



## 2 MEADOW PARK

Crawfordsburn BT19 1JN

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*Asking Price*

**£400,000**



DETACHED BUNGALOW | 3  | 1  | 2 

Nestled on a generous corner site in the heart of Crawfordsburn, 2 Meadow Park is an impeccably presented detached bungalow offering a superb blend of style, comfort and convenience.

### KEY FEATURES

- Impeccably styled detached bungalow positioned on a generous corner site
- Located in the heart of highly sought-after Crawfordsburn
- Within walking distance of Crawfordsburn Inn & Spa and Crawfordsburn Country Park
- Convenient to local schools and excellent transport links
- Bright and spacious open plan kitchen / living / dining area
- Modern fitted kitchen with granite worktops and integrated appliances
- Three well-proportioned bedrooms with flexible accommodation
- Luxurious family bathroom with Jacuzzi bath and walk-in shower
- Rear hall with access to floored roofspace via Slingsby ladder
- Roofspace offering excellent potential for conversion (subject to consents) or additional storage
- Stunning garden room with hardwood flooring and tri-aspect garden views
- Fully enclosed, private rear garden with desirable southerly aspect



## ROOM DETAILS

*ENTRANCE*

*Roofspace*

*Detached Double*

*Front Door*

*Bedroom One*

*Garage*

20'2 x 20'1

*GROUND FLOOR*

13' x 10'2

*Gardens*

*Reception Porch*

*Bedroom Two*

12'10 x 8'9

*Kitchen/Living/Dining*

*Bedroom Three*

24'11 x 17'10

9'2 x 7'10

*Garden Room*

*Bathroom*

17'9 x 13'3

9'2 x 7'11

*Rear Hallway*

*OUTSIDE*



## DIRECTIONS

*Travelling from Holywood along the main Belfast to Bangor dual carriageway at the traffic lights adjacent to the Vauxhall Ballyrobert car dealership turn left onto Ballyrobert Road. Turn right into Ballymullan Road then right into Meadow Way. Turn first left into Meadow Grove then first right into Meadow Park. The property is 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		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

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