



Nestled along the prestigious Crawfordsburn Road, this impressive chalet bungalow offers a rare opportunity to enjoy both tranquility and breathtaking scenery. Set against an amazing natural backdrop, the property boasts uninterrupted views stretching across Carnalea Golf course towards the sparkling waters of Belfast Lough.

Extremely well positioned, this home offers bright, versatile accommodation ideal for modern family living. Generous picture windows take full advantage of the surrounding landscape, flooding the interior with natural light and capturing the ever-changing coastal vistas.

Beautifully presented throughout and of particular note is the luxury solid wood painted kitchen with dining & living area overlooking the garden, principal bedroom with ensuite & dressing room on the ground floor & two further bedrooms and study on the first floor.

Combining prime location, superb views, and welcoming accommodation, this chalet bungalow presents an outstanding opportunity in one of the area's most desirable settings.

Offers Over
£500,000

74 Crawfordsburn Road,
Bangor,
BT19 1BE

Viewing by
appointment
through agent
028 9042 4747





- Superb Chalet Bungalow Enjoying an Elevated Site offering Breathtaking Panoramic Views over Carnalea & Belfast Lough
- Living Room with Polished Stone Fireplace with Glass Fronted Electric Fire
- Principal Bedroom on the Ground Floor with Ensuite / Dressing Room
- Luxury Solid Wood Painted Bespoke Kitchen open plan to Dining Area leading to Garden Room/ Separate Snug
- Utility Room
- Two First Floor Bedrooms - Enjoying Views over Carnalea Golf Course & Belfast Lough
- Family Bathroom & Further Study / Walk in Loft
- Double Glazed Windows / Oil Fired Central Heating
- Electric Gates Leading to Driveway Parking for Several Cars
- Well Tended Gardens in Lawn, Shrubs, Patio Areas & Gateway to Carnalea Golf Course
- Ideal for Downsizers or those Seeking a Luxury Coastal Retreat
- Convenient to Bangor, Crawfordsburn, Scenic Coastal Paths and Transport Links
- Prestigious Location on the Highly Sought after Crawfordsburn Road

The Property Comprises:

Ground Floor

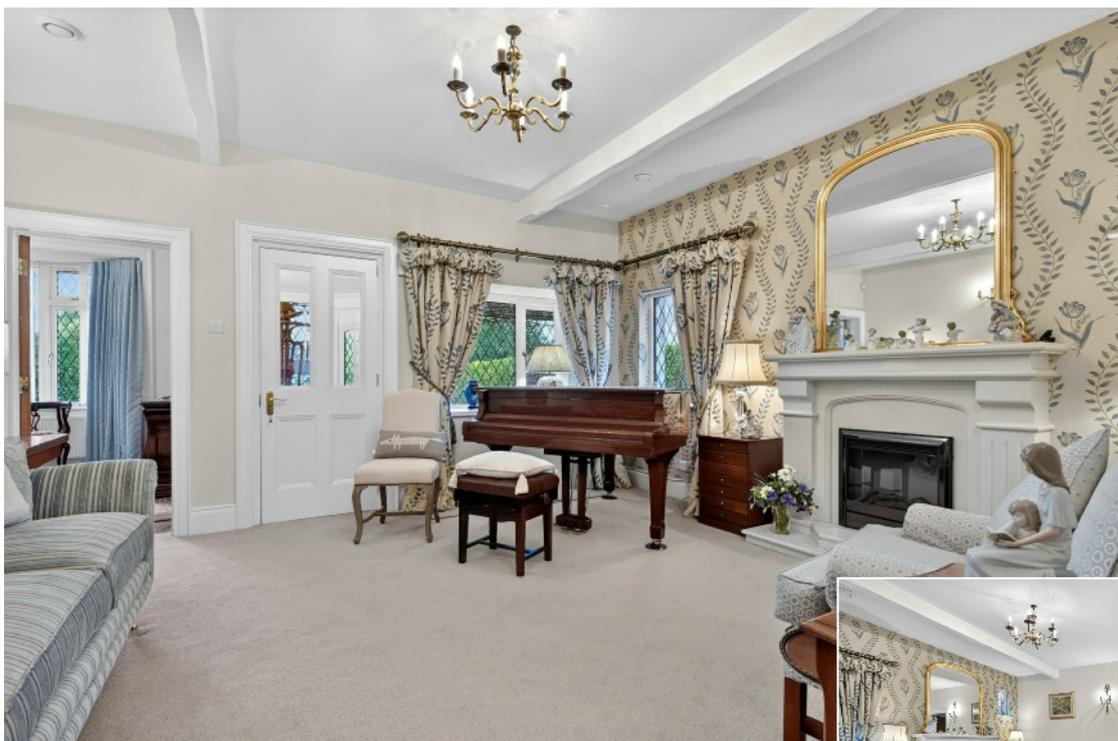
uPVC front door.

ENCLOSED ENTRANCE PORCH: Heather tiled floor. Hardwood and glazed front door.

ENTRANCE HALL:



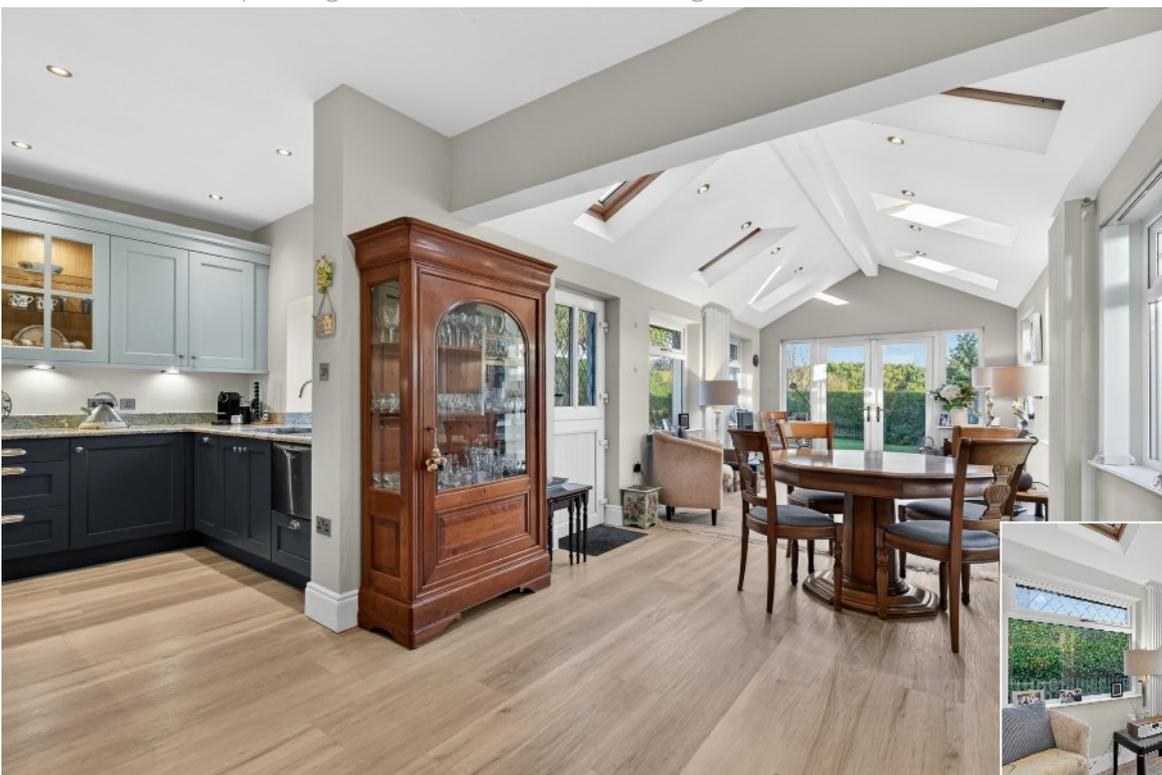
LIVING ROOM: 15' 0" x 14' 0" (4.57m x 4.27m) Polished stone fireplace. Glass fronted electric fire.



KITCHEN: 17' 0" x 10' 0" (5.18m x 3.05m) Solid wood painted kitchen with excellent range of high and low level units, integrated fridge/freezer, Siemens combi oven, built-in wine fridge. Granite work surfaces, Gas Aga (cooking only). Blanco ceramic sink unit with mixer tap. Fisher and Paykel drawer dishwasher, glazed display cabinet. Island with breakfast bar, LED lighting. Karndean flooring. Open plan to:



DINING/GARDEN ROOM: 28' 0" x 10' 0" (8.53m x 3.05m)
Velux window. LED lighting. Stable door to outside and double doors to patio/garden. Karndean flooring.



UTILITY ROOM: Further range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, shelving. Karndean flooring. Boiler cupboard with oil fired boiler, pressurised water system.

SNUG: 10' 0" x 10' 0" (3.05m x 3.05m) Solid oak flooring.



From kitchen, stairs to:

PRINCIPAL BEDROOM: 14' 0" x 13' 0" (4.27m x 3.96m) (into bay). Cast iron fireplace, solid oak floor.

DRESSING ROOM/ENSUITE: Wall-to-wall range of built-in robes with sliding mirrored doors. Wash hand basin, low flush wc, walk-in shower enclosure with thermostatic shower unit, feature wall and floor tiling.



First Floor

BEDROOM (2): 13' 0" x 13' 0" (3.96m x 3.96m) Juliette balustrade, views over Carnalea Golf Course and Belfast Lough.



STUDY: 11' 0" x 8' 0" (3.35m x 2.44m) (at widest points). Solid oak floor.

BEDROOM (3): 15' 0" x 10' 0" (4.57m x 3.05m) Laminate wooden floor. Wall to wall range of built-in robes with sliding doors. Juliette balustrade with views over Carnalea Golf Course and Belfast Lough.



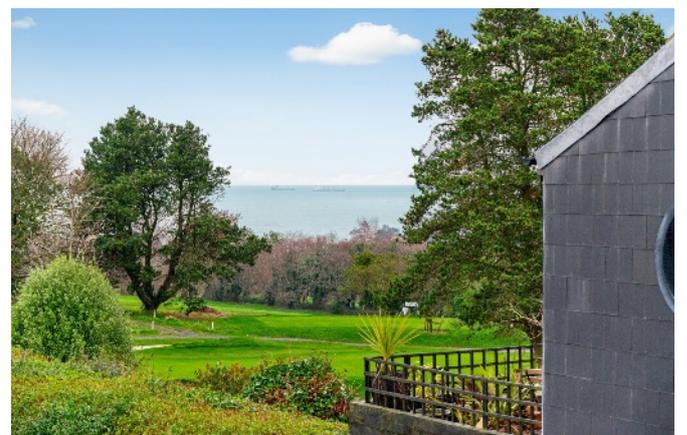
BATHROOM: White bathroom suite comprising shower bath with mixer tap and telephone hand shower, shower screen, low flush wc, wash stand with twin circular wash hand basins, heated towel rail, laminate wooden floor. Fully tiled walls, LED lighting, extractor fan.

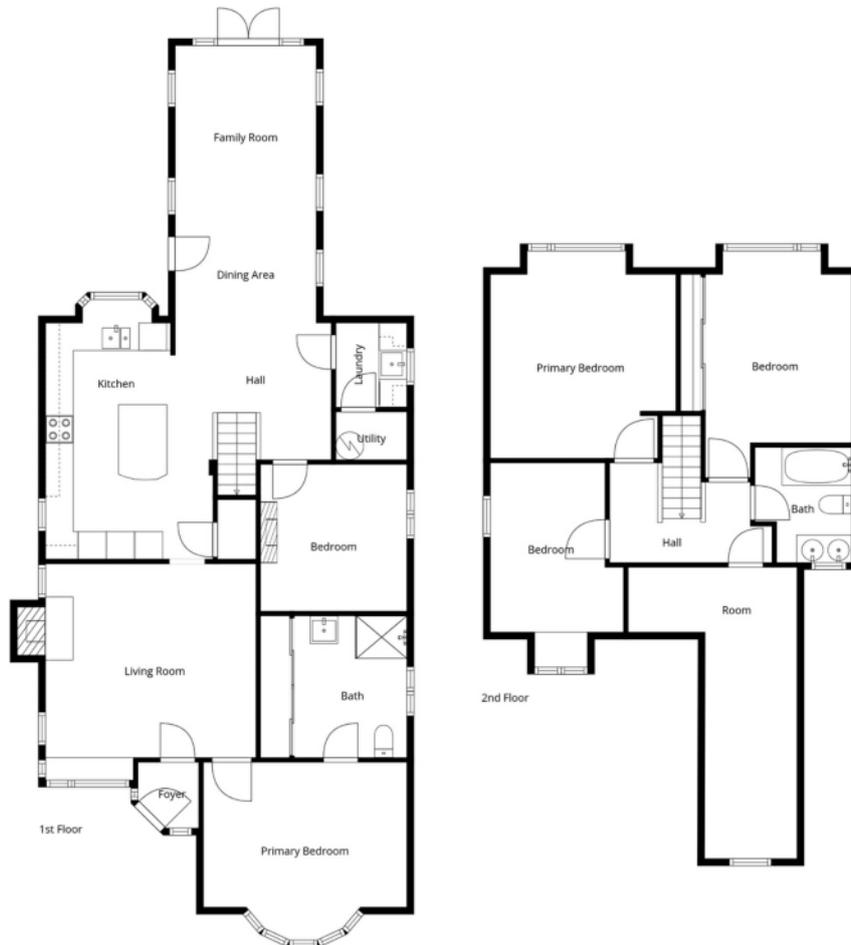
WALK-IN LOFT:



Outside

Electric gates leading to driveway with ample parking. Garden to front in lawns and shrubs. Fully enclosed rear garden laid in lawn, flowerbeds with shrubs etc. Pedestrian gateway to Carnalea Golf Course. Garden shed. Outside tap and power points. Plastic oil tank.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Crawfordsburn towards Bangor on Crawfordsburn Road, at mini roundabout at West Church No 74 is on left hand side.

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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