



This attractive detached family home which was built within the last 2 years and occupies a superb site within this select development which is situated just off the ever popular Crawfordsburn Road.

The popularity of this area speaks for itself as it is well known for its convenience to coastal walks, Carnalea Golf Club and also within close proximity to Bangor town centre, Crawfordsburn Village and access to Belfast for city commuting and schooling by road or rail.

The property itself has been decorated to a very high standard by the present owners and offers generous accommodation. Of particular note is the sitting room with "Morso" stove with direct access to the the garden, superb kitchen with casual dining/ living area and, on the first floor, generous principal bedroom with dressing area and en-suite shower room. With so much on offer we have no hesitation in recommending this fine family home in this most appealing location.

Offers Around  
£450,000

6 Crawfordsburn Lane,  
Crawfordsburn Road,  
Bangor,  
BT19 1ZR

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Superb Detached Family Home approx 1745 sq ft
- Exclusive Development of Luxury Detached Properties Situated off the Crawfordsburn Road
- Luxury Kitchen with Casual Living & Dining Area
- Sitting Room with Wood Burning Stove & Double Doors to the Patio / Garden
- Home Office on the Ground Floor
- Utility Room/Cloakroom WC
- Four Well Proportioned Bedrooms, Principal Room with Ensuite & Dressing Area
- Family Bathroom with Separate Shower Cubicle
- Attached Garage with additional Driveway Parking
- uPVC Double Glazed/Gas Fired Central Heating/Underfloor Heating on Ground Floor
- Landscaped Gardens offering Low Maintenance Living & Various Seating areas for Dining Al Fresco
- Very Desirable & Sought After Location Between Bangor West Railway Halt & Carnalea Train Station, Ideal for Commuters

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Ceramic tiled floor.

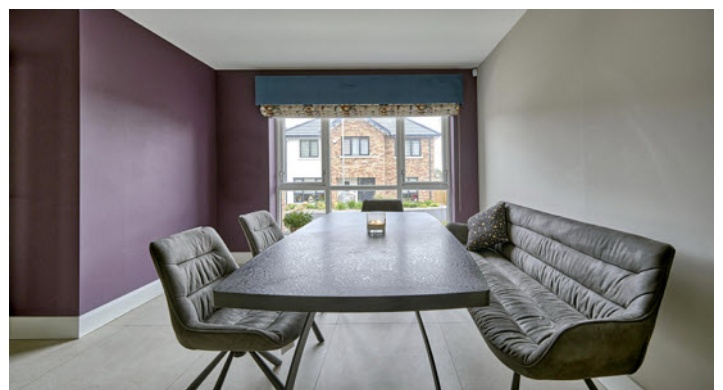
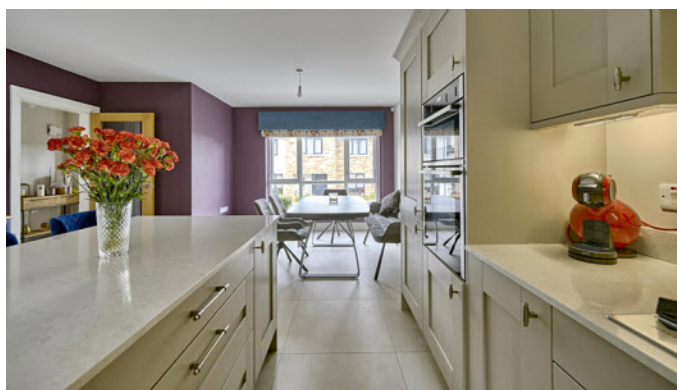


Glazed door to . . .

SITTING ROOM: 14' 6" x 12' 10" (4.42m x 3.91m) Hole in the wall fireplace with 'Morso' wood burning stove, double doors to patio/garden.



KITCHEN/DINING: 22' 4" x 14' 10" (6.81m x 4.52m) Luxury painted kitchen in 'Stone' with excellent range of high and low level units, silestone work surfaces, stainless steel sink unit with boiler hot water tap, Neff double oven, Neff four ring gas hob, splash back, extractor fan, integrated fridge freezer, integrated dishwasher. Island unit with casual breakfast area, LED lighting, ceramic tiled floor.



UTILITY: 7' 10" x 6' 11" (2.39m x 2.11m) Further range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, Worcester gas fired boiler, ceramic tiled floor, uPVC door to outside.

STUDY: 9' 11" x 7' 3" (3.02m x 2.21m)

## First Floor

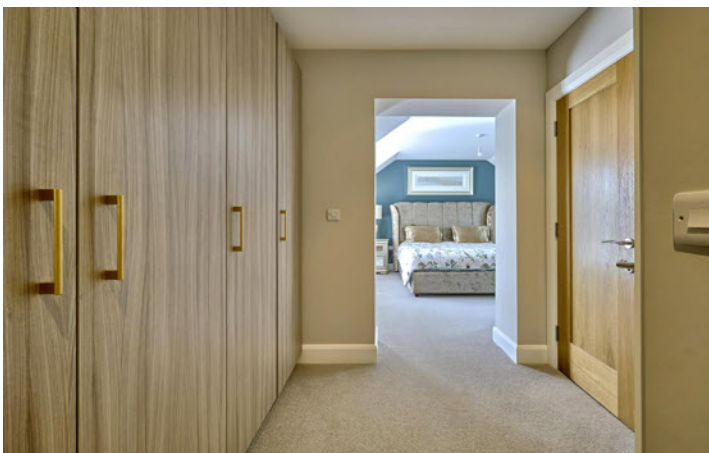
LANDING: Access to roofspace, built-in storage, pressurized water system.

PRINCIPAL BEDROOM: 18' 10" x 12' 10" (5.74m x 3.91m)



DRESSING AREA: Wall to wall range of built-in robes, storage cupboards.

ENSUITE SHOWER ROOM: Double built-in shower cubicle with rain shower head and telephone hand shower, low flush wc, wall mounted wash stand, ceramic tiled floor, fully tiled walls, heated towel rail, LED lighting, extractor fan.

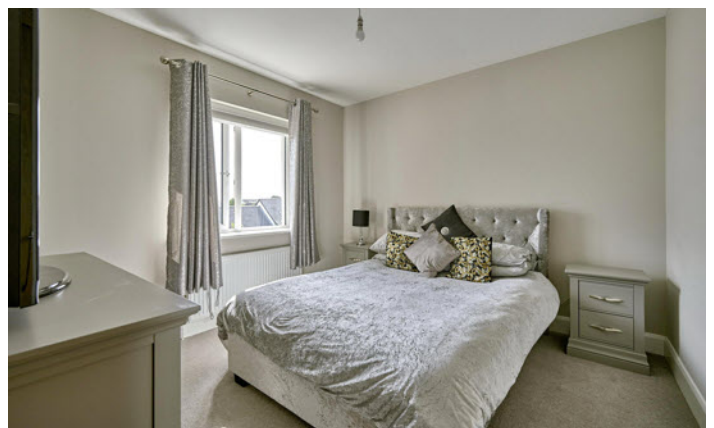


BEDROOM (2): 13' 9" x 10' 9" (4.19m x 3.28m)



BEDROOM (3): 10' 9" x 10' 4" (3.28m x 3.15m)

BEDROOM (4): 10' 6" x 9' 6" (3.2m x 2.9m)



BATHROOM: Luxury white suite comprising free standing oval bath with mixer tap, wash hand basin, low flush wc, separate fully tiled shower cubicle with thermostatic shower unit, heated towel rail, ceramic tiled floor, fully tiled walls, linen cupboard.



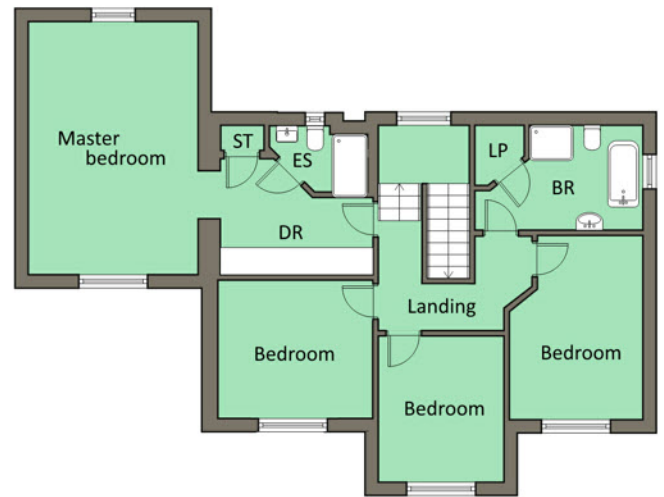
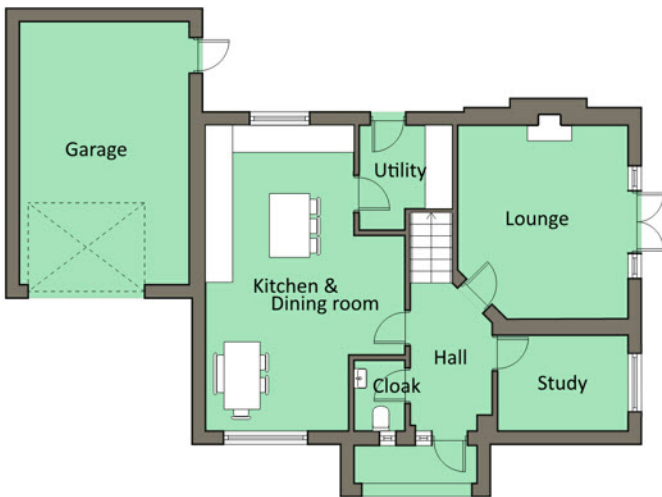
## Outside

Landscaped garden with seating and barbeque area and sleeper steps to further patio area which captures the sun throughout the day. Outside power point, lighting and tap.

Driveway parking for two cars to . . .

ATTACHED GARAGE 18' 10" x 12' 10" (5.74m x 3.91m) Electric door, light and power.

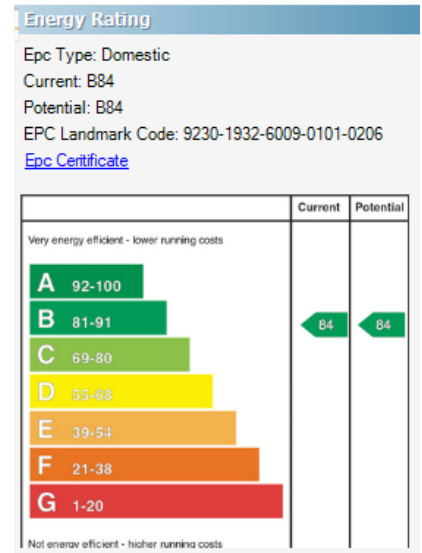




### Location:

Coming through Crawfordsburn and Carnalea on the Crawfordsburn Road as if heading towards Bangor. Continue over mini roundabout at West Church/Rathmore Road and entrance to Crawfordsburn Lane is on right hand side.

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.

