



7 BALLYMULLAN MANOR

BANGOR BT19 1JG

Offers Around

£350,000



DUPLEX APARTMENT

| 2  | 2  | 1 

No 7 Ballymullan Manor is a duplex penthouse apartment tastefully finished and ready to move in with a Grade A turn key finish, stylish interior design, beautiful colour palette and highest quality of fixtures and fittings throughout.

KEY FEATURES

- Beautifully Finished and Ready to Move In Duplex Penthouse Apartment
- Generously Proportioned Accommodation Set Over Two Floors Commanding Elevated Views Across the Picturesque Village of Crawfordsburn and Crawfordsburn Country Park to Belfast Lough and Scotland Beyond
- Gracious Entrance Lobby and Lift to First Floor
- Spacious Kitchen/Dining/Living Space
- Bespoke Fitted Kitchen Equipped with Full Range of Integrated Appliances
- Separate Utility Room, Cloakroom and WC to This Level
- Two Well Proportioned Bedrooms on Second Floor
- Principal Bedroom with En Suite Shower Room
- Contemporary Main Bathroom Finished in Stylish Tiling Design and Contemporary Sanitary Ware



ROOM DETAILS

Entrance	OPEN PLAN	BEDROOM (1):
ENTRANCE	KITCHEN/	(13'5" x 11'6")
LOBBY:	DINING /	ENSUITE
	LIVING SPACE:	SHOWER ROOM:
First Floor	(25'10" x 16'1")	(6'1" x 5'8")
RECEPTION	UTILITY ROOM:	BEDROOM (2):
PORCH:	(10'5" x 5'11")	(13'10" x 10'5")
WC/CLOAKROOM:	STAIRS TO	BATHROOM:
(8'3" x 4'11")	LANDING:	(8'11" x 7'0")
	SPACIOUS	Outside
	LANDING:	



DIRECTIONS

Travelling through Crawfordsburn Village, Belfast bound, veer left onto Ballymullan Road after the Old Inn. Ballymullan Manor is located on the right 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	85	85
(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

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK f @ X in y



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.