



## 49 VILLAGE BROW

Crawfordsburn BT19 1FT

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*Offers Around*

**£425,000**



## TOWNHOUSE | 4 | 2 | 2

49 Village Brow is an exceptional four bedroom end townhouse situated within an exclusive and bespoke development in the heart of the historic village of Crawfordsburn. Offering stylish, low maintenance living in one of North Down's most desirable settings, this beautifully presented home is only a short stroll from the renowned Crawfordsburn Inn and Spa, Crawfordsburn Country Park and the North Down Coastal Path. Combining village charm, coastal surroundings and contemporary convenience, this superb home is certain to appeal to a wide range of purchasers.

### KEY FEATURES

- Beautifully presented four bedroom end townhouse in a prestigious village development
- Located in the heart of sought after Crawfordsburn village
- Walking distance to Crawfordsburn Inn and Spa, Crawfordsburn Country Park and coastal walks
- Excellent location close to leading local schools including Crawfordsburn Primary
- Spacious accommodation extending over two floors
- Underfloor heating to ground floor and first floor family bathroom
- Elegant front lounge with feature wood burning stove
- Open plan kitchen, dining area ideal for entertaining
- Garden room with direct access to the private rear garden
- Modern fitted kitchen with integrated appliances and excellent storage
- Separate utility room and ground floor cloakroom with WC
- Principal bedroom with stylish en suite shower room
- Three additional well proportioned bedrooms
- Countryside and Antrim Hills views from several rooms
- Gas fired central heating
- Fully floored roofspace accessed via Slingsby ladder for additional storage
- Outside tap and power point in rear garden
- Low maintenance landscaped rear garden enjoying a sunny aspect throughout the day and driveway parking for two vehicles



## ROOM DETAILS

### ENTRANCE

Front Door

### GROUND FLOOR

Reception Hall

Downstairs WC

Lounge

17'7 x 14'7

Open Plan

Kitchen/Living/Dining

22'5 x 19'

Garden Room

Utility

8'3 x 5'1

### FIRST FLOOR

Bedroom One

18'10 x 10'4

En Suite Shower

Room

6'6 x 6'2

Bedroom Two

13'1 x 11'11

Bedroom Three

11'10 x 11'7

Bedroom Four

13' x 6'9

Bathroom

7'10 x 6'2

Roofspace

### OUTSIDE

Driveway Parking  
and Garden



## DIRECTIONS

When entering Village Brow take the road to the left and then take the first left hand turn and number 49 is located on your left 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.

*Time for a Change?*  
 READY FOR THE MARKET  
 OR JUST INTERESTED?  
 Request a FREE Valuation Today:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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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property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

