

RODGERS & BROWNE



15 Village Brow, off Main Street
Crawfordsburn, BT19 1FT

offers around £299,950



The Agent's perspective

A fabulous end terrace recently completed with the current owners finishing the home with many extras making it a fine home.

Internally the accommodation has been well designed to offer a bright and contemporary feel. The living room opens to a dining area, heated by a feature multi fuel burner and has direct access to the garden. Contemporary kitchen with matching utility. On the first floor there are three well proportioned bedrooms, main bedroom with ensuite shower room plus a luxury main bathroom.

In all a home which will not disappoint.



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living Area



Living Area



Bright entrance hall

The facts you need to know...

Stunning end townhouse recently completed and finished to an exceptional standard throughout

Additional upgrades to the original specifications are as follows; Fully tiled floors to the ground floor, extended kitchen units, sinks, all bathrooms upgraded and fully tiled, all lights and carpets

Living/dining room with ceramic tiled floor, woodburning stove and dual access to the garden

Modern kitchen finished to a high standard throughout with an array of integrated appliances plus matching utility room

Three well proportioned bedrooms, main with fully tiled luxury ensuite shower room

Luxury fitted bathroom with feature ball and claw foot bath, contemporary sink and vanity unit

Fully floored roofspace with Slingsby style ladder access

Enclosed rear garden laid in lawns and Tegular paved patio area

Solid oak doors throughout

Gas central heating, underfloor heating to the ground floor with three control zones

PVC double glazing

Two private parking spaces finished with Tegular paving

Only minutes walk from the renowned The Old Inn Restaurant and Bar to that of the local Mini Market and the renowned Crawfordsburn Country Park

Ease of access to Belfast and Bangor City Centres



Open plan kitchen and living area



Dining area

The property comprises...

GROUND FLOOR

Composite front door leading to:

BRIGHT ENTRANCE HALL

Ceramic tiled floor. Staircase to first floor.

CLOAKROOM

Fully tiled walls. Trough sink unit with mixer taps and cabinet below, low flush wc, ceramic tiled floor.

OPEN PLAN FAMILY ROOM AND KITCHEN WITH DINING AREA

25' 5" x 16' 5" (at widest points) (7.75m x 5m)

Living and dining area with ceramic tiled floor, multi fuel burning stove with slate hearth, double glazed sliding door to enclosed patio area and garden, low voltage lighting, under stair storage. Contemporary kitchen finished with grey shaker style units, under unit lighting, Quartz worktops and breakfast bar area, Indesit four ring stainless steel gas hob with splashback, extractor above, one and a half inset sink unit, mixer tap with swivel spout director and spray, Indesit eyelevel oven, Indesit fridge freezer, integrated dishwasher, ceramic tiled floor, low voltage lighting.

UTILITY ROOM

6' 4" x 5' 10" (1.93m x 1.78m)

Matching high and low level shaker units, laminate worktops, single drainer stainless steel sink unit with mixer tap, space for freezer, concealed boiler, plumbed for washing machine, ceramic tiled floor, low voltage lighting.



Main bedroom

Access to a fully floored roofspace with pull down ladder. Heated hotpress with open shelving.

MAIN BEDROOM

12' 9" x 9' 7" (3.89m x 2.92m)

LUXURY ENSUITE SHOWER ROOM

6' 11" x 4' 5" (2.11m x 1.35m)

Large shower cubical with thermostatically controlled shower unit and over Drencher and telephone shower, low flush wc, wall mounted sink unit with mixer taps and cabinet below, heated towel radiator, ceramic tiled floor, fully tiled walls, low voltage lighting.

BEDROOM (2)

13' 10" x 9' 7" (at widest points) (4.22m x 2.92m)

BEDROOM (3)

9' 1" x 7' 9" (2.77m x 2.36m)

Including built-in wardrobes with sliding mirrored doors.

LUXURY BATHROOM

Luxury suite comprising ball and claw foot bath with mixer taps and telephone shower, closed coupled low flush wc, contemporary wall mounted vanity unit and contemporary sink with wall mounted taps, under unit cabinet and stone top, ceramic tiled floor, fully tiled walls, chrome heated radiator, low voltage lighting.

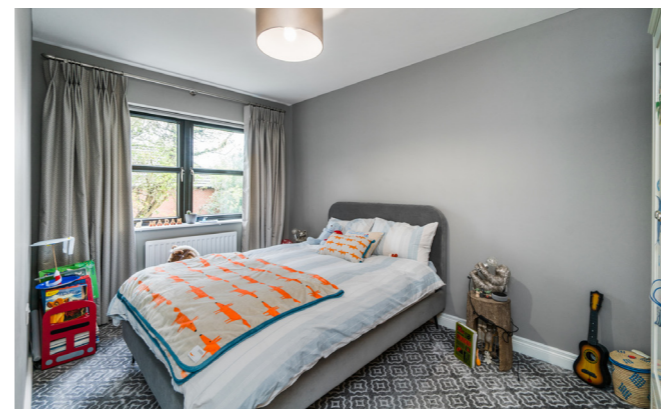
Outside

Fully enclosed rear garden laid in lawns with Tegular paved patio.

Two Tegular paved parking spaces.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

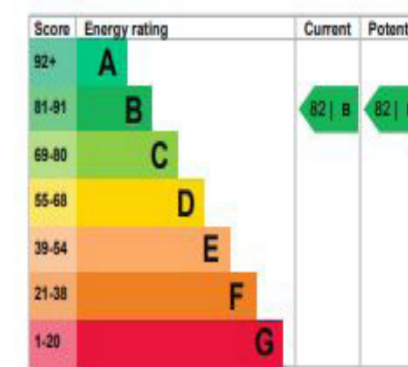
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



MANAGEMENT FEES

£125 PER QUARTER

TENURE

FREEHOLD

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2022 /2023 is £1,270.68

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Ballyrobert Road from Bangor dual carriageway which becomes Main Street, continue through the Village and the entrance to the Village Brow Development is on your right. Once in the development take your first right and follow the road to the end and No.15 is on your right.



Floor plan



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&
BROWNE**

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