



11 SHARMAN HOUSE

Crawfordsburn, BT19 1XL

Offers around **£335,000**



GROUND FLOOR APARTMENT | 2  | 2  | 1 

With so many quality attributes on offer it is only upon personal appraisal that one can fully appreciate all the fine attributes this ground floor apartment and charming development has to offer. Internal inspection is highly recommended.

KEY FEATURES

- Spacious ground floor apartment within exclusive Sharman Development
- Superb views across the green to Belfast Lough and Mature Woodland
- Two well proportioned bedrooms
- Master bedroom with en suite shower room
- Fully fitted kitchen with granite work surfaces and range of integrated appliances and ample space for dining
- Gracious drawing room with bay window maximising on delightful outlook
- Phoenix Gas Central Heating
- Double glazed sash windows
- Use of flood lit tennis court, sun terrace barbecue area and helicopter pad
- Secure electronically controlled entrance gates
- Most prestigious and sought after location



ROOM DETAILS

Ground Floor

- Communal Entrance Hall
- Reception Hall
- Drawing Room
23'11" x 18'1"
- Kitchen
16'1" x 16'1"

Ground Floor

- Bedroom One
14'9" x 13'9"
- En Suite Shower Room
- Bedroom One
13'9" x 10'6"
- Bathroom

Outside

- Parking Available
- Use of Flood Lit Tennis Court
- Sun Terrace Barbecue Area
- Helicopter Pad



DIRECTIONS

Travelling from Crawfordsburn Village in the direction of Bangor, along the Crawfordsburn Road, turn left into Old Windmill Road. Sharman House is located at the bottom of the Old Windmill Road through the electronically controlled entrance gates.



THE LOCAL AREA

The small village of Crawfordsburn grew around a 17th century coaching house (now transformed into a luxury hotel, The Old Inn). The village is home to one of Northern Ireland's most popular country parks. With two excellent beaches, spectacular scenery and views across Belfast Lough, tranquil walks through peaceful meadows and wooded glens and a stunning waterfall, Crawfordsburn Country Park provides a relaxing natural retreat.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B	70	77
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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