



# 13 MEADOW PARK

Crawfordsburn, BT19 1JN

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*Asking price* **£335,000**



DETACHED | 3  | 1  | 1 

This detached rustic brick family home occupies a prime position within Meadow Park enjoying the best of the sun's path with a south westerly facing rear garden. Beautifully presented throughout, with a high standard of fixtures and fittings.

## KEY FEATURES

- Beautifully Maintained Detached Family Home
- Three Well Proportioned Bedrooms
- Family Bathroom with Modern White Suite
- Through Lounge/Drawing Room with Open Fire and Outlook to Front and Rear Gardens
- Kitchen/Dining/Living Space with Recently Fitted Kitchen with Range of Integrated Appliances, Solid Timber Work Surfaces and Opening to Rear Garden
- uPVC Double Glazing
- Gas Fired Central Heating
- Driveway with Ample Parking Leading to Detached Garage
- Prestigious and Sought After Address with Excellent Convenience
- Only Walking Distance of Picturesque Crawfordsburn Village, Crawfordsburn Country Park, Close to Carnalea Golf Club, Ease of Commuting via Main Arterial Routes



## ROOM DETAILS

### Ground Floor

- Reception Hall
- Ground Floor WC/ Cloakroom
- Through Lounge 15'8" x 9'10"
- Kitchen/Living/dining Area 22'9" x 11'0"

### First Floor

- Landing
- Bedroom One 10'10" x 9'10"
- Bedroom Two 11'8" x 10'7"
- Bedroom Three 10'7" x 8'7"
- Bathroom
- Roofspace

### Outside

- Garage 16'6" x 10'6"
- Driveway with Ample Parking
- Mature Front Gardens Laid in Lawns
- Enclosed Rear Garden Laid in Lawns with Patio Areas with Mature Planting
- Outdoor light & Water tap
- uPVC soffits and Facia boards.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling from Holywood along the main Belfast to Bangor dual carriageway at the traffic lights adjacent to the Vauxhall Ballyrobert car dealership turn left onto Ballyrobert Road. Turn right into Ballymullan Road then right into Meadow Way. Turn first left into Meadow Grove then first right into Meadow Park.*



## 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	69	69
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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