



2 BALLYMULLAN ROAD

Crawfordsburn BT19 1JG

Offers Over

£400,000



DETACHED

| 5  | 3  | 3 

This detached family home boasts a generous mature site extending to approximately 2,300 square feet. Rarely do properties appear in Crawfordsburn presenting a blank canvas for those seeking a family home to transform to its former glory.

KEY FEATURES

- Detached Family Home Within the Heart of Crawfordsburn's Picturesque Village
- In Need of Updating and Sympathetic Modernisation
- An Ideal Opportunity with Excellent Potential
- Currently Offering Five Bedrooms Including Relatives' Annexe
- Three Separate Reception Rooms
- Kitchen and Annexe Kitchen
- Integral Garage
- Redfyre Central Heating
- Double Glazing
- Ample Driveway Parking
- Beautifully Mature and Generous Site with Excellent Rear Garden with Southerly Aspect and Superb Privacy
- 6 Person Hot Tub with Covana Cover



ROOM DETAILS

ENTRANCE

Covered Entrance Porch

GROUND FLOOR

Reception Hall

Walk-in Cloakroom and
Ground Floor WC

Kitchen

16'9" x 10'2"

Dining Room

12'2x 11'5"

Drawing Room

20'4" x 16'5"

Garden Room

18'0" x 10'0"

FIRST FLOOR

Minstrel Gallery Landing

Bedroom Five/ Study

12'6" x 7'4"

Bathroom

Bedroom One

15'2" x 12'6"

Bedroom Two

12'0" x 11'6"

ANNEXE

First Floor Lounge/Bedroom
Three

14'2" x 11'3"

Bedroom Four

11'6" x 9'6"

Bathroom

STAIRS TO GROUND
FLOOR

Kitchen

13'8" x 10'5"

Utility Space

21'9" x 8'5"

GARAGE

16'11" x 15'1"



DIRECTIONS

Travelling from Bangor towards Crawfordsburn continue along the Crawfordsburn Road into Crawfordsburn village. Passing The Old Inn veer left onto Ballymullan Road. The entrance to Number 2 is directly at the junction on the left hand side.



THE LOCAL AREA

The picturesque village is renowned for its nine-hole golf course and the two lovely beaches flanking Crawfordsburn Country Park, which forms part of the North Down Coastal Path.

The sandy beaches are exceptionally popular and well used. They boast spectacular scenery and views across Belfast Lough.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	32	77
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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