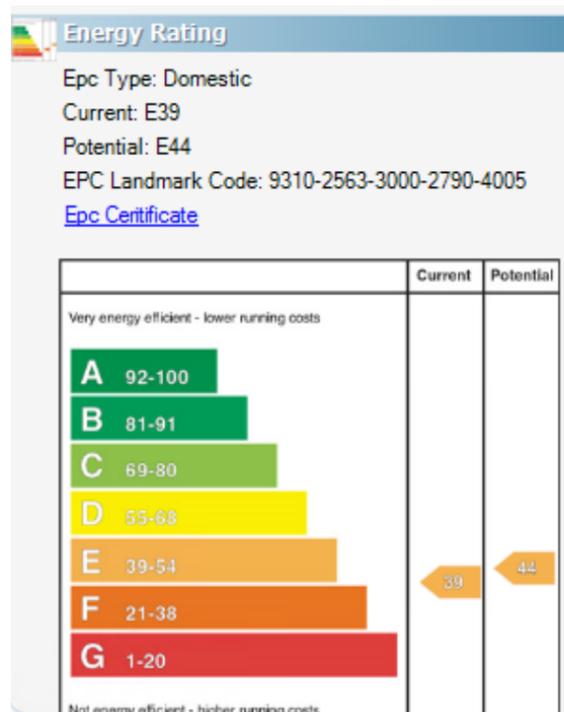


# Outside

Concrete driveway. Gardens to front and side in lawns.

# TEMPLETON ROBINSON

# TEMPLETON ROBINSON



This charming semi detached house nestles on a level site a mere ten yards from the beach at Sandeel Bay, a sheltered inlet beside Orlock Head, which is approached by a private roadway for the residents of this small community. The views are uninterrupted, as are the sounds of the sea and the associated wildlife.

**Offers Around  
£235,000**

13 Sandeel Lane,  
Groomsport,  
BT19 6LP

The property comprises two reception rooms and kitchen on the ground floor. Upstairs there are three bedrooms and bathroom. Externally there are gardens laid out in lawns.

Viewing by  
appointment with  
& through agent  
028 9042 4747

Located one mile from Groomsport and less than three miles from Bangor, the property is conveniently accessible and will be a haven for boating enthusiasts and coastal ramblers alike.

- 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](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



13 Sandeel Lane,  
Groomsport,  
BT19 6LP

## Property Features

Semi Detached Home on Shoreline Site overlooking Sandeel Bay and the Sandy Beach

The porch/conservatory has the original historic water pump(not in use)

Lounge with Sea Views - Double Doors to Spacious Dining Room

Kitchen

3 First Floor Bedrooms - Master Bedroom with Sea Views

First Floor Bathroom with White Suite

Original Timber Sash Windows / Oil Fired Central Heating (installed 2014)

Insulated Attic Space

Concrete Driveway / Gardens Laid out in Lawns to the front and a concreted yard to rear/Timber Garden Shed

Situated on the North Down Coastal Path between Groomsport & Donaghadee, maintained by the National Trust

Superb location with Uninterrupted Sea Views

## Location:

Travelling from Groomsport to Donaghadee, at approximately 1 mile, turn left into Orlock Road and first left into Sandeel Lane.

## Property Comprises

ENCLOSED ENTRANCE PORCH: Plumbed for washing machine, tiled floor.

### Ground Floor

ENTRANCE HALL: Tiled floor.

LOUNGE: 20' 6" x 10' 6" (6.25m x 3.2m) into bay. Sea views, tiled fireplace and hearth, wall lights, corniced ceiling, double bevelled glass doors to:-

DINING ROOM: 18' 6" x 12' 3" (5.64m x 3.73m) into bay. Brick fireplace, tiled hearth.

INNER HALLWAY: Cloaks cupboard, fridge freezer, leading to:-

KITCHEN: 9' 6" x 5' 6" (2.9m x 1.68m) Single drainer stainless steel sink unit with mixer tap, range of high and low level units, formica round edge work surfaces, dishwasher, cooker, rear access door.

### First Floor

BEDROOM (1): 17' 3" x 11' 7" (5.26m x 3.53m) into bay. Tiled fireplace and hearth (not in use), sea views, built-in robe.

BEDROOM (2): 13' 0" x 12' 4" (3.96m x 3.76m) into bay. Tiled fireplace (not in use).

BEDROOM (3): 10' 9" x 9' 0" (3.28m x 2.74m)

BATHROOM: White suite comprising panelled bath with mixer tap and independent electric shower unit, low flush wc, pedestal wash hand basin, part tiled and panelled walls, hotpress with copper cylinder.

