

simon**BRIEN**
RESIDENTIAL

Apartment At Sharman House, Crawfordsburn, BT19 1XN



Asking Price £295,000

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KEY FEATURES

- Spacious first floor apartment offering flexible living with views towards Belfast Lough
- Fitted kitchen with integrated appliances and ample dining space
- Bright and spacious living area with original features remaining
- Two double bedrooms with fitted wardrobes
- Master bedroom with ensuite shower room
- Main family bathroom suite
- Impressive common areas and entrance
- Communal maintained gardens, parklands and tennis court
- Intercom entry system
- Gas fired central heating
- Secure entrance to development via electric gates
- Front line situation with the North Down coastal paths on the doorstep, and a short walk to Crawfordsburn Village

SUMMARY

Located on the picturesque North Down landscape, Sharman House is one of North Down's premier apartment developments overlooking Belfast Lough. The development is set within spacious communal grounds and has wide appeal to a broad spectrum of purchasers.

This apartment is spacious and comprises of a large living and dining space with original features, cornicing and beautiful views across the communal gardens and towards Belfast Lough. The kitchen is fully fitted with integrated appliances and casual dining. In addition, there are two double bedrooms with built-in wardrobes and an ensuite shower room and a main bathroom.

The property benefits from gas central heating and an intercom entry system. The main development is accessed via electric gates with ample parking space outside the main front door for residents and guests.

A delightful, secure environment in which to live, surrounded by mature, maintained gardens with tennis court, helipad, and shoreline frontage the location is the perfect place to live and is sure to be of widespread interest to many.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

Communal front door with video intercom system leading to first floor.



FIRST FLOOR

ENTRANCE HALL:

Inner entrance door with glazed side panels.



HALLWAY:

Intercom system, corniced ceiling

LOUNGE:

20' 07" x 17' 04" (6.27m x 5.28m)

Solid oak floor with corniced ceiling



KITCHEN:

15' 07" x 15' 06" (4.75m x 4.72m)

Range of high and low level units, integrated appliances including washing machine, dishwasher, double under oven, stainless steel four ring gas hob with overhead extractor, fitted fridge and freezer. Polished black granite work tops with 1.5 bowl stainless steel sink unit and mixer tap and drainer. Partly tiled walls. Ceramic tiled floor. Ample dining space.





BEDROOM (1):
15' 03" x 14' 03" (4.65m x 4.34m)



BATHROOM:
Low flush WC. Chrome heated towel rail. Wash hand basin in vanity unit with mixer taps. Panelled bath with mixer taps and telephone hand shower. Fully tiled walls. Extractor fan.



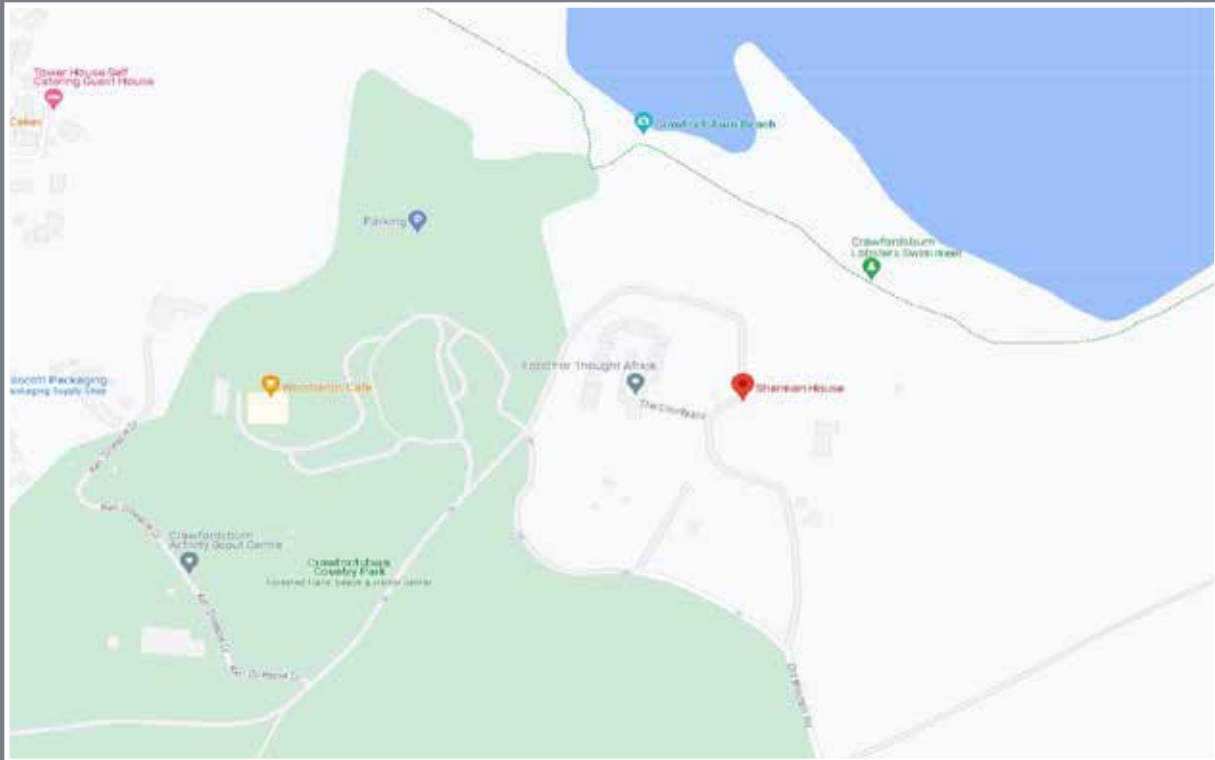
ENSUITE SHOWER ROOM:
Fully tiled corner shower cubicle, low flush WC. Pedestal wash hand basin. Heated towel rail. Fully tiled walls and extractor fan.



BEDROOM (2):
12' 06" x 10' 08" (3.81m x 3.25m)



Location



LOCATION: Travel through Crawfordsburn towards Bangor, continue past the Old Inn on your left hand side, Windmill Road is approximately half a mile on the left.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RM/K/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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