

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 SEAHAVEN CRESCENT,  
GROOMSPORT, BANGOR,**

**OFFERS AROUND £224,950**

Welcome to Seahaven Crescent, Groomsport, Bangor - a charming residential lodge nestled in the sought-after Seahaven residential park. This delightful property boasts a warm and inviting ambiance, making it the perfect retreat for those seeking comfort and tranquillity.

Seahaven Residential Park is an exclusive development for over 45s, accessed through it's own private entrance, and has a range of amenities including:

Secure gated entrance

On-site CCTV

On-site park warden

Function Room

One of the most enticing features of this property is its direct access to the stunning coastline and picturesque walks, allowing you to immerse yourself in the beauty of nature right at your doorstep. Imagine waking up to the sound of the waves and taking leisurely strolls along the beach whenever your heart desires.

Whether you are looking for a peaceful weekend getaway or a permanent residence by the sea, this residential lodge offers the best of both worlds. Don't miss the opportunity to make this charming house your own and experience the joys of coastal living in style.



## Key Features

- Idyllic Location With Stunning Sea Views, Coastal Walks And Countryside Feel
- Finished To An High Standard Internally And Externally
- Generous Parking Area Leading To Detached Garage
- Direct Access To Coastal Path And Shoreline
- Within Minutes Of Both Bangor And Donaghadee And Their Wide Range Of Amenities
- Luxury Primary Bedroom, Ample Storage And Modern Bathroom
- Secure Development For Over 45's With many Communal Amenities
- Early Viewing Recommended For This Beautiful Home



### Accommodation

#### Comprises:

#### Entrance Hall

Double storage unit, recessed spotlight, wood laminate flooring.

#### Living/Kitchen/Dining Room

24'6" x 19'2"

Luxury range of high and low level units, quartz work surfaces, gas hob with stainless steel extractor fan and hood, integrated double oven, integrated microwave, undermounted sink with mixer tap, feature glazed unit, feature lighting, recessed spotlighting, space for dining, living area, doors to decked balcony area, panelled ceiling, feature barn door to hall, access to separate utility, wall mounted radiators.

#### Utility Room

6'9" x 9'4"

High and low level units, built in shelving, door to side garden, plumbed for American style fridge/freezer.

#### Bathroom

6'11" x 9'3"

Luxury white suite comprising free standing bath with hand shower set, walk in shower enclosure with overhead shower and glazed screen, vanity unit with sink and storage, feature mirror, low flush wc, velux type window, recessed spotlighting, extractor fan, tiled floor, part tiled walls.

#### Bedroom 1

11'5" x 15'2"

Double room, built in robes, recessed spotlighting.

#### Bedroom 2 / Office

8'0" x 5'10"

#### Garage

9'7" x 19'6"

Roller door, power and light.

#### Outside

Brick paviour driveway with space for multiple vehicles, area in lawn, wrap around decked balcony, uninterrupted sea views, gate to coastal walk.



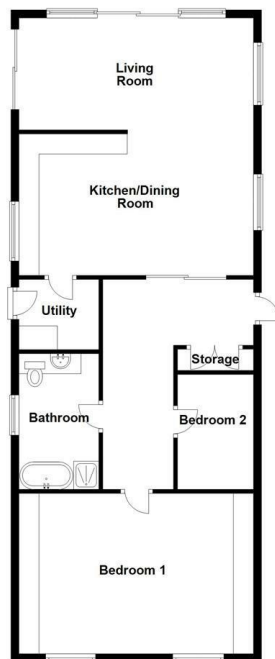








Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

27 Seahaven Crescent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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