



28A BALLYMULLAN ROAD

Crawfordsburn BT19 1JG

Offers Around

£895,000



DETACHED

| 5  | 3  | 3 

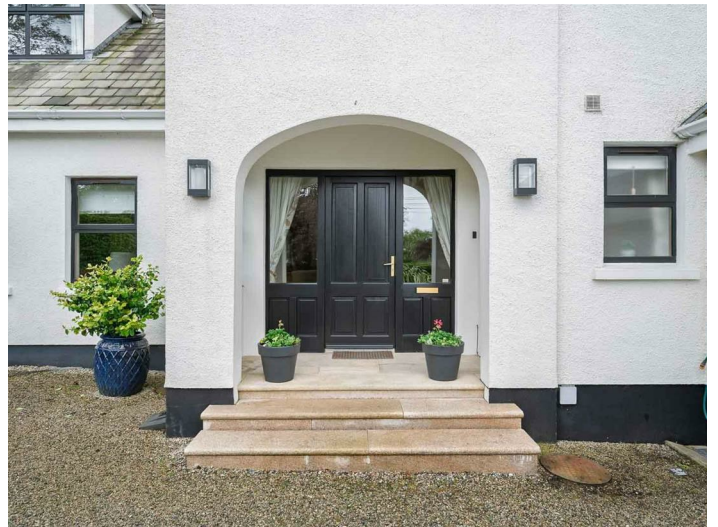
Nestled within a beautifully private and mature landscaped site in the heart of historic Crawfordsburn, 28A Ballymullan Road is an exceptional detached family home offering warmth, elegance and outstanding space for modern family living. Lovingly designed and finished to an exacting standard, this quality-built residence combines timeless style with a superbly versatile layout perfectly suited to both everyday life and entertaining.

From the moment you step into the impressive reception hall, there is an immediate sense of space and quality throughout. The magnificent lounge with feature fireplace and doors opening onto the gardens provides a wonderful setting for relaxing or entertaining, while the heart of the home is undoubtedly the stunning open plan kitchen, dining and family space. Thoughtfully designed with a large central island, integrated appliances and generous dining area, this bright and sociable space flows effortlessly into the sunroom where views across the beautifully landscaped gardens create a peaceful backdrop all year round. A cosy snug offers an additional retreat ideal for quieter evenings, while a utility room and downstairs WC add further practicality.

The first floor hosts five beautifully proportioned bedrooms including a luxurious principal suite with extensive built-in robes and stylish en suite. A Jack and Jill en suite serves two additional bedrooms, while the contemporary family bathroom has been beautifully finished.

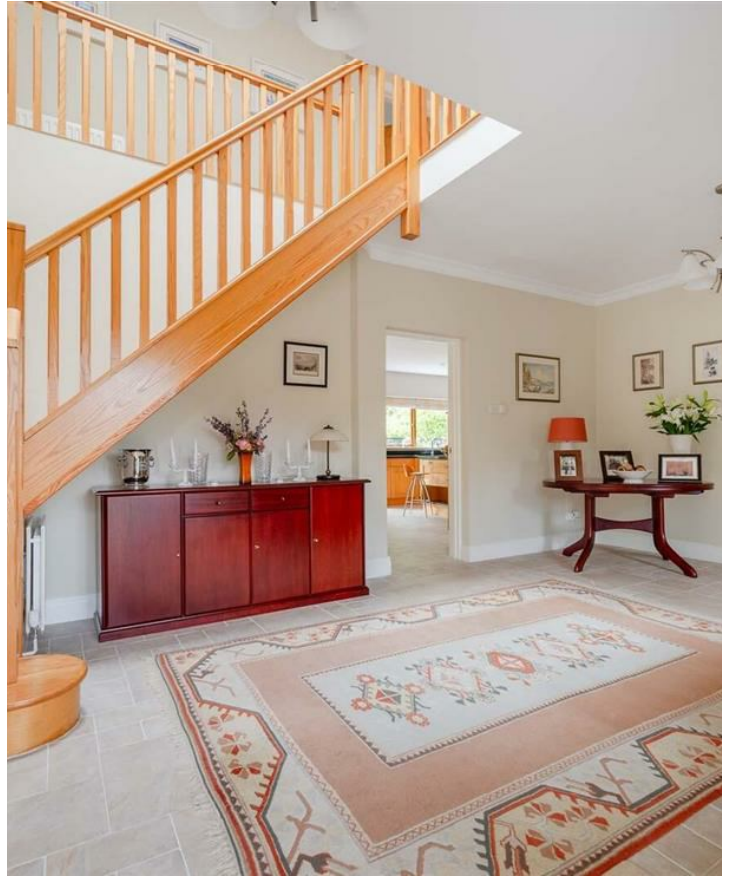
Outside, the home continues to impress with manicured gardens, mature planting, box hedging and private patio areas designed to capture the sun and provide exceptional privacy. The integral double garage is complemented by a superb first floor office suite with separate entrance, ideal for working from home, guest accommodation, or creative studio space.

Perfectly positioned close to the charming village amenities, this is a truly special home where families can grow, entertain and enjoy an enviable lifestyle.



KEY FEATURES

- Exceptional quality-built detached family home in the heart of historic Crawfordsburn
- Occupying a beautifully private and mature landscaped site with manicured gardens
- Generous and versatile accommodation extending to approximately 3,700 sq ft
- Impressive reception hall creating an immediate sense of space and quality
- Stunning lounge with feature fireplace and patio doors to rear gardens
- Magnificent open plan kitchen, dining and family space ideal for modern living
- Bright and spacious sunroom overlooking the beautifully landscaped gardens
- Separate snug/family room providing additional flexible reception space
- Downstairs WC
- Separate utility room
- Five well-proportioned bedrooms including luxurious principal suite with en suite
- Contemporary family bathroom and additional Jack and Jill en suite shower room
- Integral double garage
- Superb first floor office suite above garage with separate entrance
- Ample driveway parking
- Gas fired central heating
- Landscaped rear gardens with mature planting, lawns and private patio areas
- Conveniently located close to village amenities, Crawfordsburn Inn & Spa, Crawfordsburn Country Park, North Down coastal walks and leading schools



ROOM DETAILS

ENTRANCE

*Covered Reception
Porch*

GROUND FLOOR

Reception Hall

20'2 x 12'2

Lounge

25'10 x 19'9

Kitchen/Dining

33'1 x 15'5

Sun Room

16'3 x 11'1

Utility

Snug

12'3 x 10'7

Downstairs WC

FIRST FLOOR

Landing

Bedroom One

19'9 x 18'5

En Suite Shower Room

Bedroom Two

16'3 x 10'4

Bedroom Three

13'9 x 9'11

Jack and Jill En Suite

*Driveway Parking
and Gardens*

Bedroom Four

13'9 x 9'11

Bedroom Five

11'7 x 11'

Bathroom

11'9 x 9'9

OUTSIDE

Integral Double

Garage

25'7 x 23'5

Garage First Floor

Office Suite

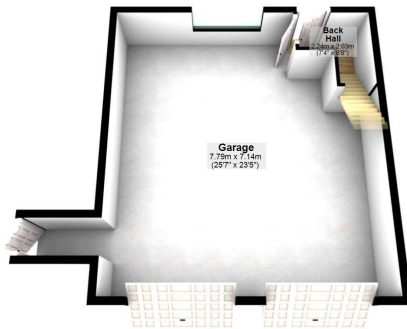
23'5 x 15'1





FLOOR PLANS

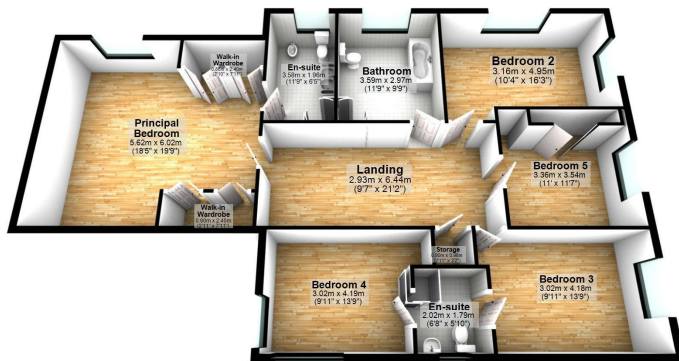
Garage Ground Floor



Garage 1st Floor



First Floor



Ground Floor





DIRECTIONS

Travelling towards Bangor through Crawfordsburn continue along the Crawfordsburn Road. Turn left onto Ballymullan Road. The entrance to Number 28A is on the right hand side.



THE LOCAL AREA

A peaceful coastal village nestled between Bangor and Holywood, Crawfordsburn is full of charm and natural beauty. Known for its stunning Country Park, sandy beach, and woodland walks, it's ideal for outdoor living. Locals enjoy a strong sense of community, with cosy cafés and the iconic Old Inn at its heart. Excellent schools and easy access to Bangor, Holywood, and Belfast make it highly convenient. With sea views, green spaces, and a relaxed pace, Crawfordsburn offers truly idyllic living.



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			
Northern Ireland		73	78
		EU Directive 2002/91/EC	

OUR BRANCHES

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