



13 CRAWFORDSBURN ROAD

Bangor BT20 3QT

Offers Around

£219,950



SEMI-DETACHED | 3  | 1  | 2 

13 Crawfordsburn Road presents a rare opportunity to acquire a three-bedroom semi-detached home in the heart of the ever-popular Bangor West area. Requiring sympathetic modernisation throughout, this property offers exceptional potential for purchasers seeking to create a stylish and personalised home in one of Bangor's most sought-after residential locations.

KEY FEATURES

- Attractive three-bedroom semi-detached home in highly sought-after Bangor West
- Excellent opportunity to modernise and create a bespoke family home
- Ideal for first-time buyers, families, investors or downsizers alike
- Spacious and well-proportioned accommodation throughout
- Retains character and charm with fantastic potential to enhance
- Requires sympathetic updating allowing purchasers to add their own style
- Bright lounge and separate reception space offering flexible living
- Kitchen area with scope for redesign and open plan potential subject to approvals
- Three well-sized bedrooms on the first floor
- Family bathroom and additional storage throughout the home
- Generous front and rear gardens with excellent outdoor potential
- Driveway parking providing convenient off-street parking
- Detached garage



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Hall

Lounge

12'7 x 10'7

Living/Dining
Room

14'11 x 12'7

Kitchen

11'8 x 8'6

FIRST FLOOR

Landing

Bedroom One

12'7 x 12'5

Bedroom Two

12'7 x 10'8

Bedroom Three

9'4 x 8'6

Separate WC

5'6 x 3'0

Bathroom

8'6 x 7'0

OUTSIDE

Detached Garage

Gardens and
Driveway Parking



DIRECTIONS

Travelling on the Crawfordsburn Road towards Bangor continue over the Springhill Road roundabout and 13 Crawfordsburn Road is located on your right hand side.



THE LOCAL AREA

A vibrant seaside town on Belfast Lough, Bangor offers the perfect mix of coastal living and community warmth. Its lively marina, cafés, and shops make it a favourite spot for locals and visitors alike. Families love the great schools, parks, and outdoor spaces, from Pickie Fun Park to Ballyholme Beach. Regular trains and road links provide an easy commute to Belfast and beyond. With stunning sea views and a relaxed pace of life, Bangor is a wonderful place to call home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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