



## 5 VILLAGE BROW

Crawfordsburn, BT19 1FT

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*Offers around* **£350,000**



END TOWNHOUSE | 3  | 2  | 2 

Positioned within the charming and picturesque setting of Crawfordsburn village, 5 Village Brow is a superbly appointed three-storey townhouse that blends timeless character with modern-day comfort.

## KEY FEATURES

- Deceptively Spacious Modern Three Storey End Townhouse Property
- Bright and Generously Proportioned Accommodation
- Luxury Bespoke Fitted Kitchen with Range of Integrated Appliances and Island Unit, Open to Open Plan Living/ Dining with Wood Burning Stove
- Downstairs WC
- Separate Utility Room
- Three Well Proportioned Bedrooms
- Primary Bedroom with En Suite Shower Room
- Contemporary Family Bathroom with White Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- White Shutter Blinds Fitted Throughout
- Dual Parking Spaces
- Fully Enclosed Rear Garden Laid in Lawns
- Ultrafast Broadband Available



## ROOM DETAILS

### *Lower Level*

- Reception Hall
- Kitchen/Living/Dining  
22'11" x 16'7"
- Utility Room  
10'0" x 6'4"
- WC  
6'7" x 6'4"

### *First Floor*

- Landing
- Bedroom Two  
10'0" x 8'11"
- Bedroom Three  
10'11" x 10'0"
- Bathroom  
8'3" x 7'6"

### *Outside*

- Laid in lawns with feature brick paviour patio and planting and flowerbeds with mature fruit trees planted in raised beds to side, with sliding aluminium patio doors, bi-fold out open to garden through to lounge.



To View Floor Plans  
scan QR code below



### *Ground Floor*

- Lounge  
16'7" x 13'7"
- Bedroom One  
11'5" x 10'0"
- En Suite Shower Room





## DIRECTIONS

*Travelling through Crawfordsburn Village turn right into Village Brow and follow the road to the right and number 5 is located on your right hand side.*



## THE LOCAL AREA

*The picturesque village is renowned for its nine-hole golf course and the two lovely beaches flanking Crawfordsburn Country Park, which forms part of the North Down Coastal Path.*

*The sandy beaches are exceptionally popular and well used. They boast spectacular scenery and views across Belfast Lough.*

| ENERGY EFFICIENCY RATING                    |           |  |
|---|-----------|--|
| Very energy efficient – lower running costs |           |  |
| 92+   | A         |  |
| 81-91                                       | B         |  |
| 69-80                                       | C         |  |
| 55-68                                       | D         |  |
| 39-54                                       | E         |  |
| 21-38                                       | F         |  |
| 1-20  | G         |  |
| NOT energy efficient – higher running costs |           |  |
| CURRENT                                     | POTENTIAL |  |
| 83  | 83        |  |

**Scan QR Code to**  
view floor plans and  
to arrange a viewing.



## OUR BRANCHES

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