

# RODGERS & BROWNE

## SALE AGREED



'Harbour Grace' 10 Meadow Way,  
Crawfordsburn, BT19 1JJ

offers around £350,000



### *The Agent's Perspective...*

*"Nestled within a private mature site and located only minutes from Crawfordsburn village this is a superb, detached bungalow that offers bright and spacious accommodation with the ability if required to extend without detracting from the outside space."*

*"Whilst priced to allow for modernisation the property and its grounds offer a purchaser the perfect downsize or for a new family the opportunity to grow into"*



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



*The facts you need to know...*

Detached bungalow set within spacious and mature gardens

Priced to allow for modernisation

Bright accommodation throughout

Living room opening to dining room

Kitchen with casual dining area

Sunroom and garden room

Shower room plus provision for an Ensuite

Attached single garage with electric door and separate utility room

PVC double glazed, oil fired central heating

Extensive gardens laid in lawns, mature borders and flowerbeds

Tarmac driveway with parking for three cars

An ideal opportunity to purchase a property that has a lot of potential either to renovate or extend (subject to relevant permissions)

Only minutes from Crawfordsburn Village and Country Park



Living room opening to dining room



Kitchen with casual dining



Bedroom 1



Bedroom 2



Shower room

*The property comprises...*

**Ground Floor**

PVC double glazed door to:

**SUNROOM:**  
10' 2" x 6' 8" (3.1m x 2.03m)  
Heather Brown tiled floor. Solid front door to:

**ENTRANCE HALL:** Hotpress, lagged copper cylinder.

**LIVING ROOM:**  
16' 2" x 11' 11" (4.93m x 3.63m)  
Fireplace with Heather Brown hearth, large picture window looking into the garden, archway leading to:

**DINING ROOM:**  
9' 9" x 9' 9" (2.97m x 2.97m)  
Hatch to kitchen.

**KITCHEN WITH CASUAL DINING:**  
13' 11" x 12' 1" (at widest points) (4.24m x 3.68m)  
Range of high and low level cabinets, under unit lighting, laminate worktops, four ring ceramic hob, under oven, space for fridge, single drainer stainless steel sink unit with mixer tap, part tiled walls, glazed door to:

**GARDEN ROOM:**  
9' 8" x 7' 5" (2.95m x 2.26m)  
Low voltage lighting, views over the gardens.

**BEDROOM (1):**  
14' 11" x 10' 0" (4.55m x 3.05m)  
Including shower area.

**ENSUITE SHOWER ROOM:**  
Space for shower, low flush wc.

**BEDROOM (3):**  
11' 6" x 8' 5" (3.51m x 2.57m)

**BEDROOM (2):**  
11' 6" x 10' 5" (3.51m x 3.18m)  
Including built-in wardrobes, vanity unit with inset sink and cabinet below.

**SHOWER ROOM:**  
9' 2" x 6' 1" (2.79m x 1.85m)  
Large walk-in shower cubicle with Mira Sport electric shower, wall mounted sink unit, mixer tap with cabinet below, low flush wc, fully tiled walls, tongue and groove ceiling, cabinet with shelving, heated towel radiator.

**Outsdie**

**OUTSIDE UTILITY**  
19' 4" x 5' 11" (5.89m x 1.8m)  
Oil fired central heating, plumbed for washing machine, space for tumble dryer.

**ATTACHED SINGLE GARAGE**  
19' 3" x 9' 11" (5.87m x 3.02m)  
Electric up and over door. Light and power. Water tap.

Large gardens surrounding the house with mature hedging, flowerbeds and grass.  
PVC oil tank. Outside tap. Outside light.



Extensive rear garden



# 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 [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

## ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39 E
21-38	F		
1-20	G	15 G	

**LOCATION:** Travelling from the Bangor to Belfast carriageway towards Bangor, turn left onto the Ballyrobert Road, continue for 2.5 miles, turn right into Ballymullan Road, first right into Meadow Way and No 10 is on your left.

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## 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 2024 /2025 is c. £2,238.56

## VIEWING

By appointment with **RODGERS & BROWNE**.



## Sales Lettings Property Management

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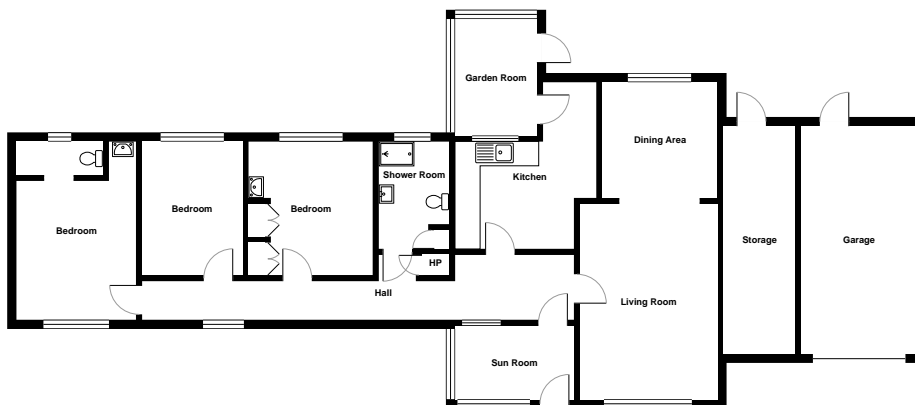
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[rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk)



## Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.



Total Area: 142.5 m<sup>2</sup> ... 1534 ft<sup>2</sup>  
All measurements are approximate and for display purposes only