



Built just three years ago, this modern home offers contemporary living in a sought-after residential location. Designed with both comfort and style in mind, it boasts four well-proportioned bedrooms, making it an ideal choice for families or those needing additional space for a home office or guest rooms.

At the heart of the property is a superb open-plan kitchen, living and dining area – a bright, versatile space perfect for both everyday living and entertaining. Large windows and patio doors ensure an abundance of natural light while seamlessly connecting the indoors with the outdoors.

The south-facing garden and patio provide the perfect spot for relaxation, summer dining, or a safe space for children to play, benefitting from all-day sunshine.

With its modern build quality, contemporary layout, and desirable setting, this property at Crawfords Farm Grove is ready to move into and enjoy.

Offers Over
£415,000

20 Crawford's Farm
Grove,
BANGOR,
BT19 1PL

Viewing by
appointment
through agent
028 9042 47447



- Modern Detached Family Home Built to the most exacting Specification
- Contemporary Design & Well Presented Throughout
- Superb Entertainment Sized Kitchen/Living and Dining Room
- Lounge with Cast Iron Wood Burning Stove
- Ground Floor Cloaks with Low Flush Suite
- Four Well Proportioned Bedrooms, Principal Room with Ensuite & Dressing Room
- Luxury Family Bathroom
- Double Glazed Windows / Gas Fired Central Heating
- South Facing Patio Garden - Ideal for Relaxing & Entertaining
- Garden Room with Separate Utility Room
- Sought After Bangor West Location

The Property Comprises:

Ground Floor

Composite front door with double glazed side panels to . . .

RECEPTION HALL: Laminate wood floor.

CLOAKROOM: White suite comprising dual flush wc, vanity unit with mixer tap and tiled splashback, downstairs storage gas boiler.

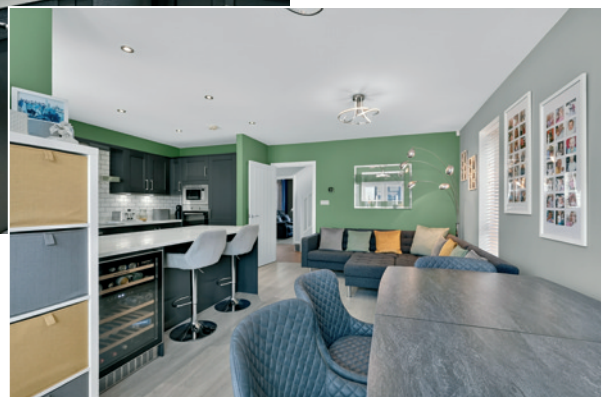
LOUNGE: 18' 4" x 11' 5" (5.59m x 3.48m) Feature wood burning stove with tiled hearth and beam mantle.



Telephone 028 9042 4747

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KITCHEN/DINING: 18' 4" x 17' 9" (5.59m x 5.41m) Excellent range of high and low level units, quartz worktops, inset 1.5 bowl stainless steel sink unit with Quooker hot water tap, built-in oven and five ring induction hob, stainless steel extractor fan and canopy, integrated microwave, integrated dishwasher, integrated fridge freezer, integrated wine cooler, laminate wood floor, part tiled walls, recessed spotlights. Open plan to living/dining area with uPVC double glazed French doors to rear garden.



First Floor

LANDING: Airing cupboard, Slingsby type ladder to fully floored roofspace.

BEDROOM (1): 11' 5" x 11' 3" (3.48m x 3.43m)

DRESSING ROOM: 6' 9" x 6' 2" (2.06m x 1.88m) Laminate wood floor, range of storage.

ENSUITE SHOWER ROOM: Luxury white suite comprising fully tiled walk-in shower cubicle with thermostatically controlled shower unit and rain shower head, dual flush wc, vanity unit with mixer tap, tiled splashback, recessed spotlights, extractor fan, part tiled walls.



BEDROOM (2): 10' 10" x 8' 8" (3.3m x 2.64m) Laminate wood floor.



BEDROOM (3): 11' 6" x 7' 5" (3.51m x 2.26m)



BEDROOM (4): 8' 9" x 7' 9" (2.67m x 2.36m) Laminate wood floor.



BATHROOM: Luxury white suite comprising panelled bath with mixer tap, fully tiled built-in shower cubicle with thermostatically controlled shower unit and rain shower head, dual flush wc, vanity unit with mixer tap, part tiled walls, laminate wood floor, recessed spotlights.



Outside

Tarmac driveway with parking for four cars. Gardens to front and side in paved walkways and Scottish beach pebbles. Enclosed gardens to rear with a westerly aspect n artificial lawns, paved patio area and walkways.



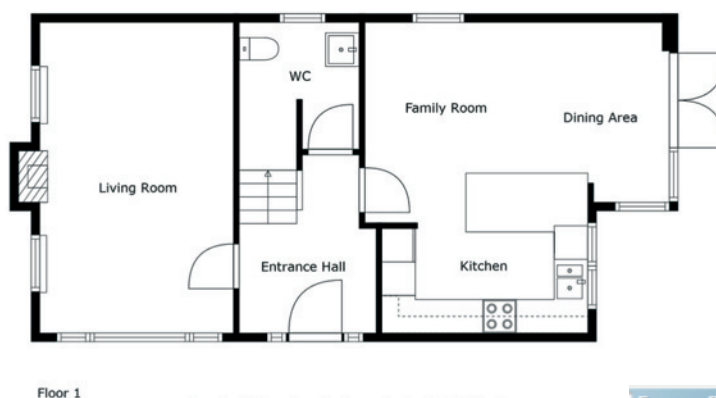
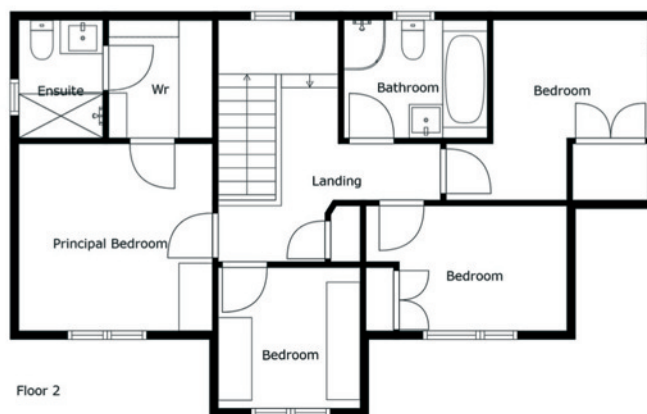
GARDEN ROOM: 13' 2" x 9' 8" (4.01m x 2.95m) Power and light with Cat 5 internet connection, recessed spotlights, uPVC double glazed French doors to outside.



Door to . . .

UTILITY AREA: 9' 8" x 4' 0" (2.95m x 1.22m) Single drainer stainless steel sink unit with mixer tpa, plumbed for washing machine, space for tumble dryer.

GARDEN STORE: 9' 8" x 4' 0" (2.95m x 1.22m) Hot and cold water taps, power, light and electric points.



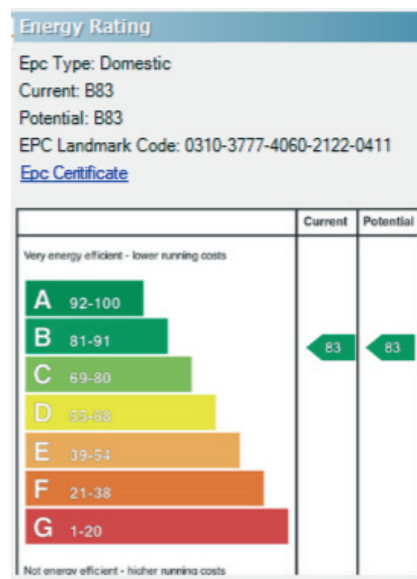
Sizes And Dimensions Are Approximate. Actual May Vary.

Service Charge: £225 per year.

Location:

From Bangor travelling along the Crawfordsburn Road turn left into Wandsworth Road, second right into Rosevale Avenue which leads you into Crawfords Farm Grove.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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