



FLAT 1
47 CRAWFORDSBURN ROAD

Bangor BT19 1BG

Offers Around
£195,000



GROUND FLOOR | 2 | 1 | 1

APARTMENT

This well-presented two-bedroom ground floor apartment is ideally positioned within a well-maintained and popular residential development. Offering ease of access and a practical layout, this property will appeal to a wide range of purchasers. Internally, the apartment provides bright and comfortable accommodation throughout. Both bedrooms are well-sized, while the bathroom is fitted with a contemporary suite. Externally, residents can enjoy excellent communal outdoor areas, providing a pleasant setting for relaxation.

KEY FEATURES

- Well-presented two-bedroom ground floor apartment
- Situated in a popular and well-maintained development on Crawfordsburn Road
- Ideal for first-time buyers, downsizers or investors
- Bright lounge/dining area with outlook to front
- Fitted kitchen
- Integrated appliances including oven, hob, dishwasher, washing machine, fridge and freezer
- Gas fired central heating
- Two well-proportioned bedrooms
- Bedroom two with patio doors to communal rear area
- Contemporary bathroom with bath, separate walk-in shower and heated towel rail
- Allocated parking to both front and rear of development
- Well-kept communal gardens with lawn, paving and seating/barbecue areas
- Excellent location close to Bangor city centre, transport links, Carnalea Golf Club and North Down



ROOM DETAILS

GROUND FLOOR Bedroom One

12'3" x 11'9"

Entrance Hall

Bedroom Two/Sun

Reception Hall

Room

Lounge/Dining

14'6" x 12'2"

12'3" x 11'7"

OUTSIDE

Kitchen

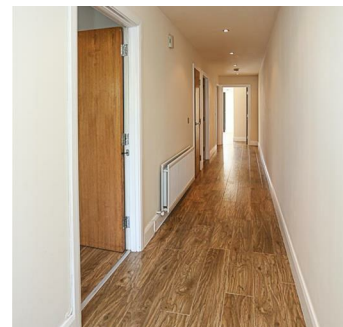
12'3" x 6'8"

Allocated Parking /

Communal Areas

Family Bathroom

12'3" x 6'3"



DIRECTIONS

Travelling on the Crawfordsburn Road towards Bangor number 47 is located on your left hand side and number 1 is the ground floor apartment.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

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