

**RODGERS  
&  
BROWNE**

13 Meadow Park  
Crawfordsburn, BT19 1JN

*offers over £350,000*



### *The Owner's Perspective...*

*"When moving to Crawfordsburn, we didn't realise quite how beautiful and special it was.*

*With the beach and miles of stunning trails along the coastal path and through the Clandeboy Estate right on our doorstep, it's been an incredible place to call home. Over the years our neighbours became close friends, and the sense of peace and community here is so special.*

*The house itself is wonderfully bright and sunny, and has been a fantastic family home for us. Very sadly, we've now outgrown it"*



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Living room



Living room

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

Detached family home located in the ever popular Crawfordsburn Village

Bright accommodation throughout

Dual aspect living room with open fireplace

Cream shaker style kitchen including integrated appliances open to dining

Downstairs cloakroom

Three bedrooms, two with built-in wardrobes

Main bathroom with white suite

PVC double glazed windows

Gas fired central heating

PVC fascias and soffits

South facing fully enclosed and private rear garden

Single detached garage

Tarmac driveway with parking for two plus cars

Only minutes from Crawfordsburn Village which benefits from a restaurant, shop and school

Belfast City Centre is accessible by road or rail from the nearby Helen's by train station



Kitchen open to dining



*The property comprises...*

**GROUND FLOOR**

PVC double glazed door, side lights.

**ENTRANCE HALL**

Oak effect floor, staircase to the first floor, iron detailing, painted Newel post and handrail.

**CLOAKROOM**

Low flush wc, wall mounted sink unit and mixer tap, tiled splashback, ceramic tiled floor.

**LIVING ROOM**

15' 9" x 9' 11" (4.8m x 3.02m)

Dual aspect, Scrabo stone fireplace, open fire, Heather Brown tiled hearth, cornice ceiling.

**KITCHEN OPEN TO DINING**

22' 1" x 11' 11" (6.73m x 3.63m)

Cream shaker kitchen, solid oak worktops, space for cooker, integrated fridge freezer and dishwasher, Belfast sink with mix tap, oak effect floor, low voltage lighting. PVC door to the rear garden.



Main bedroom

**First Floor**

Storage cupboard. Access to roofspace.

**MAIN BEDROOM**

11' 9" x 10' 8" (3.58m x 3.25m)

Including built-in wardrobes with sliding doors.

**BEDROOM (2)**

10' 10" x 9' 11" (3.3m x 3.02m)

Including built-in wardrobes with sliding doors.

**BEDROOM (3)**

10' 10" x 8' 7" (at widest points) (3.3m x 2.62m)

Including built-in wardrobes with sliding doors.

**BATHROOM**

6' 0" x 5' 10" (1.83m x 1.78m)

White suite comprising panelled bath with mixer tap and thermostatically controlled shower and telephone shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.

**Outside**

**DETACHED SINGLE GARAGE**

16' 6" x 10' 6" (5.03m x 3.2m)

Up and over door. Plumbed for washing machine.

South facing private rear garden laid in lawns, flowerbeds and bordered by fencing.

Garden to the front laid in lawns.

Outside tap.

Tarmac driveway with parking for two cars.



Landing



Bedroom 2



Bathroom

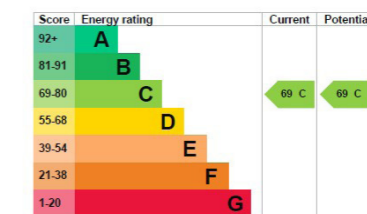


Bedroom 3

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

**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:** Long leasehold - Ground rent of £25 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 £1,998.80

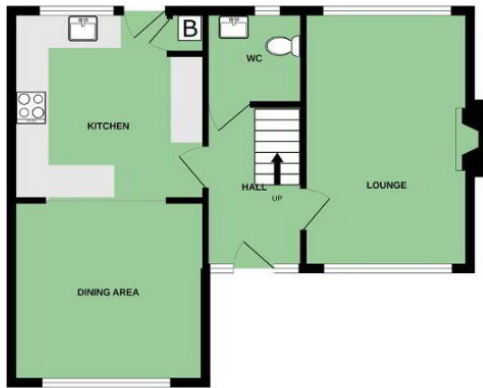
**VIEWING:** By appointment with **RODGERS & BROWNE**.

# Location

Travelling from the Old Inn within Crawfordsburn Village heading towards Helen's Bay turn left onto Ballymullan Road, first left onto Meadow Way then first left into Meadow Grove, first right into Meadow Park and No13 will be on your right.



GROUND FLOOR



1ST FLOOR



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&  
BROWNE**

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