

# RODGERS & BROWNE

7 Crawfords Farm Lane, Crawfordsburn Road  
Bangor, BT19 1PN



*offers over £410,000*



### *The Agent's Perspective...*

*"This is a beautifully presented detached home within the highly regarded Crawfords Farm development, built by McAlorum, known for their quality craftsmanship and energy-efficient design. From the moment you step inside, the house feels bright, warm and welcoming, with natural light flowing through the spacious reception rooms and an impressive open-plan kitchen by Alwoods of Bangor, the true heart of the home and perfect for modern family living and entertaining with the open plan aspect here.*

*Upstairs offers four well-proportioned bedrooms, including a superb principal suite with dressing room and en-suite shower room, creating a layout that balances comfort and practicality. Excellent insulation, gas-fired central heating, double glazing and the remaining term of the NHBC warranty all provide valuable peace of mind.*

*The location is equally appealing, set in sought-after Bangor West, just minutes from Crawfordsburn Country Park, the coastal path, Carnalea Golf Club, leading primary schools, local shops and convenient transport links."*



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Drawing room



Drawing room



Entrance hall

### *The facts you need to know...*

Fantastic opportunity to purchase a recently built stunning detached property within the popular Crawfords Farm development in Bangor West

A bright and spacious home, with high level wall, floor and roofspace insulation providing a cosy environment

Luxury specification kitchen professionally designed and installed by Alwoods of Bangor

Four bedrooms, large living/dining/kitchen, with separate drawing room

Four good sized bedrooms, with dressing room and en-suite shower room to the main bedroom

Gas fired central heating system and double glazed windows and doors

Generous electrical specification with USB sockets in reception and bedrooms

Full intruder alarm system

Approval in place for a sunroom - plans available on request

South facing rear garden

NHBC building warranty

Great choice for young family, professional or retired couple

Within walking distance of Carnalea train station, and bus routes

Close to local amenities and leisure facilities with the coastline, Carnalea Golf Club and Springhill Shopping Centre nearby



Kitchen/living/dining



*The property comprises...*

**GROUND FLOOR**

Painted hard wood panelled front door with side lights to:

**ENTRANCE HALL**

Laminate flooring. Stairs to first floor.

**DRAWING ROOM**

18' 4" x 11' 6" (5.59m x 3.51m)  
Partially glazed oak door. Laminate flooring.

**CLOAKROOM/WC**

Two piece white suite comprising wall-mounted vanity unit incorporating integrated basin with mixer tap and tiled splashback, low flush wc, space for tumble dryer, Navien gas boiler, laminate flooring, recessed spotlighting, extractor fan.

**KITCHEN/LIVING/DINING**

18' 4" x 17' 9" (at widest points) (5.59m x 5.41m)  
Partially glazed oak door. Excellent range of high and low level two tone shaker style units with soft close doors and bespoke pantry cupboard with integrated lighting. Lunar Quartzstone worktops, splashback and rounded edge peninsula, Blanco one and a half bowl sink unit with mixer tap, built-in bin system, and integrated Bosch dishwasher, fridge freezer and washing machine. Feature lighting beneath and above cabinets. Space for range with concealed extractor fan above. Laminate flooring. Open plan to living/ dining room with recessed spotlighting and laminate flooring. PVC double glazed double doors opening to the patio and garden.



Bedroom one

First Floor

LANDING

Access to roofspace with power. Hotpress with shelving.

BEDROOM (1)

11' 2" x 11' 6" (3.4m x 3.51m)

Open to:

DRESSING ROOM

6' 10" x 6' 11" (2.08m x 2.11m)

Door to:

ENSUITE SHOWER ROOM

6' 11" x 4' 11" (2.11m x 1.5m)

Three piece contemporary white suite comprising large walk-in shower cubicle with thermostatically controlled shower unit and over drencher, low flush wc, wall-mounted vanity unit incorporating integrated basin with mixer tap and tiled splashback, recessed spotlighting, extractor fan, partially tiled walls, ceramic tiled floor, chrome heated towel radiator.

BEDROOM (2)

12' 2" x 10' 6" (3.71m x 3.2m)

BEDROOM (3)

11' 6" x 7' 3" (3.51m x 2.21m)

BEDROOM (4)

8' 9" x 7' 11" (2.67m x 2.41m)

Recessed spotlighting.

BATHROOM

8' 2" x 7' 2" (2.49m x 2.18m)

Four piece contemporary white suite comprising tiled corner shower cubicle with thermostatically controlled shower unit and over drencher, wall hung vanity unit incorporating wash hand basin with mixer tap and tiled splashback, bath with tiled panel, mixer tap and handheld shower attachment, low flush wc, chrome heated towel radiator, recessed spotlighting, part tiled walls, ceramic tiled floor.

Outside

Tarmac driveway with off road parking for several cars. Front garden laid in lawn. Fence enclosed south facing rear garden laid in lawns with paved patio area, with outside tap and light.



Ensuite shower room



Bedroom four



Bathroom



Bedroom two

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	•		
Is there an annual service charge?	•		
Any lease restrictions (no AirBnB etc) ?		•	
On site parking?	•		
Is the property 'listed'?		•	
Is it in a conservation area?		•	
Is there a Tree Preservation Order?		•	
Have there been any structural alterations?		•	
Has an EWS1 Form been completed?			•
Are there any existing planning applications?		•	
Is the property of standard construction?	•		
Is the property timber framed?		•	
Is the property connected to mains drains?	•		
Are contributions required towards maintenance?			•
Any flooding issues?		•	
Any mining or quarrying nearby?		•	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES
Mains gas	N/A
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**ANNUAL SERVICE CHARGE:** Approximately £180 per annum

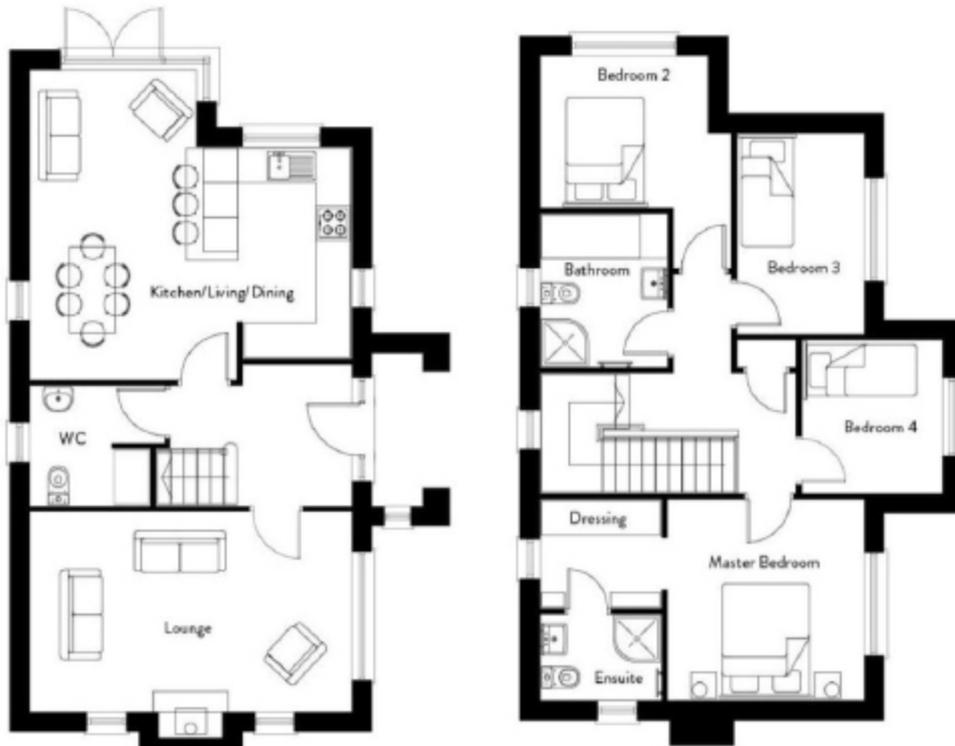
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 £1,812.00

**VIEWING:** By appointment with **RODGERS & BROWNE**.

## Location

Travelling from Bangor towards Crawfordsburn turn left onto Wandsworth Road, take the second road on the right onto Roseville Avenue, right again onto Crawfords Farm Lane where the road sweeps round to the left and number 7 is on the left side.



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