

RODGERS & BROWNE

15 Meadow Grove

Crawfordsburn, BT19 1JL

offers around £235,000



THE OWNERS PERSPECTIVE...

"We chose the house because we loved its layout and it offered us excellent space- particularly the large living area which is great for entertaining and the enclosed rear garden which is perfect for children and small pets.

Meadow Grove is a quiet, convenient location- only minutes walk from local shops, the renowned Crawfordsburn Inn and country Park making it the ideal location"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Caption for image.



Caption for image.



Entrance hall

THE FACTS YOU NEED TO KNOW...

Well appointed detached bungalow on a private mature site

Bright accommodation with a flexible layout

Large dual aspect living room opening to dining area

Recently installed kitchen with casual dining

Sunroom with views over the gardens

Two double bedrooms

Recently installed bathroom incorporating both a bath and separate shower

Potential to extend or indeed convert the current dining area into bedroom three (subject to the relevant planning permissions)

PVC double glazing and gas central heating

Tarmac driveway with parking for two cars

Private and mature site

Ease of access to Crawfordsburn Village which offers The Olde Inn, local shop and school

An ideal lock and leave



Kitchen



Dining area



Kitchen with casual dining



Sunroom

The Property Comprises...

GROUND FLOOR

PVC double glazed door to entrance porch, ceramic tiled floor, double glazed door to:

BRIGHT ENTRANCE HALLWAY

Wood effect laminate flooring, two large storage cupboards. Access to roof space via a Slingsby ladder.

FAMILY ROOM

18' 10" x 13' 7" (5.74m x 4.14m)

Large dual aspect windows with views over the front and rear colourful gardens, open fireplace with Scrabo stone surround and tiled hearth and cornice ceiling. Opening to:

DINING AREA

9' 1" x 7' 1" (2.77m x 2.16m)

(This could be closed off to use as bedroom three subject to building control regulations)

KITCHEN OPENING TO CASUAL DINING AREA

16' 2" x 9' 0" (4.93m x 2.74m)

Extensive range of high and low level oak effect shaker style cabinets and granite effect worktops, single drainer stainless steel sink and mixer tap, four ring Indesit hob with stainless steel and glass extractor above, Indesit under oven, integrated dishwasher, plumbed for washing machine, space for a fridge freezer, ceramic tiled floor, PVC door to:

SUNROOM

11' 7" x 8' 9" (3.53m x 2.67m)

Ceramic tiled floor, French doors to patio area, views of the gardens.



Bedroom one

BEDROOM (1)
13' 3" x 11' 10" (4.04m x 3.61m)

BEDROOM (2)
13' 5" x 11' 3" (4.09m x 3.43m)
Built in wardrobes.

BATHROOM
8' 8" x 7' 0" (2.64m x 2.13m)
Luxury suite comprising of a panelled bath, low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, fully tiled walls, low voltage lighting, extractor fan.

ROOFSPACE
22' 10" x 11' 3" (6.96m x 3.43m)
Double glazed velux window, floored and sheeted.

Outside

SINGLE INTEGRAL GARAGE
26' 9" x 9' 11" (8.15m x 3.02m) At widest points
Roller door. Recently installed gas boiler.

Tarmac driveway with parking for two cars.

Mature gardens surround the house incorporating an array of colour from shrubs, lawns and flowerbeds.

Sunny aspect to the rear with a flagged patio area.



Bedroom two



Bathroom



Garden



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.

ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
A 92-100 Very energy efficient - lower running costs		
B 81-91		
C 69-80		
D 55-68	62	67
E 45-54		
F 35-44		
G 1-34 Not energy efficient - higher running costs		

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 2018 /2019 is TBC.

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

Location: Travelling from Crawfordsburn village towards Belfast turn left at the Crawfordsburn Inn on to Ballymullan Road then first left into Meadow Way and then first left into Meadow Grove. No.15 is on the right hand side.



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)
The quantities contained are not to scale. While every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement that occurs using this plan.

15 Meadow Grove, Crawfordsburn



**Sales
 Lettings
 Property Management**

76 High Street,
 Hollywood, BT18 9AE
 T (028) 9042 1414
 F (028) 9042 1400

info@rodgersandbrowne.co.uk
 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.