

# RODGERS & BROWNE



'Bar Harbor' 21 Meadow Way  
Crawfordsburn, BT19 1JJ

*offers around £495,000*



### *The Owner's Perspective...*

" We have absolutely loved living in Crawfordsburn - it has been a wonderful place to raise our family. The private setting, breathtaking views and stunning sunsets have made it truly special.

We are a pleasant stroll from the village which has a lovely atmosphere and features the historic Old Inn at its heart. There is also a convenience store for all the things we regularly run out of !

We hope the next owners enjoy living here as much as we have"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS





Family room with wood burning stove



Living area opening onto sun terrace with rural views and dramatic sunsets



### *The facts you need to know...*

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Bright, sunny detached bungalow

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Three bedrooms, large living/dining/kitchen, with separate family room

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Superb views over countryside with changing seasons and magnificent sun sets

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Private mature enclosed rear garden

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Large sun terrace with long-life deck and glazed screens

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Sunroom or study

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Outside gymnasium/studio or home office

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Parking for several cars

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Pleasant walk into Crawfordsburn Village with Olde Inn and convenience store nearby

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Access via private laneway for only three houses

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Great choice for young family, professional or retired couple

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Gas fired central heating

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Simply must be seen to be fully appreciated

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Shaker style kitchen with dining space and open to Living area. Lovely views



Lovely, bright, open space



## *The property comprises...*

### **GROUND FLOOR**

Solid front door.

### **ENTRANCE HALL**

Timber floor.

### **CLOAKS CUPBOARD**

Louver doors.

### **BRIGHT LIVING/DINING/KITCHEN**

Pale grey timber effect flooring. uPVC double glazed French doors and side panels to large sun deck. Fabulous sunny countryside views.

### **LIVING AREA**

19' 0" x 12' 3" (5.79m x 3.73m)

uPVC double glazed French doors and side panels to large sun deck. Fabulous sunny countryside views and sun set. Open to:

### **DINING/KITCHEN**

17' 3" x 12' 0" (5.26m x 3.66m)

Range of shaker style high and low level cupboards, centre island with polished granite worktop, Redfye electric range, tiled recess, inset one and a half tub single drainer stainless steel sink unit with mixer tap, fridge, dishwasher, tiled floor, recessed lighting, space for dining table and chairs.

### **SUNROOM OR HOME OFFICE**

11' 9" x 7' 0" (3.58m x 2.13m)

Sunny countryside views.

### **REAR HALL**

### **FAMILY ROOM**

18' 6" x 16' 9" (5.64m x 5.11m)

Oak effect laminate flooring. Concealed Worcester gas fired central heating boiler, cast iron wood burning stove. Open to:

### **STUDY RECESS**

6' 9" x 5' 9" (2.06m x 1.75m)

Oak effect laminate flooring, double uPVC double glazed French doors to garden.

### **UTILITY ROOM**

6' 6" x 5' 9" (1.98m x 1.75m)

Plumbed for washing machine. Door to patio, sun deck and rear garden.





Bedroom one

**BEDROOM (1)**  
10' 3" x 9' 0" (3.12m x 2.74m)  
Timber flooring. Louver doors to:

**ENSUITE SHOWER ROOM**  
Low flush wc, pedestal wash hand basin, facility for electric shower.

**BEDROOM (2)**  
11' 0" x 10' 0" (3.35m x 3.05m)  
Built-in wardrobe with louver doors, timber flooring.

**BEDROOM (3)**  
10' 0" x 9' 9" (3.05m x 2.97m)  
Laminate flooring.

**BATHROOM**  
9' 9" x 7' 9" (2.97m x 2.36m)  
White suite comprising, panelled bath, mixer, drencher and telephone showers over, low flush wc, pedestal wash hand basin, recessed lighting, extractor fan, oak effect flooring. Double louver doors to shelved hotpress.

Wooden ladder to Roofspace storage. Light, insulated, good standing height. Development potential subject to permissions.

**Outside**

**GYM/STUDIO OR HOME OFFICE**  
16' 6" x 7' 9" (5.03m x 2.36m)  
Light and power. View into garden

Tarmac and pink gravel parking space for several cars.

Mature gardens to rear in lawns, hedges and borders. Large sun deck with glazed balustrades, flagged patio.



Outdoor gym / studio or office



Bedroom two



Bathroom



Bedroom three



Large sun deck

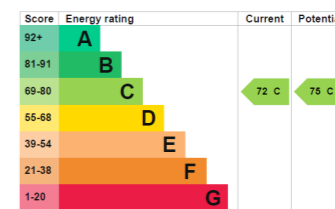
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 1000 Mbps

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, 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 a 5% override 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 £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold

**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 c.£2,192.88

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

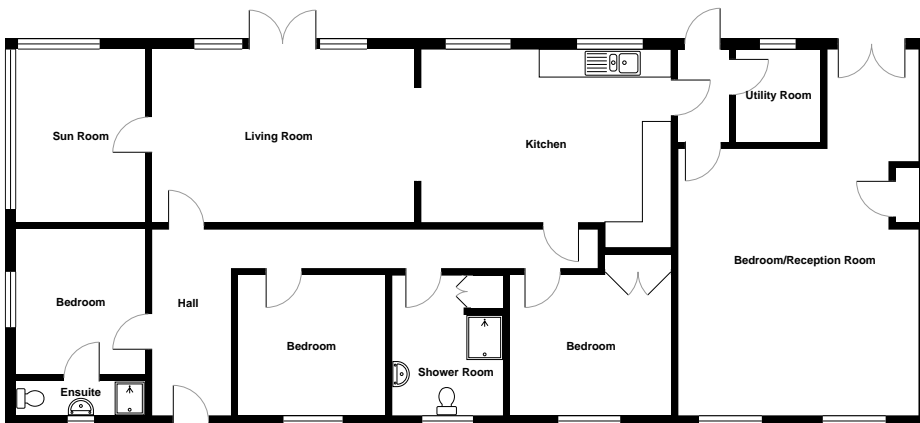


# Location

Off Ballymullan Road.



# Floor plan



Total Area: 150.1 m<sup>2</sup> ... 1615 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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&  
BROWNE**

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