



THE MANOR HOUSE 7 BALLYMULLAN MANOR

Crawfordsburn, BT19 1JG

Offers around **£395,000**



PENTHOUSE DUPLEX APARTMENT | 2  | 2  | 1 

Ballymullan Manor is a recently finished residence consisting of seven apartments, beautifully finished in traditional style to exacting standards designed to reflect the style and character of this exclusive residential area.

KEY FEATURES

- Beautifully Finished and Ready to Move In Duplex Penthouse Apartment
- Generously Proportioned Accommodation Set Over Two Floors Commanding Elevated Views Across the Picturesque Village of Crawfordsburn and Crawfordsburn Country Park to Belfast Lough and Scotland Beyond
- Gracious Entrance Lobby and Lift to First Floor
- Spacious Kitchen/Dining/Living Space
- Bespoke Fitted Kitchen Equipped with Full Range of Integrated Appliances
- Separate Utility Room, Cloakroom and WC to This Level
- Two Well Proportioned Bedrooms on Second Floor
- Principal Bedroom with En Suite Shower Room
- Contemporary Main Bathroom Finished in Stylish Tiling Design and Contemporary Sanitary Ware
- uPVC Double Glazing
- Gas Fired Central Heating
- Allocated Resident and Visitor Parking to Front



ROOM DETAILS

Ground Floor

- Entrance
- Reception Hall
- Lounge
13'1" x 11'7"
- Kitchen/Dining/Living
18'2" x 15'2"
- WC

First Floor

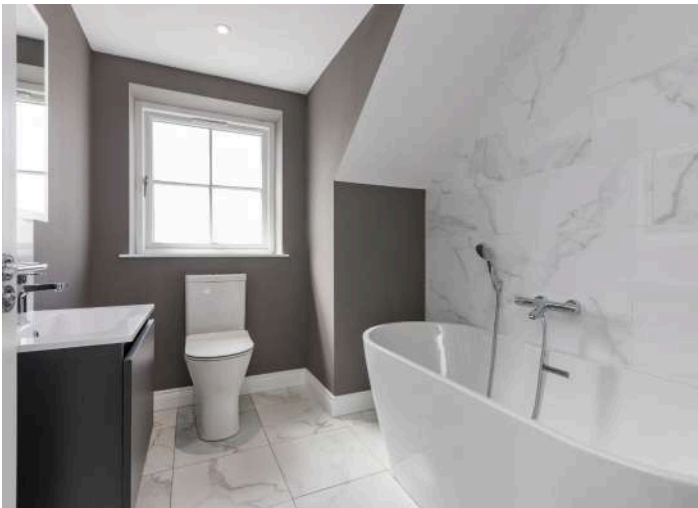
- Landing
- Bedroom One
13'3" x 9'7"
- Ensuite Shower Room
- Bedroom Two
9'10" x 8'0"
- Bedroom Three
9'10" x 7'2"
- Bathroom

Outside

- Ample Driveway Parking
- Garden To Rear
- Patio Area
- Partially Laid In Lawns



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling through Crawfordsburn Village, Belfast bound, veer left onto Ballymullan Road after the Old Inn. Ballymullan Manor is located on the right hand side.



THE LOCAL AREA

The picturesque village is renowned for its nine-hole golf course and the two lovely beaches flanking Crawfordsburn Country Park, which forms part of the North Down Coastal Path.

The sandy beaches are exceptionally popular and well used. They boast spectacular scenery and views across Belfast Lough.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B	85	85
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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