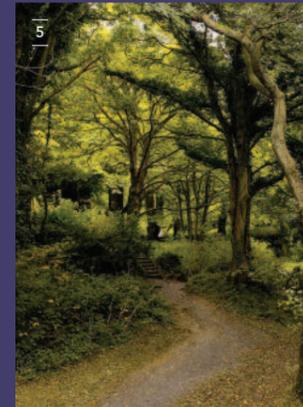
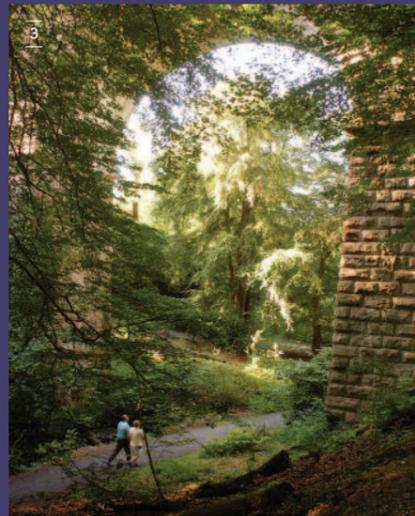




CRAWFORDSBURN
LANE

o
CRAWFORDSBURN ROAD
BANGOR



A short drive away from every amenity a homeowner could need.



1. Carnalea Golf Club
2. Bangor Marina
3. Crawfordsburn Country Park
4. Stricklands Glen
5. Stricklands Glen
6. Pickie Fun Park
7. Bangor West Rail Halt

Perched on the southern side of Belfast Lough in stunning County Down, the established seaside resort town of Bangor has long remained one of Northern Ireland's most sought-after places to live.

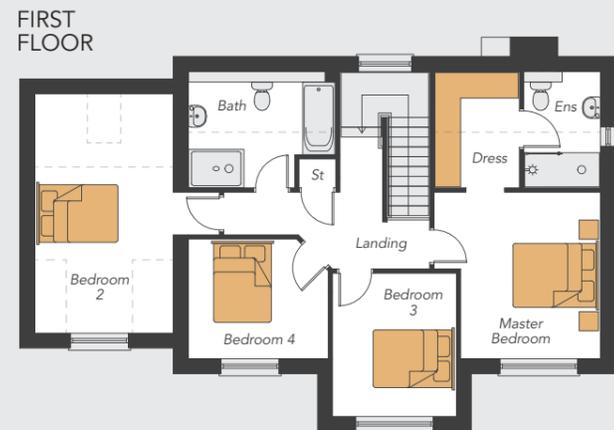
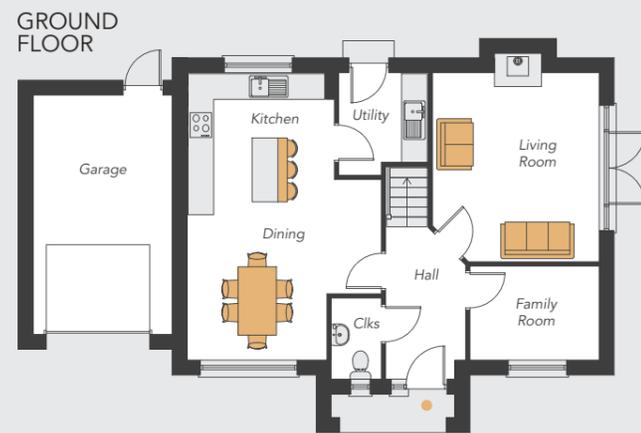
Whether it's taking a stroll along the colourful marina, admiring the spectacular views from the historic Bangor Castle, or enjoying the tranquillity of nature at Stricklands Glen, this location is truly in a league of its own. What's more, the nearby Crawfordsburn Country Park and well-known Pickie Fun Park provide the perfect opportunity to make lasting memories with the whole family.

Situated on the Crawfordsburn Road in Bangor West, the new development of Crawfordsburn Lane offers an exclusive collection of beautiful detached homes, each designed to turnkey specification.

Due to spacious interiors with high-quality fixtures and fittings throughout, these new homes lend themselves to easy maintenance and modern family living. Crawfordsburn Lane is also located just a short drive away from every amenity a homeowner could possibly need. From leading primary and secondary schools, health and leisure facilities, golf courses, coastal walking trails and sports clubs, to convenience stores, independent boutiques and first-class eateries, this town has it all, and more.

These new homes would be ideal for growing families wishing to find their forever home and lay down roots in a tight-knit local community. Thanks to fantastic road and rail links to Belfast City Centre and beyond, Crawfordsburn Lane is also perfectly placed for commuters.

Sites TWO & THREE



GROUND FLOOR

Entrance Hall	
Living Room <i>Max</i>	14'6" x 12'10"
Family Room	9'11" x 7'3"
Kitchen / Dining <i>Max</i>	22'1" x 14'11"
Utility	7'10" x 6'11"
Cloakroom	
Garage	18'4" x 10'8"

FIRST FLOOR

Master Bed	12'10" x 10'9"
Ensuite	8'11" x 3'11"
Dressing Room	8'11" x 6'7"
Bedroom 2	18'4" x 10'8"
Bedroom 3	11'0" x 9'6"
Bedroom 4 <i>Max</i>	10'9" x 9'2"
Bathroom <i>Max</i>	11'4" x 8'11"

Floorplans shown opposite are for Site 3. The floorplans for Site 2 are a handed version of these plans.

TOTAL FLOOR AREA
1710 ft²

SITE NUMBERS
2 & 3

Sites FOUR, FIVE & SIX



Computer visual showing Site 4

GROUND FLOOR

Entrance Hall	
Living Room <i>Max</i>	15'5" x 15'5"
Kitchen	12'0" x 9'8"
Family / Dining <i>Max</i>	19'2" x 10'8"
Utility	8'2" x 6'0"
Cloakroom	
Garage	21'9" x 10'4"

FIRST FLOOR

Master Bedroom	12'4" x 11'1"
Ensuite	8'6" x 4'0"
Bedroom 2	11'10" x 9'6"
Bedroom 3	12'0" x 8'2"
Bedroom 4	9'7" x 7'9"
Bathroom	8'6" x 7'7"

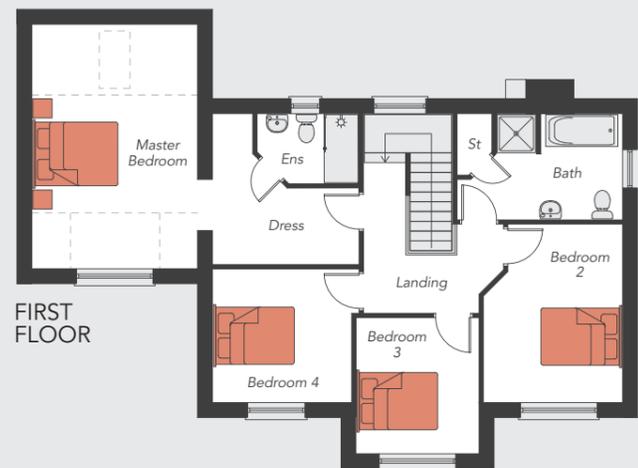
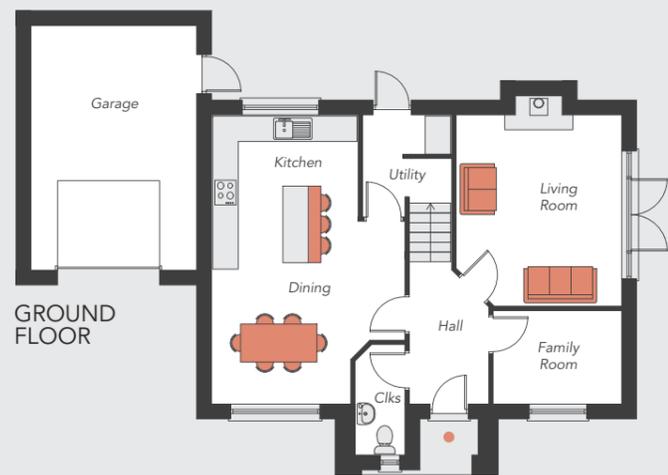
TOTAL FLOOR AREA
1490 ft²
SITE NUMBERS
4, 5 & 6



FIRST FLOOR SITES 4, 5 & 6



Site SEVEN



GROUND FLOOR

Entrance Hall	
Living Room <i>Max</i>	14'9" x 12'10"
Kitchen / Dining <i>Max</i>	22'4" x 14'11"
Family Room <i>Max</i>	9'11" x 7'3"
Utility <i>Max</i>	7'10" x 6'11"
Cloakroom	
Garage	18'10" x 12'10"

FIRST FLOOR

Master Bed	18'10" x 12'10"
Ensuite <i>Max</i>	7'10" x 5'5"
Dressing Room	11'4" x 5'11"
Bedroom 2 <i>Max</i>	13'9" x 10'9"
Bedroom 3	10'9" x 10'4"
Bedroom 4	10'6" x 9'6"
Bathroom <i>Max</i>	12'10" x 8'2"

TOTAL FLOOR AREA
1745 ft²
SITE NUMBER
7

High quality finishes and details throughout



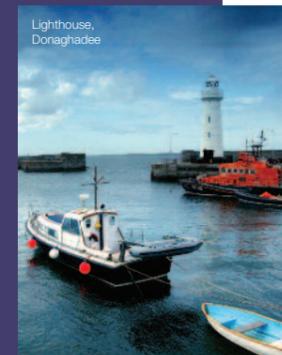
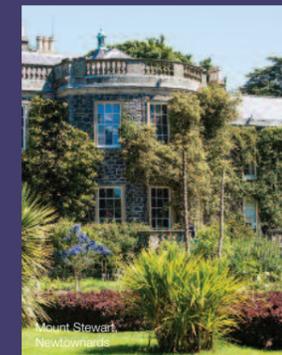
- Roof tiles - thin edge concrete dry ridge, cloaked verges
- uPVC double glazed windows with dark grey frames outside, and white inside
- Coloured composite front door
- Painted soffits and fascia boards
- Exposed aggregate recon sills
- Exteriors finished in colour render / brick
- Automatic insulated sectional garage door
- Floor tiling to entrance hall kitchen, utility room, cloakroom, bathroom and ensuite
- Carpet to living room, family room (where applicable), stairs, landing and all bedrooms
- Fully tiled walls to bathroom and ensuite
- Kitchen to have painted doors, stone worktops and quality appliances
- Underfloor heating to ground floor, radiators to all bedrooms, towel warmers to bathroom and ensuite
- Pressuried and zoned gas heating system
- Generous electrical specification
- 5amp sockets to lounge and master bedroom switched at bedside and door
- USB socket in kitchen and master bedroom
- Wood burning stove in living room
- Oak veneer doors, with painted MDF architrave and skirtings
- Vanity units to bathroom and ensuite
- Paved patio area with asphalt driveway
- Fence enclosed rear garden
- Fully landscaped garden

The images above reflect the style of finish at Crawfordsburn Lane and are used for illustrative purposes.



Distances to

Bangor	1.3 miles
Belfast	11.6 miles
Crawfordsburn	1.4 miles
Newtownards	5.8 miles
Hollywood	6.7 miles
Lisburn	20.5 miles
Donaghadee	6.9 miles
International Airport	29.3 miles
Belfast City Airport	8.7 miles



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