

131 CRAWFORDSBURN ROAD

THE
CRAWFORDSBURN GATE

DEVELOPMENT

CRAWFORDSBURN ROAD, BANGOR WEST,
NORTH DOWNS



HASLETT HOMES

The Brompton



The Brompton:

Detached Double Fronted House of c.2936 sq ft,

GROUND FLOOR

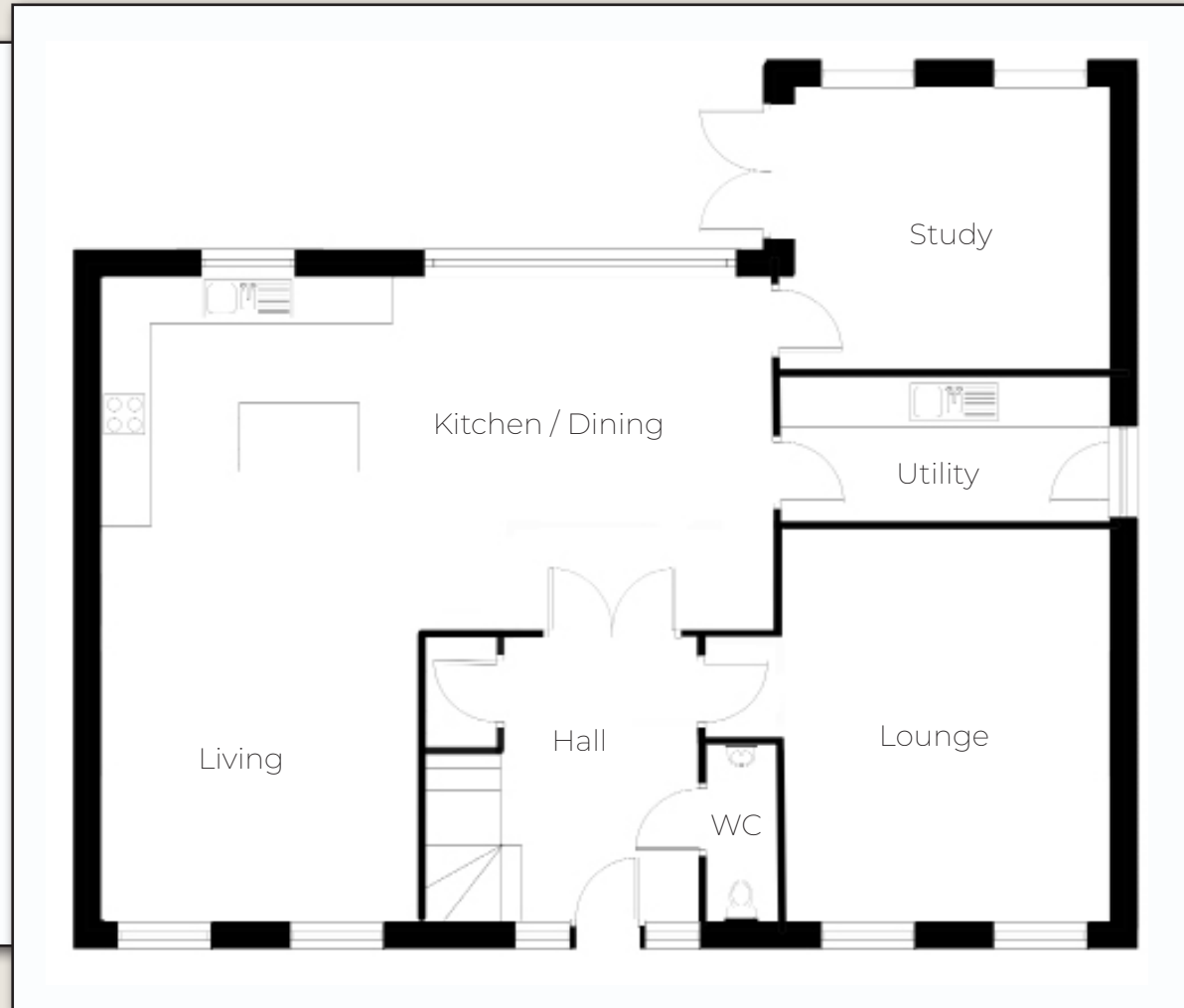
KITCHEN / DINING:
8.40m x 4.42m / 27.6ft x 14.4ft

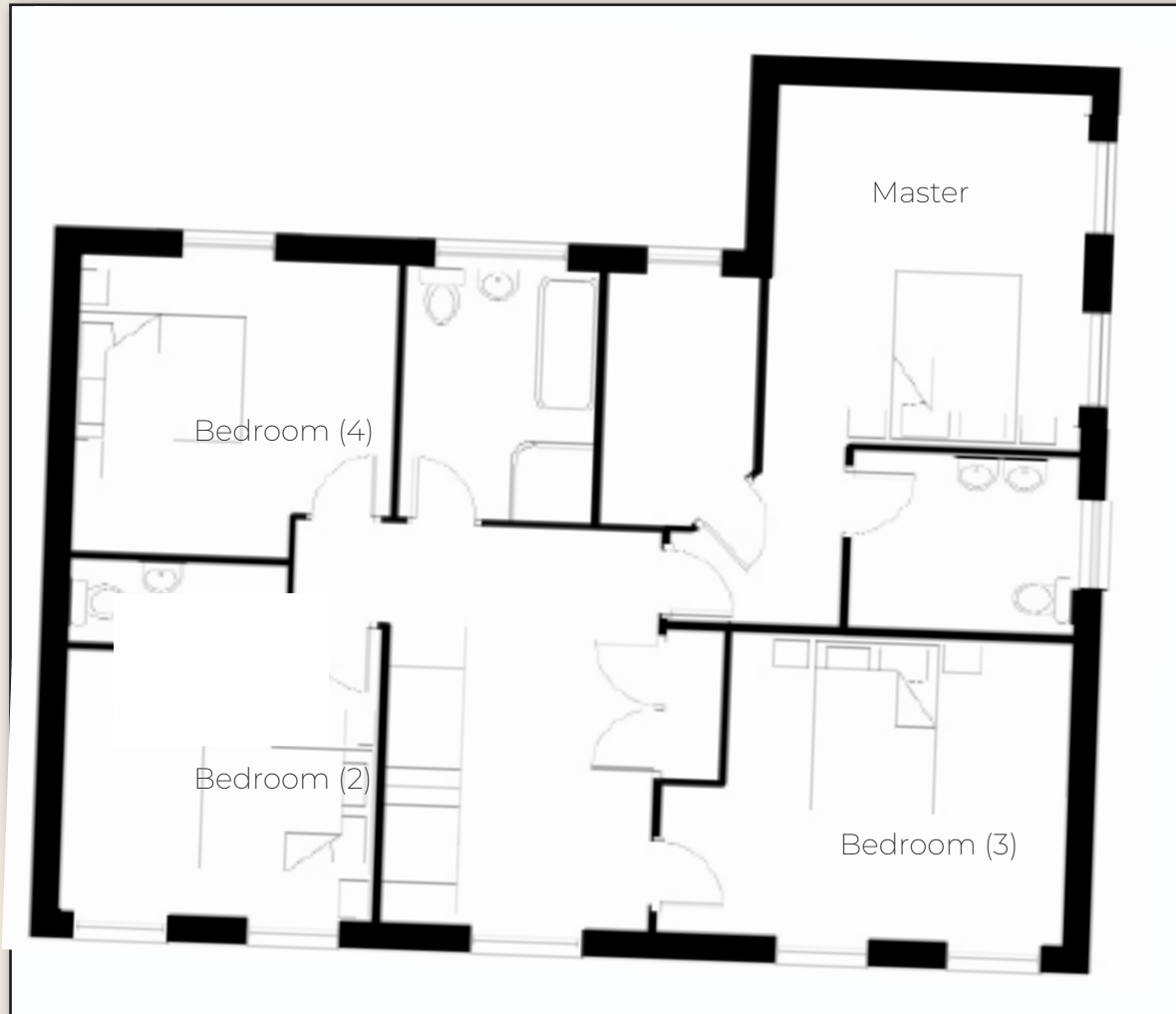
LOUNGE
3.80m x 3.50m / 12.4ft x 11.5ft

LIVING:
4.92m x 3.80m / 16.1ft x 12.4ft

STUDY:
3.90m x 3.55m / 12.9ft x 11.7ft

UTILITY ROOM:
3.80m x 1.82m / 12.4ft x 5.9ft





FIRST FLOOR

MASTER SUITE:

BEDROOM:

4.30m x 3.82m / 14.1ft x 12.4ft

EN-SUITE:

2.60m x 2.30m / 8.5.1ft x 7.5ft

DRESSING ROOM:

3.12m x 1.98m / 10.1ft x 6.6ft

BEDROOM (2):

3.83m x 3.18m / 12.6ft x 10.4ft

BEDROOM (3):

4.97m X 3.70m / 16.5ft x 12.1ft

BEDROOM (4):

3.94m x 3.66m / 12.9ft x 12.0ft

BATHROOM:

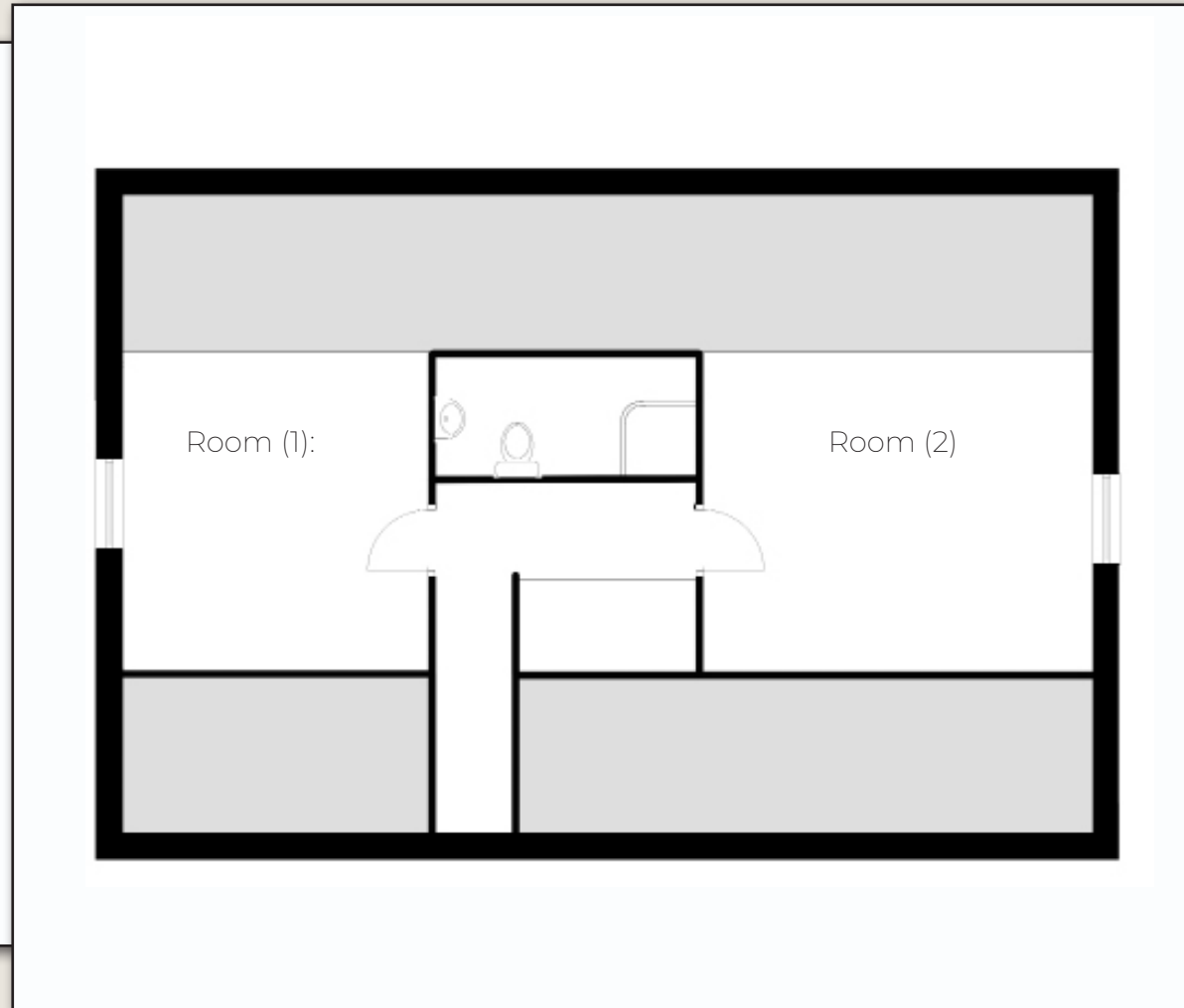
3.10m x 2.30m / 10.1t x 7.5ft

SECOND FLOOR
(Optional)

ROOM (1):
5.00m X 4.21m / 16.4ft x 13.9ft

ROOM (2):
4.21m X 4.00m / 13.9ft x 13.1ft

SHOWER ROOM:
3.50m X 1.50m / 11.6ft x 3.3ft



SPECIFICATION

Crawfordsburn Gate consists of 5 large detached family homes in North Down
Each home is constructed with a forward thinking and energy efficient standard to minimize energy cost utilising the latest technology with aesthetically pleasing solar tiles.

ACCOMMODATION

- Accommodations are set over 3 floors.
- Each house features a spacious open planned kitchen, dining and living room with large sliding doors to rear garden
- Utility room and WC on ground floor
- Master suites with dressing room and en-suite

- The Brompton
- Extending to over 2936 sqft
- 6 bedrooms, 4 on the first floor, including the master suite, and two bedrooms on the second floor
- 3 bathrooms, 1 WC

INTERNAL FEATURES

- Internal walls, ceilings and woodwork painted
- Deep moulded skirting boards and architraves
- Traditional 4 panel internal doors with quality ironmongery
- Comprehensive range of electrical sockets and switches, TV points, telephone points , USB points and cat 6 points
- Wiring for satellite connection
- Equipped with High-Speed Ethernet cables
- Kingspan ULTIMA wall panels
- Gas fired central heating system
- Sound proofing to bedrooms
- Mixture of recessed down lighters and pendant light sockets
- Security alarm
- Mains smoke and carbon monoxide detectors
- 9 ft high ceilings throughout ground floor

- Beam mechanical heat recovery and ventilation system
- A cut string and bull nose staircase to both the first floor and second floor
- Full fibre telephone/broadband line

EXTERNAL FEATURES

- Garden to be seeded
- Porcelain pavers
- uPVC triple glazed windows
- Composite front door
- Outside water tap
- A mix of mature hedging and boundary fencing to side and rear (depending on the site)
- Outside socket
- Feature external lighting to front and rear doors

KITCHEN

- We provide a generous allowance to create a personal bespoke kitchen and utility room with our specialist kitchen designer

BATHROOMS, EN SUITES & WC'S

- We provide a generous allowance for sanitary ware to create tailor-made bathrooms, en suites & WC with our specialist bathroom team

WARRANTY

- A 10 year structural warranty with Global Homes

OPTIONAL EXTRAS:

- Electric Car Charging points
- Wooden Window Shutters
- 10Kwh household battery storage
- Garage
- Internal moulded cornicing

Solar tiles are the latest innovation in the field of clean and renewable energy.

A solar tile combines traditional roofing properties with the technical properties of solar panel. Solar tiles are used to generate electricity by using sunlight. Solar cells are fixed in the solar tiles which absorb the sunlight and transform it into usable electricity.

In recent years, technical researches have made it possible to modify solar panels and to give them a real shape in the form of a solar tile.

The Nulok Solar energy output per solar tile has increased by 12%, providing more solar power from the same roof area.

Nulok Solar Tiles are often referred to as “hidden energy” as they are fitted into the roof without compromising the roofline, unlike old fashioned solar racks that often ruin the appearance of the house. Nulok Solar will pay for itself and future proof the resale price of your home in year’s to come.

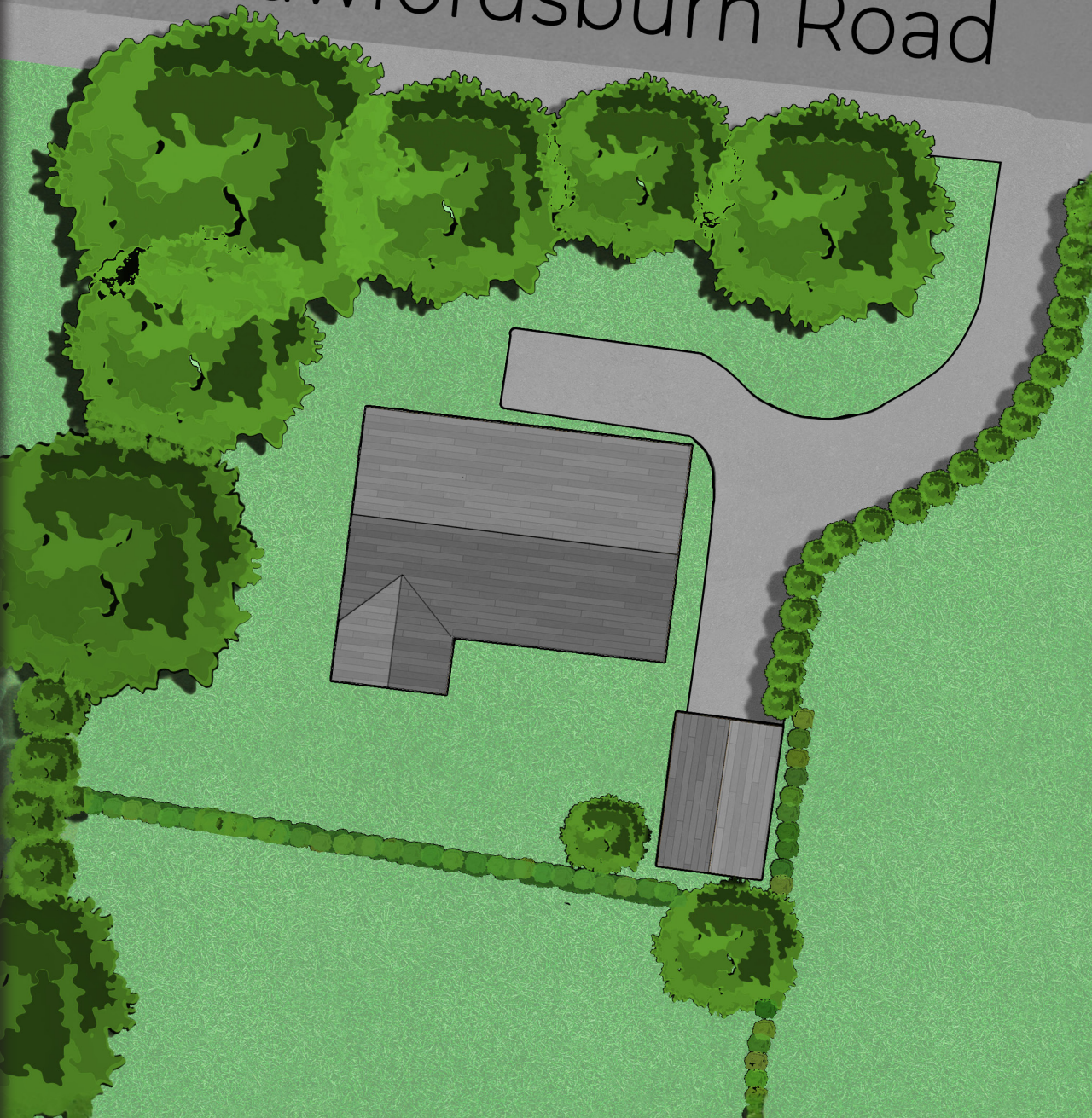




Kitchen, dining room, looking out to back garden



Crawfordsburn Road



The Brompton







The Old Inn, Crawfordsburn



Brompton Beach, sea swimming area



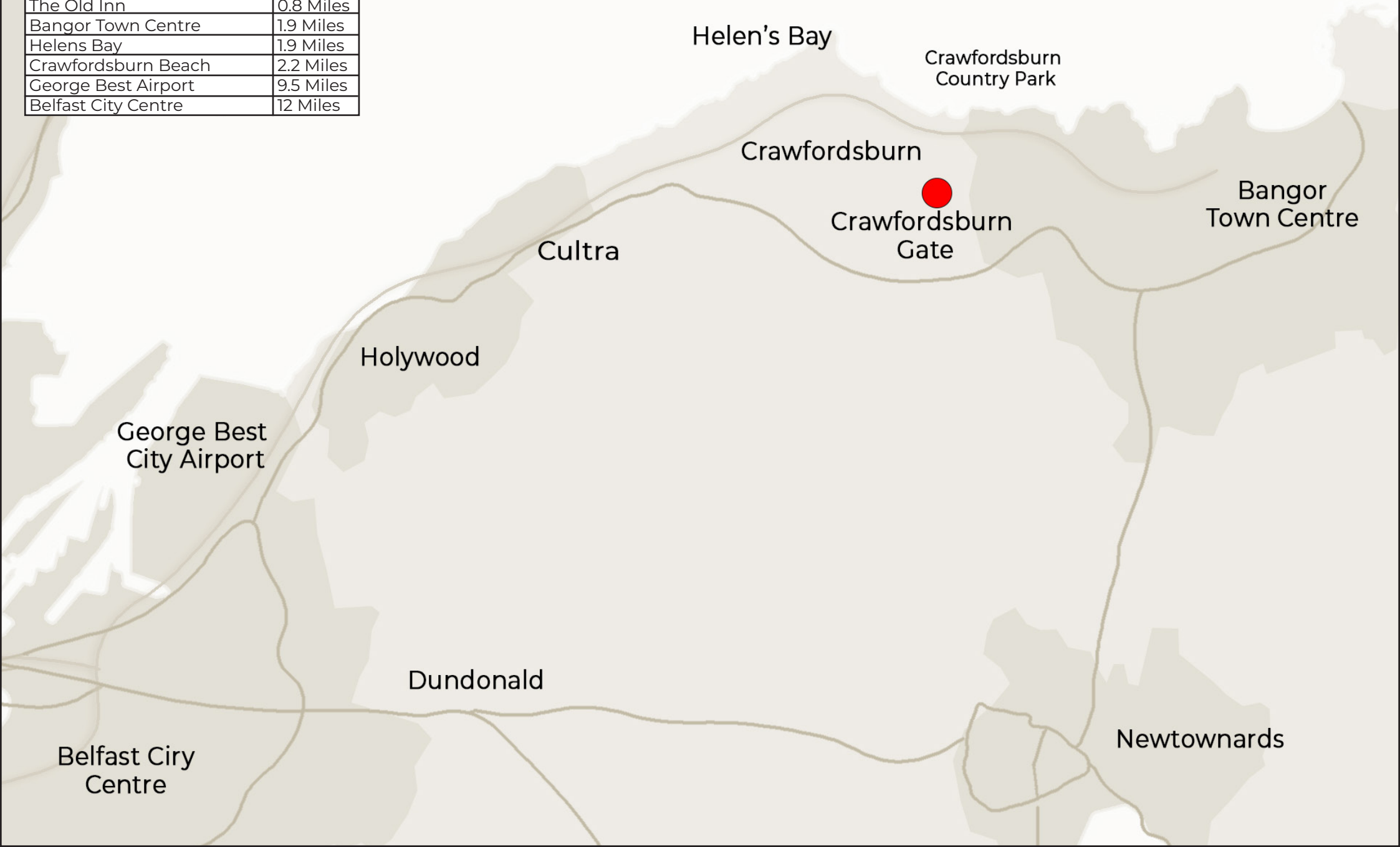
Helen's Bay Golf Club



Helen's Bay Beach

Belfast Lough

Nearby Places of Interest	
Carnlea Train Station	0.5 Miles
Carnlea Golf Club	0.5 Miles
Crawfordsburn Country Park	0.8 Miles
The Old Inn	0.8 Miles
Bangor Town Centre	1.9 Miles
Helens Bay	1.9 Miles
Crawfordsburn Beach	2.2 Miles
George Best Airport	9.5 Miles
Belfast City Centre	12 Miles



Helen's Bay

Crawfordsburn
Country Park

Crawfordsburn

Crawfordsburn
Gate

Bangor
Town Centre

Cultra

Hollywood

George Best
City Airport

Dundonald

Newtownards

Belfast City
Centre



HASLETT HOMES



Contact David Menary on
07775557090
Or
david.menary@colliers.com
for all enquiries

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