



Located within one of North Down's most desirable villages, 9 Meadow Grove is positioned within a popular residential area just off the Ballymullan Road, Crawfordsburn.

The property is a bright and spacious chalet bungalow occupying a fine level site, affording a notably private, sunny south-west facing rear garden. Internally, the bright and spacious layout could be adapted to suit the occupier's requirements. An impressive open plan kitchen - dining - living space overlooking the garden is undoubtedly the heart of the home. Further investigation reveals living room, utility room, downstairs bedroom (4) and bathroom. On the first floor are three bedrooms, principal with mezzanine balcony plus walk in robe and ensuite. The former garage is currently used as a storage room but could be reinstated if required. Further enhanced by gas fired central heating and uPVC frame double glazed windows, the property is decorated in calm, neutral tones throughout.

Whilst enjoying a peaceful village lifestyle, the location is also ideal for those wishing to commute to Belfast and Bangor by road or rail. Beautiful coastal and woodland walks at Crawfordsburn Country Park are on your doorstep. A range of local amenities are also nearby including shops, filling station, Crawfordsburn Inn, Carnalea Golf Club and Bangor town centre. We recommend early viewing to appreciate all this wonderful home has to offer.

Offers Around
£495,000

9 Meadow Park,
Crawfordsburn,
BANGOR,
BT19 1JN

Viewing by
appointment
through agent
028 9042 4747



- Popular residential area just off the Ballymullan Road, Crawfordsburn - One of North Down's most desirable villages
- Bright & spacious detached chalet bungalow
- Reception porch leading to Hallway
- Living room leading to Dining Room
- Open plan Kitchen - Dining - Living Room
- Utility Room
- Downstairs Bathroom
- Four Bedrooms (Three on first floor, One on ground floor)
- Principal bedroom walk-in robe, ensuite & double doors to mezzanine balcony
- Gas fired central heating & uPVC frame double glazed windows
- Store Room (Could be reinstated to a Garage if required)
- Enclosed rear garden affording sunny south-west facing aspect
- Location offers peaceful village lifestyle, yet also ideal for those wishing to commute to Belfast & Bangor by road or rail
- Beautiful coastal & woodland walks at Crawfordsburn Country Park are nearby along with a range of local amenities including shops, filling station, Crawfordsburn Inn & Carnalea Golf Club

The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

RECEPTION PORCH: Ceramic tiled floor. Bevelled glazed inner door to . . .

HALLWAY:



LIVING ROOM: 20' 12" x 11' 10" (6.4m x 3.6m) Feature electric wood burning stove effect fireplace, coving. Square archway to . . .

DINING ROOM: 8' 10" x 8' 10" (2.7m x 2.7m) Walnut effect laminate wood floor, uPVC double glazed double doors to exterior.



OPEN PLAN KITCHEN/LIVING/DINING: 27' 11" x 14' 1" (8.5m x 4.3m) Shaker style kitchen with excellent range of high and low level units and matching island, Caple five ring gas hob, Bosch eye level oven and grill, Candy microwave, stainless steel 1.5 sink with drainer and mixer tap and detachable mixer tap, laminate worktops, feature vaulted ceiling with mezzanine overlooking wood burning stove, slate hearth, timber mantle, herringbone oak effect laminate wood floor, uPVC double glazed double doors to exterior.



UTILITY ROOM: 11' 2" x 8' 2" (3.4m x 2.5m) Range of high and low level units, plumbed for washing machine, space for dryer, stainless steel sink with drainer and mixer tap, Worcester gas fired boiler, ceramic tiled floor.

BEDROOM (4): 14' 5" x 11' 6" (4.4m x 3.5m) Engineered oak wood floor.

BATHROOM: White suite comprising free standing bath with mixer tap, wall mounted wash hand basin with mixer tap, low flush wc, heated towel rail, part tiled walls, ceramic tiled floor, window.



First Floor

LANDING: Ample eaves storage cupboards.

BEDROOM (1): 15' 5" x 14' 5" (4.7m x 4.4m) uPVC double Glazed doors to . . .

MEZZANINE BALCONY: 14' 1" x 6' 3" (4.3m x 1.9m) Overlooking kitchen/living/dining.



WALK-IN WARDROBE:

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, low flush wc, sink with free standing mixer tap, fully tiled walls, ceramic tiled floor, extractor fan, window.

BEDROOM (2): 17' 1" x 9' 10" (5.2m x 3m) Oak wood floor, dormer window, storage in eaves.



BEDROOM (3): 11' 6" x 10' 10" (3.5m x 3.3m) Oak wood floor, dormer window.

SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, low flush wc, wall mounted wash hand basin with mixer tap and tiled splashback, ceramic tiled floor, extractor fan, Velux window.



Outside

Tarmac driveway offering parking for several vehicles.

STORE ROOM: 21' 4" x 9' 10" (6.5m x 3m) Currently used as a store room, could be converted back into a garage, light and power.

Enclosed rear garden benefitting from a sunny south-west facing aspect in lawn with timber decked area bordered by hedging and fencing.

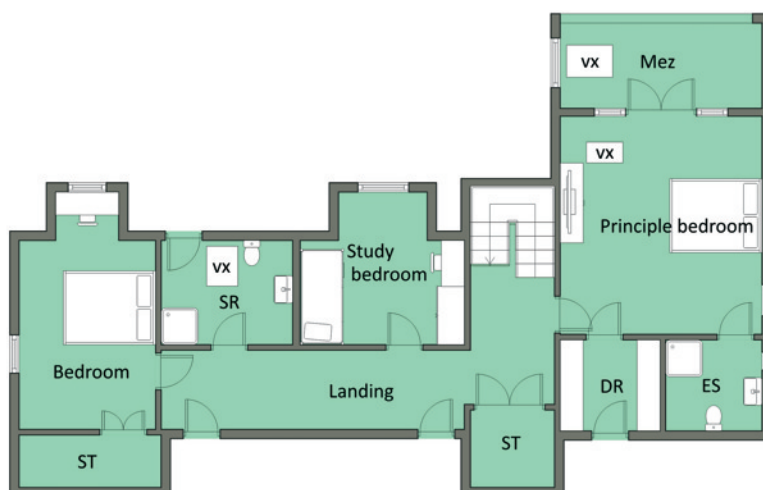


Location:

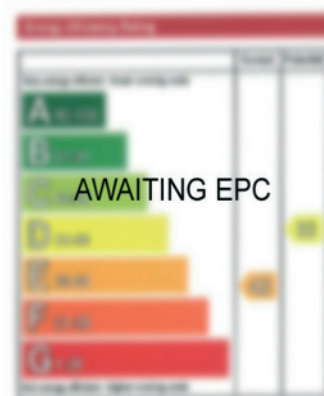
Travelling along Main Street through Crawfordsburn village towards Belfast, veer left onto Ballymullan Road. Turn left onto Meadow Way, next left onto Meadow Grove then right onto Meadow Park.

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