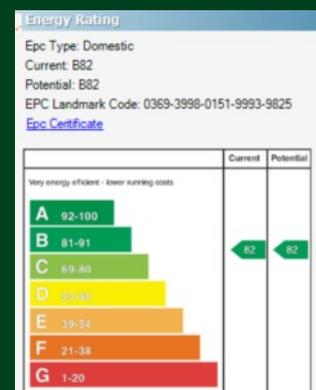




191 Crawfordsburn Road,
Crawfordsburn,
BANGOR,
BT19 1BT

Offers Over
£750,000

Viewing by
appointment with
& through agent
028 90 424747





Constructed approximately 10 years ago with an uncompromising commitment to quality, this striking single storey detached home extends to around 2,200 sq ft and offers a superb blend of modern design, generous proportions, and a highly desirable setting. From the moment you arrive, the property's clean architectural lines and contemporary finish set the tone for what lies within. Every element of the home has been thoughtfully considered, with no expense spared in creating a space that is both stylish and functional.

Internally, the accommodation is bright and spacious throughout, designed to maximise natural light and take full advantage of the surrounding countryside views. Superb

finishes, quality materials, and meticulous attention to detail are evident in every room, resulting in a home that is ready for modern living.

The property enjoys an enviable position with uninterrupted views over the countryside, providing a peaceful and scenic backdrop. To the rear, a private south-facing garden offers the perfect space for outdoor entertaining, relaxation, and family life, benefiting from sun throughout the day.

This is a rare opportunity to acquire a contemporary, turnkey home in this sought after North Down location with the renowned Crawfordsburn Inn & Country Park at your doorstep and the exceptional surroundings.



- Contemporary Detached Home Built c. 10 years ago which Enjoys Stunning Countryside Views that Surround the Property
 - Approx. 2,200 sq ft of Well Appointed Accommodation
- Bright, Spacious and Thoughtfully Designed Interior all Finished to an Exceptional Standard Throughout
 - Sitting Room with Cast Iron Wood Burning Stove & Direct Access to the Patio/ Garden
 - Dining Room with Feature Floor to Ceiling Windows
 - Open Plan Luxury Kitchen with Casual Dining and Living Area - Ideal For Entertaining
 - Utility / Laundry Room with direct access to garage
 - Four Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
 - Luxury Family Bathroom
 - Floored Attic Room with Excellent Storage
- Triple and Double Glazed Windows Powder Coated Externally and Light Oak Internal Window Frames
 - Underfloor Gas Heating
- Integral Double Garage with Additional Brick Paviour Driveway & Ample Turning & Parking Area
- Private South Facing Landscaped Garden in Lawns, Mature Trees and Shrubs. Several Sitting Areas that Enjoy the Sunshine Throughout the Day
 - Superb Crawfordsburn Location with Everything at your Doorstep!

Telephone 028 9042 4747

www.templetonrobinson.com

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Wood effect tiled flooring. Inner door to:

ENTRANCE HALL: Feature wood effect tiled flooring, two cloaks cupboards also one with underfloor heating controls, and separate linen cupboard.



SITTING ROOM: 22' 2" x 16' 0" (6.76m x 4.88m) Hole in the wall fireplace with sleeper mantle, cast iron wood burning stove. Double doors to patio/garden



DINING ROOM: 11' 9" x 11' 8" (3.58m x 3.56m) Floor to ceiling windows, recessed LED lighting.



LIVING ROOM: 25' 8" x 17' 6" (7.82m x 5.33m) 'Dru' gas fired stove.



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Open plan to:

KITCHEN: Cream painted handcrafted kitchen with excellent range of high and low level units, granite work surfaces. One and a half bowl stainless steel sink unit with mixer tap and granite drainer. Bosch integrated dishwasher. Glazed display cabinet. Smeg cooker range. Built-in wine rack. Breakfast bar. American style Bosch fridge freezer. Wood effect ceramic tiled floor. LED lighting.



UTILITY ROOM: 8' 0" x 7' 0" (2.44m x 2.13m) Further range of units, stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer. Wood effect ceramic tiled floor. Service door to garage.

PRINCIPAL BEDROOM: 15' 4" x 13' 0" (4.67m x 3.96m) Extensive range of built-in robes, custom made headboard and built-in reading lights, matching dressing table. Floor to ceiling corner window with French door to patio.



ENSUITE SHOWER ROOM: Walk-in shower with thermostatic shower unit and rain head shower, low flush wc, wash stand with marble top, ceramic tiled floor, heated towel rail, LED lighting, extractor fan.



From bedroom hidden staircase to:

First Floor

ATTIC ROOM: 55' 0" x 11' 0" (16.76m x 3.35m) Fully floored with light.



Ground Floor

BEDROOM (2): 13' 0" x 9' 4" (3.96m x 2.84m) Custom made headboard with bedside units with reading lights. LED lighting.



BEDROOM (3): 13' 0" x 9' 5" (3.96m x 2.87m) LED lighting.



BEDROOM (4): 17' 0" x 9' 8" (5.18m x 2.95m) At present used as study/dressing room. Built-in robes with matching drawers with shelving above. Floor to ceiling picture window overlooking countryside.



BATHROOM: White bathroom suite comprising tiled bath with mixer tap and telephone hand shower, wash stand with Imperial wash hand basin. Low flush wc, walk-in shower cubicle with thermostatic shower unit and rain shower head. Heated towel rail, part tiled walls, ceramic tiled floor, LED lighting, extractor fan.



Outside

Electric gates to front. Enclosed driveway with ample parking and turning area. Sensor lighting surrounding the property.

INTEGRAL DOUBLE GARAGE: 25' 0" x 18' 4" (7.62m x 5.59m) Electric up and over door, power and light. Door to front driveway and door to rear garden. Worcester gas fired boiler.

SUMMER HOUSE: with patio area to front. Garden shed. Brick pavior patio areas which enjoy the sun throughout the day, ideal for outdoor entertaining. Landscaped gardens laid in lawn overlooking the fields, mature trees and shrubs.





Location:

Travelling from Crawfordsburn towards Bangor on the Crawfordsburn Road, No 191 is on the right hand side immediately at the speed control sign.

Please note: This property is owned by a relative of Templeton Robinson staff.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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