

RODGERS & BROWNE



7 Crawfordsburn Road
Bangor West, BT20 3QT

offers over £295,000



The Owner's Perspective...

We have loved living here, especially on sunny days when we open the bi-fold doors onto the south facing garden and have that outdoor indoor living feel. Our open plan kitchen, dining & living room area is great for family life, especially when keeping an eye on the kids. The utility room is a bonus as all households need that extra working space. It is easy to heat as it is well insulated and the pot belly stove makes the house cosy in the winter.

We love the location here, it is beside the Bangor West train station which makes it so easy to commute to Belfast. We're also within walking distance of the beach and Bangor city centre, and Carnalea Golf Club. You can also walk to the Springhill Shopping Centre complex, with the GP & dentist surgeries there, and the shops on Rathmore Road, not forgetting to mention the 10% provided to local residents by the Old Inn in Crawfordsburn, and the proximity to Bryansburn Inn. Our neighbours are very friendly and helpful and we will miss them when we move.



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Family room



Dining area open to family room



Entrance hall

The facts you need to know...

Deceptively spacious semi detached home

Extended to the rear and renovated over recent years offering c.1,350 sq ft of accommodation

Bright accommodation with family room opening to the dining room

Feature multi fuel burner

Luxury cream shaker style kitchen with large central island incorporating breakfast bar, all light by a glazed atrium and Bifolding doors

Separate utility room

Three bedrooms

Recently installed luxury bathroom including a deep fill bath and double shower

Gas fired central heating

PVC double glazing

South facing fully enclosed garden with large patio

Tarmac driveway with parking for three cars

Only minutes to Bangor West train station, ease of access to the coastal path,

Springfield Shopping Centre and Bangor City Centre



Luxury kitchen



The property comprises...

GROUND FLOOR

Composite front door with double glazed side and top lights to:

SPACIOUS ENTRANCE HALL

Ceramic tiled floor, dado rail and panelled effect walls. Staircase to the first floor finished painted spindles, Newel posts and natural wood handrails, cornice ceiling, ceramic tiled floor,

CLOAKROOM

Low flush wc, trough sink and mixer tap, wall tiled splashback, ceramic tiled floor.

FAMILY ROOM

23' 4" x 12' 2" (7.11m x 3.71m)
8 ft 7 ceiling height, open shelving with lighting and inset space for TV within the family room, contemporary oak effect wooden flooring, multi fuel burner, oak over mantle, cornice ceiling, low voltage lighting, large opening to:

LUXURY KITCHEN

19' 9" x 13' 10" (6.02m x 4.22m)
Extensive range of high and low level cream shaker style cabinets, under unit lighting, Iroko effect worktops, five ring gas hob, eyelevel oven and microwave, integrated fridge and freezer, large central island with Quartz worktop and breakfast bar, integrated dishwasher, inset one and a half sink unit with mixer tap, ceramic tiled floor, Bifolding doors leading to patio and garden, glazed atrium, low voltage lighting, two feature radiators.

UTILITY ROOM

10' 5" x 5' 4" (3.18m x 1.63m)
Plumbed for washing machine, space for tumble dryer and freezer, single drainer stainless steel sink unit with mixer tap, Iroko effect worktop, ceramic tiled floor, extractor fan, low voltage lighting.



Bedroom one

First Floor

LANDING

Light by a double glazed window with inset stain glass, picture rail.

BEDROOM (1)

12' 5" x 12' 2" (3.78m x 3.71m)

BEDROOM (2)

12' 3" x 10' 6" (3.73m x 3.2m)

Laminate flooring, picture rail.

BEDROOM (3)

8' 5" x 8' 3" (2.57m x 2.51m)

(Currently used as a dressing room).

LUXURY BATHROOM

8' 10" x 8' 5" (2.69m x 2.57m)

Luxury suite comprising deep fill bath with matt gold style mixer and telephone shower, contemporary wall mounted sink unit and mixer tap with cream and matt gold doors, large double walk-in shower cubicle, thermostatically controlled shower unit, over drencher and telephone shower, tiled inset shelving, part tiled walls, chrome heated towel radiator, Parquet style tiled floor, hotpress with Worcester gas boiler and shelving. Access to roofspace.

Outside

Extensive south facing patio, gardens laid in lawns with mature borders.

To the front, tarmac driveway with parking for three cars, wooden double gates, garden laid in lawns. Provision for electric charge point.

Outside lighting. Two outside water taps, one cold one hot.



Bedroom two



Luxury bathroom



Patio area

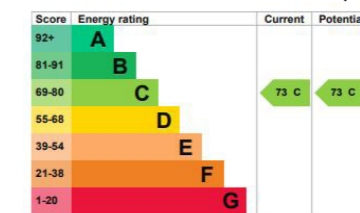


Rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?	X		
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?			X

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE:

Long Leasehold £5.25 Per Annum

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 £1,480.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling out of Bangor City Centre along the Bryansburn Road, continue to the roundabout take the third exit onto the continuation of the Bryanburn Road, once past Bangor West train station No7 Crawfordsburn Road is on your left.



Total Area: 124.8 m² ... 1344 ft²
 All measurements are approximate and for display purposes only



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