



Situated at the end of a quiet cul-de-sac within the sought after Meadow Park development, Crawfordsburn, this attractive detached bungalow offers spacious and versatile accommodation ideal for a range of purchasers. The property is only a short stroll from Crawfordsburn village with its famous Old Inn, Country Park and many coastal walks, and remains within easy commuting distance of Belfast and Bangor.

The property comprises three well-proportioned bedrooms, a bright and spacious lounge, and an impressive entertainment sized open plan kitchen, living and dining area, perfect for modern family living and entertaining alike. Externally, the home enjoys generous gardens laid in lawns, providing excellent space for outdoor entertaining, relaxing and family enjoyment.

Combining a peaceful setting with superb accommodation both inside and out, this delightful home is sure to appeal to those seeking comfortable living in a highly desirable location.

Offers Over
£425,000

20 Meadow Park,
Crawfordsburn,
BT19 1JN

Viewing by
appointment
through agent
028 9042 4747

- Attractive Detached Bungalow in Sought After Meadow Park, Crawfordsburn
- Enjoying a Quiet Cul-de-Sac Position
- Bright and Spacious Lounge
- Entertainment Sized Kitchen/ Living/ Dining Space
- Spacious Utility Room
- Three Well Proportioned Bedrooms to include Guest Bedroom with Ensuite Shower Room
- Family Bathroom
- Double Glazed Windows / Gas Heating
- Integral Garage with Additional Driveway with Parking for Several Cars
- Gardens Ideal for Outdoor Entertaining and Family Enjoyment
- Convenient and Desirable Residential Location



The Property Comprises:

Ground Floor

uPVC double glazed front door with leaded inset to . . .

RECEPTION PORCH: Oak laminate flooring, alarm controls. Glazed inner door and side light to . . .

RECEPTION HALL: Oak laminate wooden flooring, access to roofspace.

LOUNGE: 20' 3" x 12' 1" (6.17m x 3.68m) Oak laminate wooden flooring, triple aspect windows with mature outlook to front, hole in the wall fireplace with electric stove and slate tiled hearth. Open plan to . . .



KITCHEN/LIVING/DINING: 30' 4" x 9' 10" (9.25m x 3m) Recently installed fully fitted Shaker style kitchen, laminate work surfaces, single drainer 1.5 bowl sink unit, plumbed for washing machine, integrated four ring ceramic hob, stainless steel oven below, stainless steel splashback and extractor hood, space for fridge freezer, outlook to rear gardens, island unit with built-in casual dining, ceramic tiled floor, recessed LED spotlighting. Open to dining or living space with outlook to front, access door to hallway. Door to . . .



UTILITY ROOM: 8' 5" x 6' 0" (2.57m x 1.83m) Matching range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit with chrome mixer tap, ceramic tiled floor, space for tumble dryer and washing machine, outlook to rear garden, uPVC double glazed access door to side, service door to garage.



BEDROOM (3)/GUEST BEDROOM: 10' 6" x 8' 1" (3.2m x 2.46m) Outlook to rear garden.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin with mixer tap, built-in fully tiled shower cubicle with electric shower unit.



BEDROOM (2): 13' 10" x 9' 6" (4.22m x 2.9m) Outlook to rear garden.



BEDROOM (1): 12' 5" x 11' 10" (3.78m x 3.61m) Outlook to front.



BATHROOM: Modern white suite comprising low flush wc, floating vanity unit with chrome mixer tap and tiled splashback, illuminate mirror with drawer unit below, panelled bath with tiled splashback and chrome mixer tap, built-in fully tiled shower cubicle with built-in chrome thermostatically controlled shower unit with drencher shower and shower attachment, recessed spotlighting, extractor fan. linen cupboard with built-in shelving, ceramic tiled floor.



Telephone 028 9042 4747
www.templetonrobinson.com

ROOFSPACE: Accessed via folding ladder, insulated and partially floored for storage.

Outside

GARAGE: 18' 6" x 11' 4" (5.64m x 3.45m) Roller shutter door, light and power.

Mature garden to front with lawned area bordered by flower beds with mature shrubbery, driveway parking, decked sun terrace. Boiler house with gas fired boiler/garden store, outside light. Rear garden laid in lawns, further raised decked sun terrace.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Holywood along the main Belfast to Bangor dual carriageway at the traffic lights adjacent to the Vauxhall Ballyrobert car dealership, turn left onto Ballyrobert Road. Turn right into Ballymullan Road, then right into Meadow Way. Take first left into Meadow Grove the first right into Meadow Park. Continue straight and follow the road around to the left, the property is on the 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

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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.