



Crawfordsburn Road, Bangor



# Crawfords Farm

- A selection of Detached, Semi-Detached and Townhouses -









# COASTAL & COUNTRY

---

The McAlorum Group is delighted to introduce the latest offering in their nearly 60-year history of bringing quality development to this most sought-after Bangor West location.

Crawfords Farm sits adjacent to the Crawfordsburn Road, bordering the countryside between Bangor and Crawfordsburn village. Pedestrian access to the Crawfordsburn Road brings easy access to both the shoreline and the village without needing a car. Carnalea train station is within walking distance for the most effortless commute to both Bangor and Belfast.

Crawfords Farm will provide traditionally built brick and block-constructed homes designed to reduce running costs and environmental impact. A design-led brief provides open spaces and carefully planned road layouts to complement this charming countryside setting.

Crawfords Farm caters for first-time buyers, growing families and those looking to enhance their quality of life in their later years. Given the variety of house styles on offer and the lifestyle opportunities within this coastal and country environment, we anticipate high demand from all sections of the market.

# LUXURIOUS LIVING

Crawfords Farm presents classically designed homes with contemporary twists inspired by the rich heritage of this gentrified coastal landscape.

The architectural style blends seamlessly into the mature avenues and residences that make Bangor West such an aspirational lifetime address.

Each beautifully crafted home is defined by stunning architecture showcased by a mix of traditional brick and render finishes with subtle pastel fascias reminiscent of the original Victorian villas that frame North Down's seafront.

Moving inside, and every layout offers the highest standard of comfortable living with an emphasis on space and light throughout.



## CONSTRUCTION

- External cavity walls finished in a variety of through coloured renders and light buff brick.
- Concrete roof tiles with paint finished timber soffits and Fascia boards.
- Coloured white/grey uPVC framed double glazed windows.
- Painted hardwood panelled entrance doors with 5-point security locking system.

## HEATING

- Phoenix Natural Gas central heating powered by a high efficiency gas boiler system delivering pressurised water and instant heat.

## ELECTRIC SPECIFICATION

- Carried out to 18th edition regulations. TV points in the lounge, family room and master bedroom.
- USB sockets to Kitchen, Living Room and all Bedrooms.

## INSULATION

- High level of roof space, wall and floor insulation to current Building Control standards.

## INTERNAL JOINERY

- Flush veneer doors with contemporary door furniture.
- Contemporary white skirting and architraves throughout.

## KITCHEN

- Branded fitted kitchen that includes a choice of designer doors, worktop colours & handles.
- Kitchens units have soft-close doors and under-unit lighting.

## APPLIANCES

- Modern appliances include a hob, oven, cooker hood, fridge freezer, dishwasher and washing machine.

## SANITARY WARE

- Classic white sanitary ware available from Bangor Building Supplies, 70 Balloo Road, Bangor BT19 7PG. Contact: Kelly on 028 9127 1792.

## TILING

- Shower enclosures, splash backs in bathroom, ensuite and downstairs WC.

## FIREPLACE

- Woodburning stove to be installed.

## INTERNAL FINISHES

- Painted with white emulsion throughout.
- Carpets and underlay to all bedrooms, landings and stairs.
- Choice of cushion floor or click flooring to downstairs rooms and all bathrooms.

## SECURITY SYSTEM

- Full intruder alarm system.

## OUTSIDE

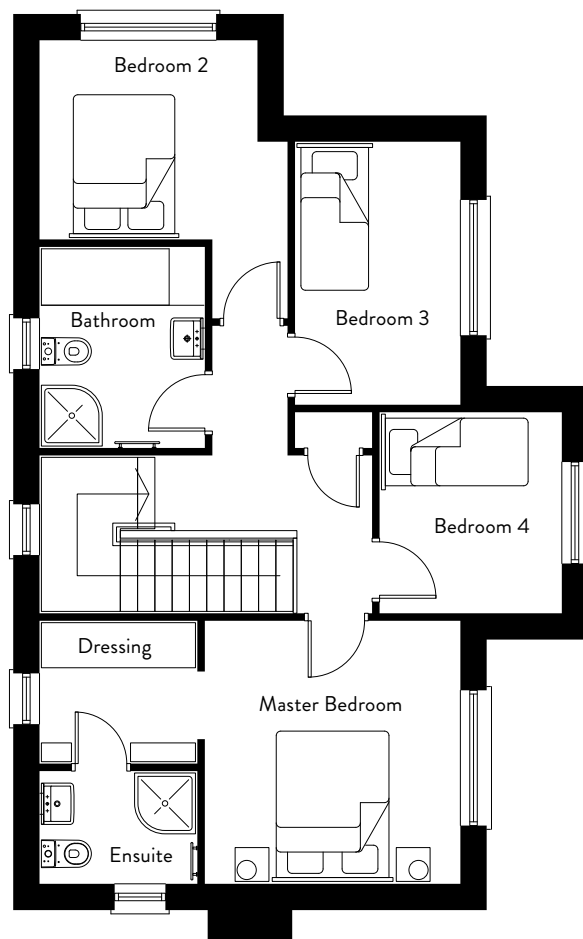
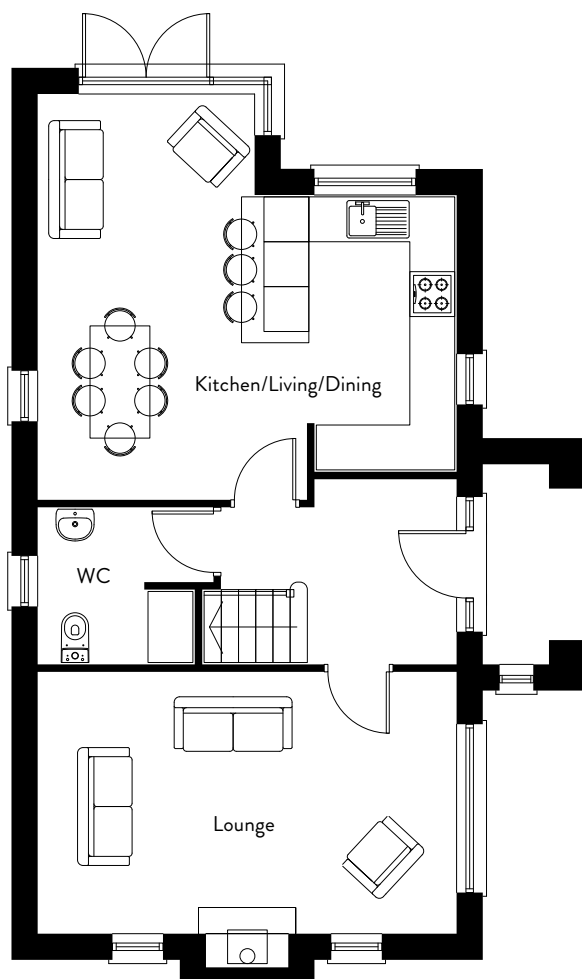
- Gardens turfed to rear and front (depending on site). with landscaped planted beds to front.
- Bitmac driveways with decorative flagged paths to front door.
- Front and rear lighting.
- Outside tap.

## GUARANTEE

- NHBC 10 year guarantee.







# THE KILLAIRE



1,313 SQ FT



4 BED



DETACHED

## Ground Floor

Entrance Hall, WC & Cloaks  
Kitchen/Dining/Living  
Lounge

18' 4" x 17' 9" max  
18' 4" x 11' 6"

## First Floor

Master Bedroom  
Ensuite  
Bedroom 2  
Bedroom 3  
Bathroom  
Bedroom 4

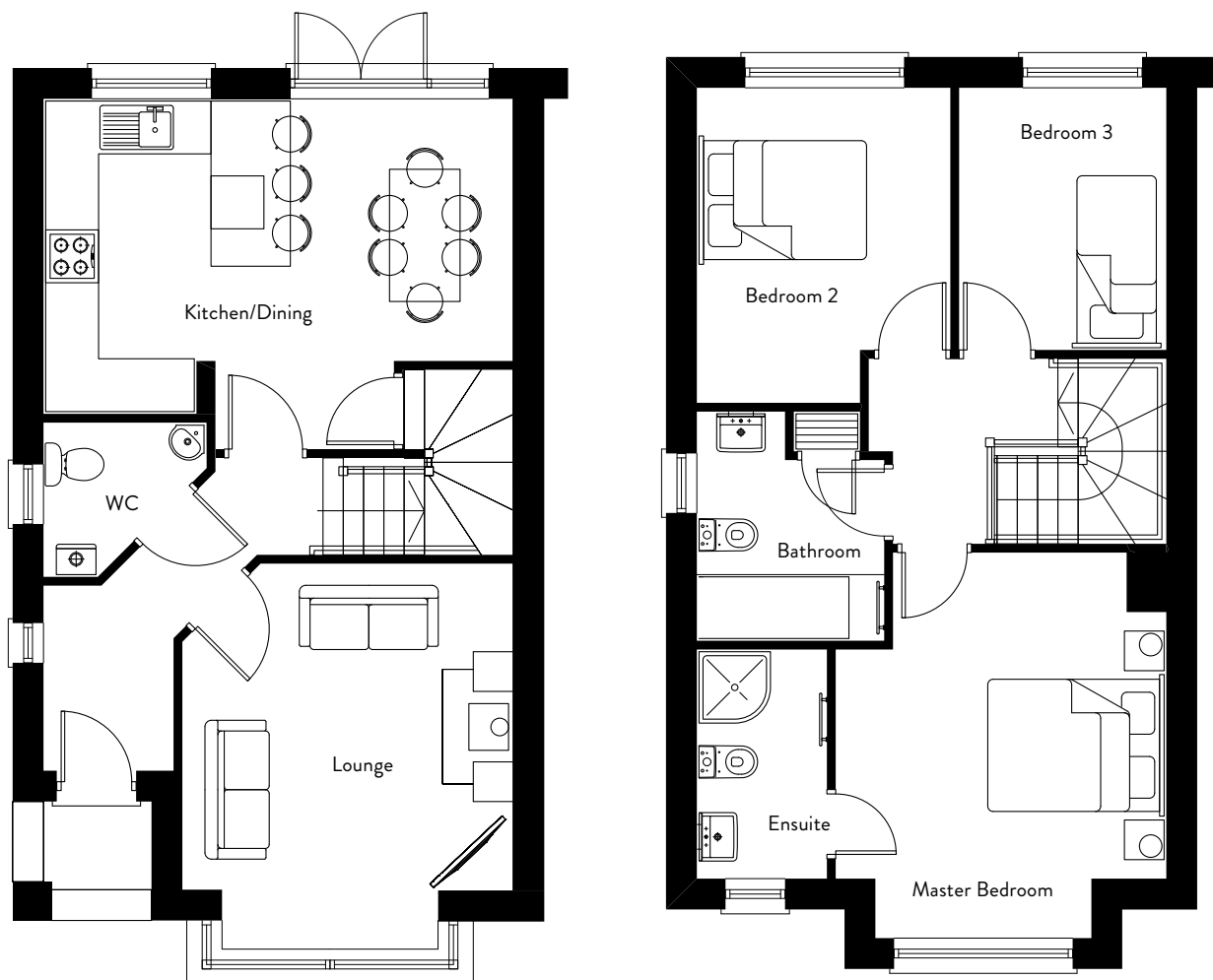
11' 2" x 11' 6"  
6' 11" x 4' 11"  
12' 2" x 10' 6"  
11' 6" x 7' 3"  
7' 3" x 8' 9"  
8' 9" x 7' 11"







# THE CARNALEA



1,049 SQ FT



3 BED



SEMI-DETACHED

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining 17' 6" x 11' 9" max

Lounge 14' 4" x 12' 4" max

## First Floor

Master Bedroom 12' 4" x 12' 2" max

Ensuite 8' 6" x 4' 10"

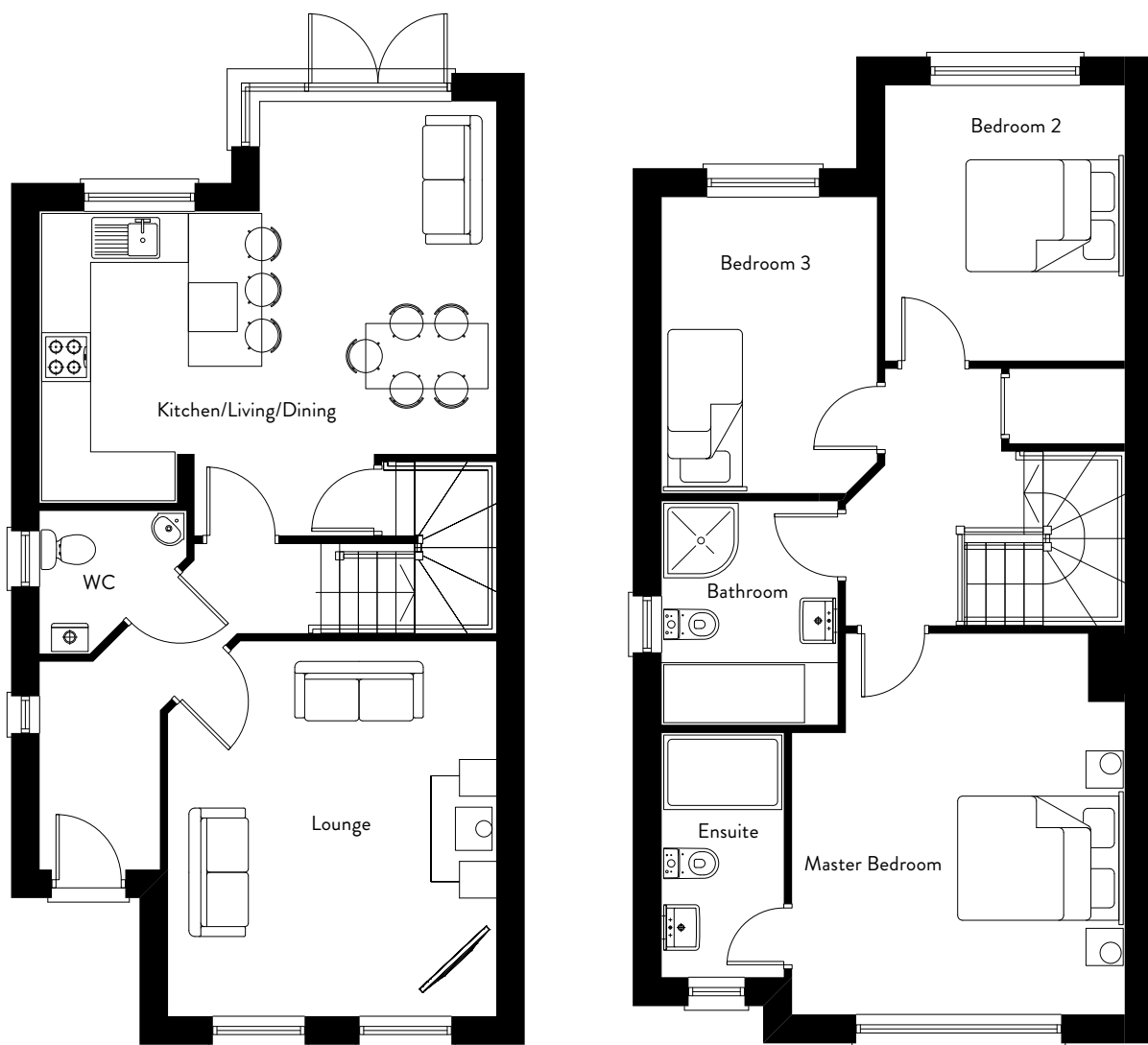
Bedroom 2 11' 9" x 9' 5"

Bedroom 3 9' 9" x 7' 8"

Bathroom 8' 6" x 6' 12" max







# THE SEYMOUR



1,235 SQ FT



3 BED



SEMI-DETACHED

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining/Living

18' 4" x 17' 6" max

Lounge

15' 1" x 13' 2" max

## First Floor

Master Bedroom

15' 1" x 13' 2" max

Ensuite

9' 8" x 4' 10"

Bedroom 2

10' 10" x 9' 6"

Bedroom 3

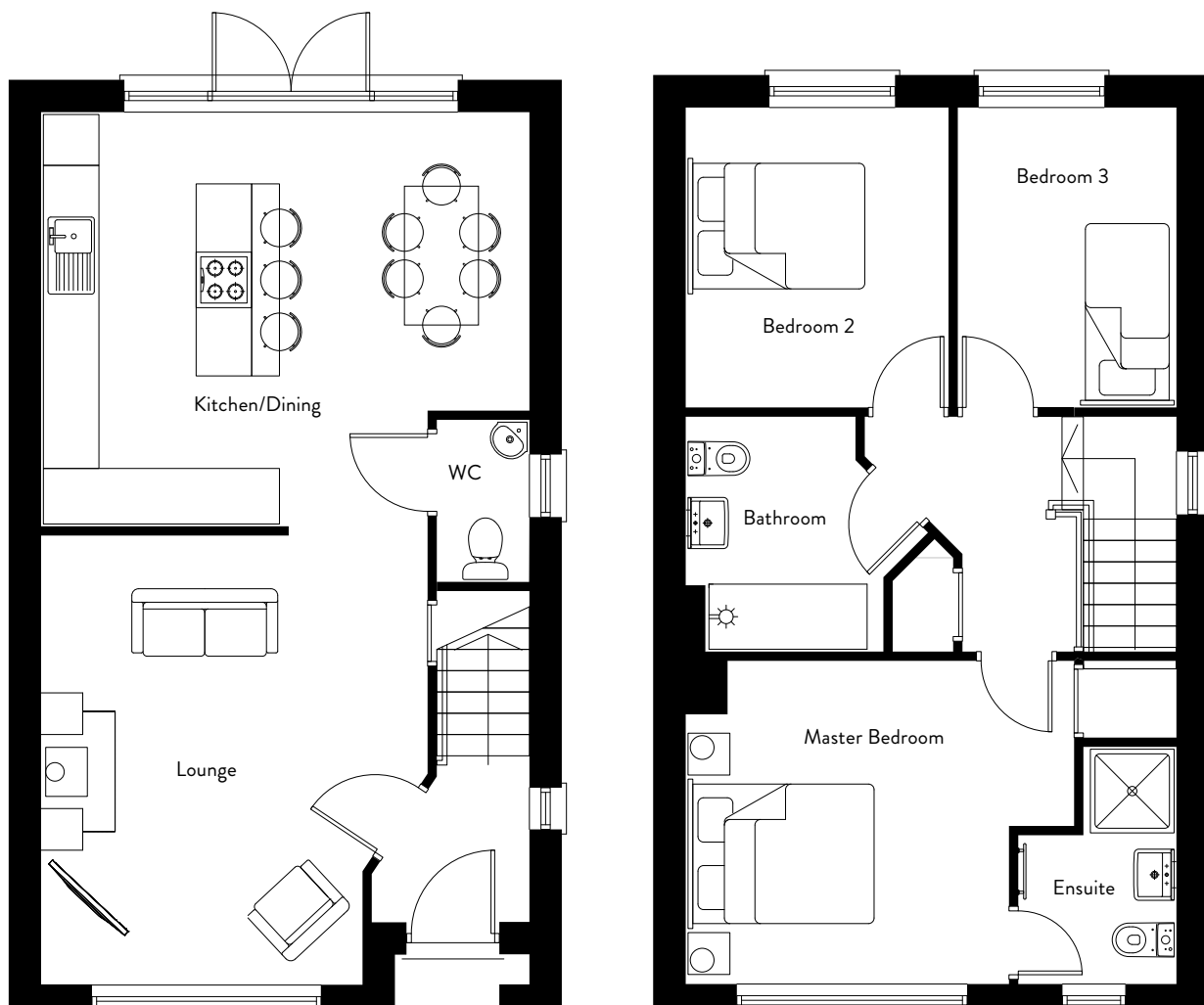
11' 9" x 8' 6"

Bathroom

8' 10" x 6' 12" max







# THE ALISA



1,057 SQ FT



3 BED



SEMI-DETACHED

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining

17' 4" x 14' 8" max

Lounge

15' 11" x 13' 8" max

## First Floor

Master Bedroom

13' 0" x 11' 5" max

Ensuite

8' 4" x 5' 7" max

Bedroom 2

10' 7" x 9' 3"

Bedroom 3

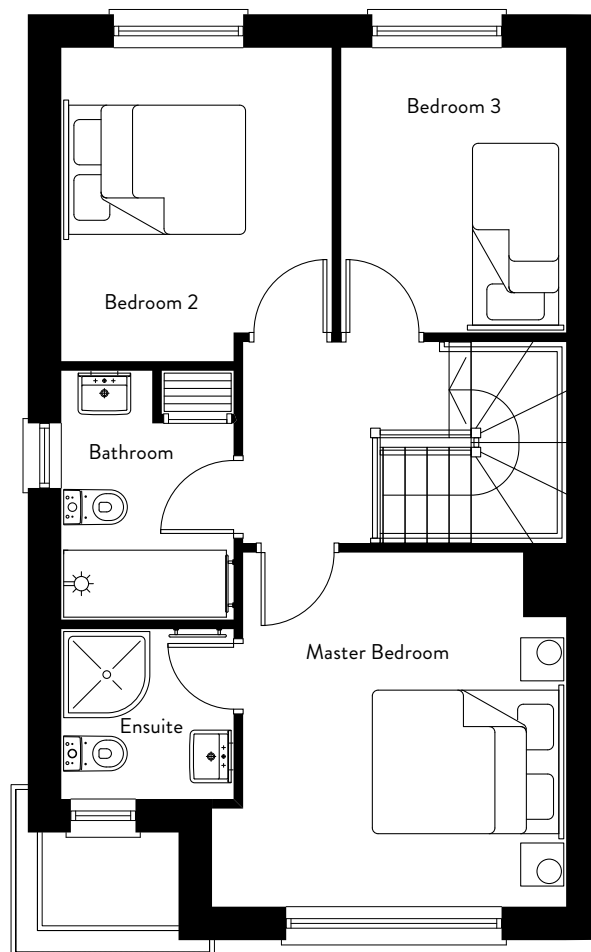
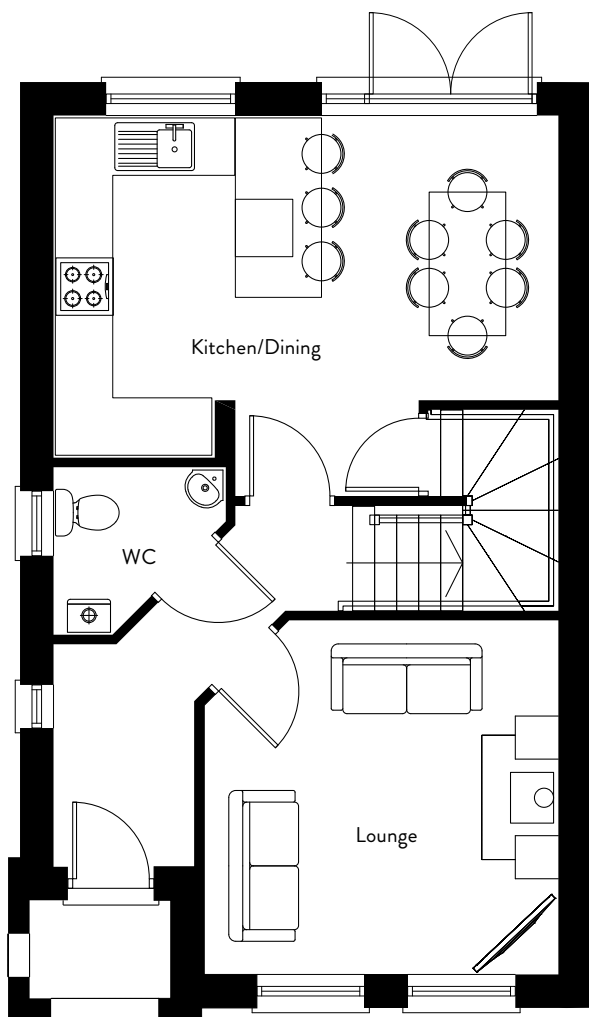
10' 7" x 7' 8"

Bathroom

8' 3" x 6' 12" max







# THE MARLBOROUGH



1,054 SQ FT



3 BED



TOWNHOUSE

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining 17' 4" x 14' 8" max

Lounge 15' 11" x 13' 8" max

## First Floor

Master Bedroom 13' 0" x 11' 5" max

Ensuite 5' 10" x 5' 9"

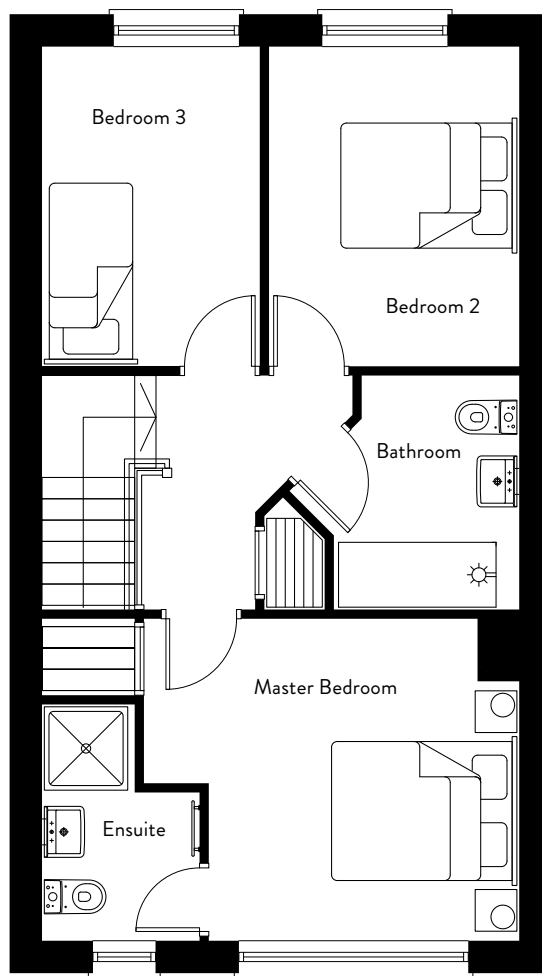
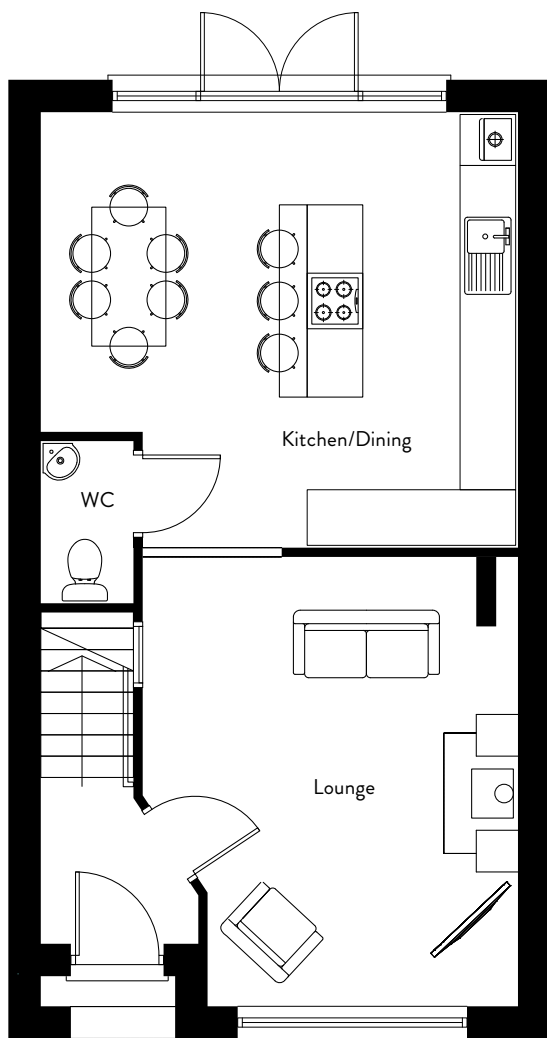
Bedroom 2 10' 7" x 9' 3"

Bedroom 3 10' 7" x 7' 8"

Bathroom 8' 3" x 6' 12" max







# THE BRUNSWICK



979 SQ FT



3 BED



TOWNHOUSE

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining/Family

16' 10" x 15' 5" max

Lounge

10' 11" x 5' 11" max

## First Floor

Master Bedroom

11' 10" x 11' 5" max

Ensuite

5' 7" x 5' 3"

Bedroom 2

11' 4" x 8' 10"

Bedroom 3

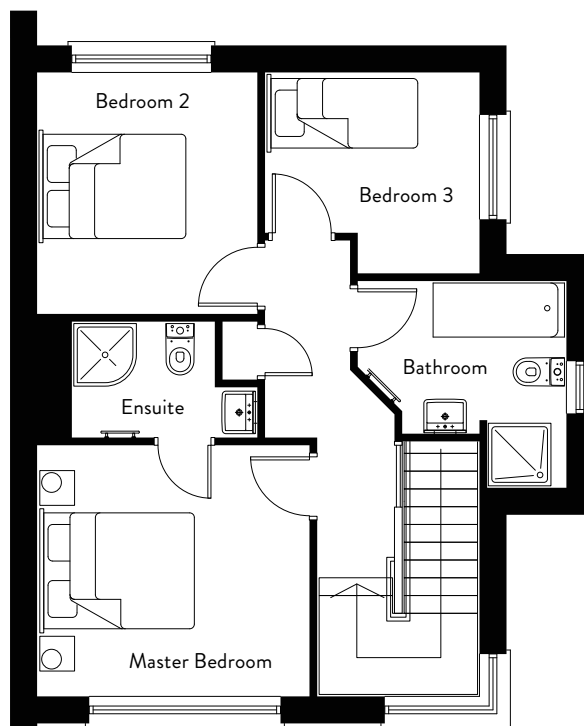
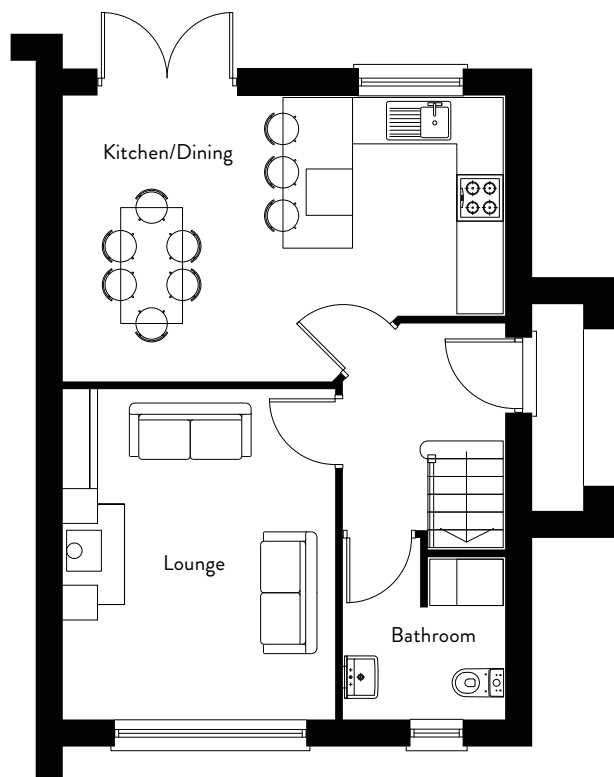
11' 4" x 7' 8"

Bathroom

8' 3" x 6' 7"







# THE KILBOURNE



1,027 SQ FT



3 BED



SEMI-DETACHED

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining

18' 9" x 12' 2"

Lounge

14' 0" x 11' 7"

## First Floor

Master Bedroom

11' 7" x 10' 8" max

Ensuite

7' 6" x 4' 11"

Bedroom 2

10' 3" x 9' 4"

Bedroom 3

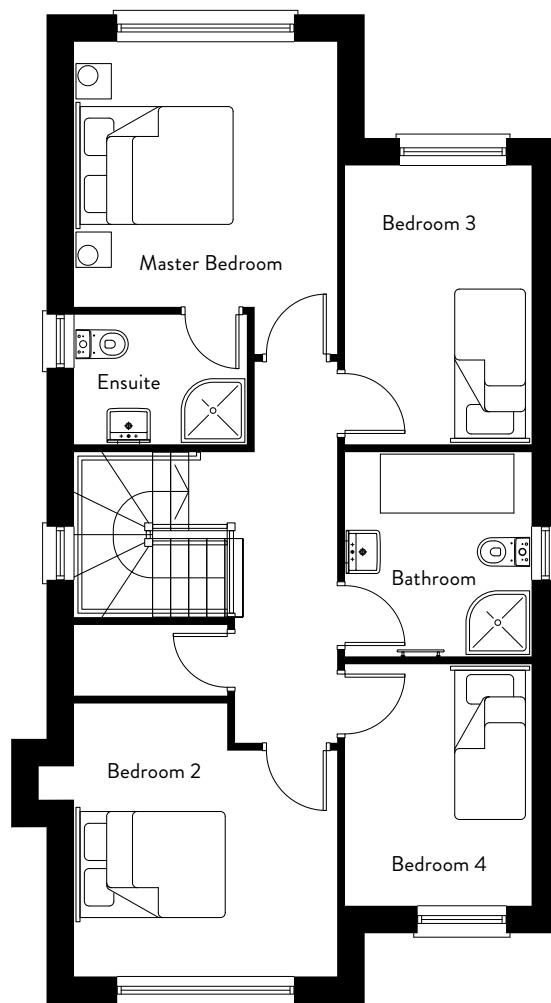
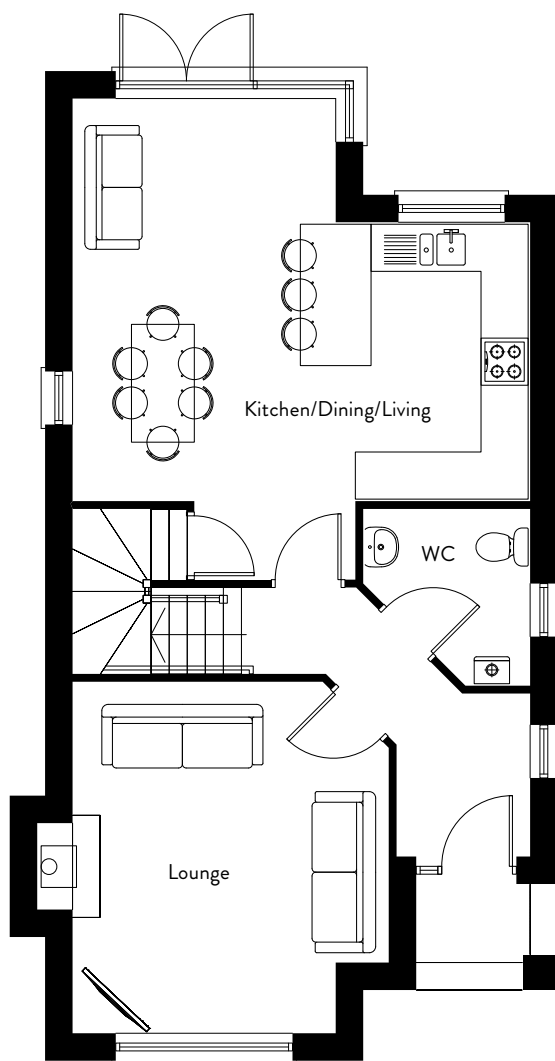
9' 1" x 8' 6"

Bathroom

8' 10" x 8' 9"







# THE CRAWFORD



1,337 SQ FT



4 BED



DETACHED

## Ground Floor

Entrance Hall, WC & Cloaks

Kitchen/Dining/Living

19' 1" x 16' 10"

Lounge

14' 8" x 13' 2"

## First Floor

Master Bedroom

11' 1" x 10' 12" max

Ensuite

7' 3" x 5' 5"

Bedroom 2

11' 5" x 10' 12"

Bedroom 3

10' 1" x 7' 9"

Bedroom 4

11' 8" x 7' 9"

Bathroom

8' 6" x 7' 10"

# AN IDEAL LOCATION

---

**Located on the southern shore of Belfast Lough, as it opens onto the Irish Sea, Bangor is a charming seaside town that has kept much of its Victorian charm.**

The iconic marina at its centre epitomises a nautical and coastal culture that makes Bangor one of the province's most desirable places to live.

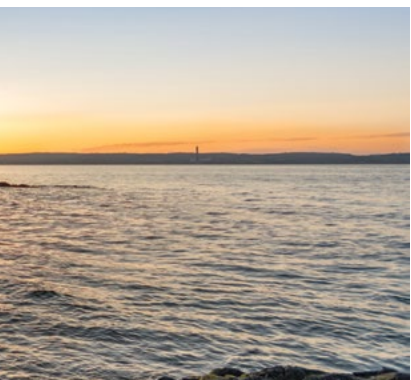
Undoubtedly, part of the appeal is its proximity to Belfast, located just 13 miles to the west and well connected by road and rail. However, the town is much more than a commuter belt. Bangor has its unique identity, and when we feel more connected than ever to our surroundings, residents will enjoy a vibrant town, peaceful surrounding North Down countryside and the unspoiled shoreline in equal measure.

Few areas offer so many activities and attractions in such close proximity. Country parks, beaches, coastal trails, marine gardens, cycle paths and golf courses are accessible to everyone and define the area's outdoor lifestyle.

Bangor also has the amenities and essentials you expect from an established and self-contained town. There is an abundance of vibrant restaurants, cafes, bakeries, butchers and greengrocers, as well as independent boutiques, supermarkets, schools and leisure facilities. Little wonder that Bangor West is synonymous with being an area that delivers a perfect balance of convenience and comfort.











HELEN'S BAY

BELFAST LOUGH

Helen's Bay  
Golf Course

Crawfordsburn  
Country Park

Carnalea  
Train Station

Carnalea Golf Club

Bangor West  
Train Station

Springhill Retail Park

CRAWFORDSBURN

CRAWFORDSBURN ROAD



WANDSWORTH ROAD

RATHMORE ROAD

BRYANSBURN ROAD

BELFAST ROAD

SPRINGHILL ROAD

WEST CIRCULAR ROAD

CLAUDEBOYER ROAD

BELFAST ROAD

BELFAST ROAD

MAIN STREET





# LOCATION MAP

---

## Distances to...

Bangor	2 miles
Hollywood	6 miles
Belfast	12 miles

Carnalea Train Station	0.5 miles
Bangor West Train Station	0.7 miles
Springhill Retail Park	0.9 miles
Crawfordsburn Inn	0.8 miles

# SITE LAYOUT

---

## THE KILBOURNE

3 Bedroom | Semi-Detached | 1,027 sq. ft  
Site No. 32 & 48

## THE KILLAIRE

4 Bedroom | Detached | 1,313 sq. ft  
Site Nos. 37, 38, 49, 51, 52 & 54

## THE SEYMOUR

3 Bedroom | Semi-Detached | 1,235sq. ft  
Site Nos. 39 & 42

## THE BRUNSWICK

3 Bedroom | Townhouse | 979 sq. ft  
Site No. 35

## THE CARNALEA

3 Bedroom | Semi-Detached | 1,049 sq. ft  
Site Nos. 33, 43 & 44, 45 & 46, 47

## THE AILSA

3 Bedroom | Semi-Detached | 1,057 sq. ft  
Site Nos. 40 & 41

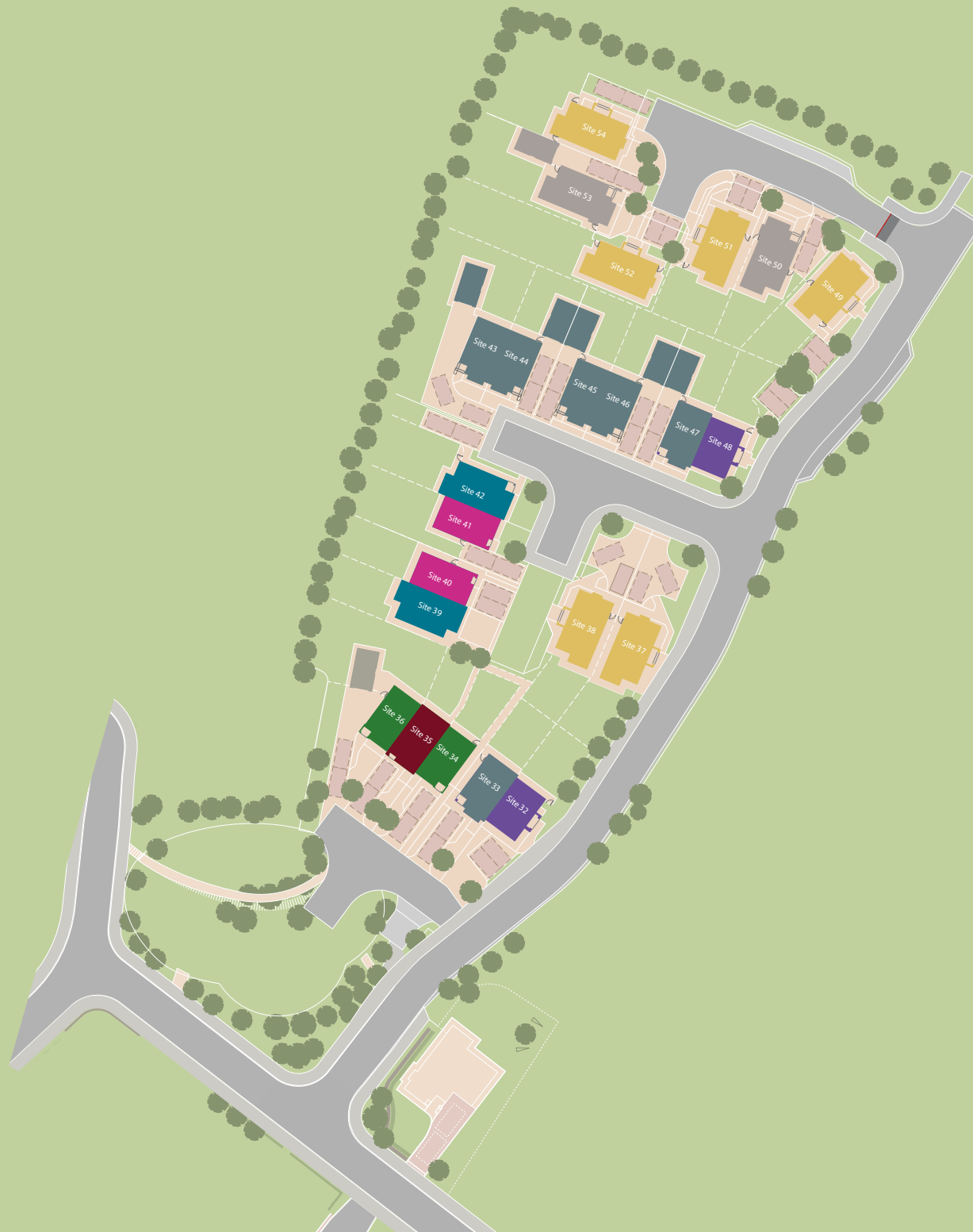
## THE MARLBOROUGH

3 Bedroom | Townhouse | 1,054 sq. ft  
Site Nos. 34 & 36

## THE CRAWFORD

4 Bedroom | Detached | 1,337 sq. ft  
Site Nos. 50 (handed), 53





#### BUILDER



5 - 7 Dellmount Avenue  
Bangor,  
Co. Down, BT20 4TZ

Tel. 028 9187 7840  
[www.mcalorum.co.uk](http://www.mcalorum.co.uk)

#### SELLING AGENT



18 Main Street  
Bangor  
Co. Down, BT20 5AG

Tel. 028 9146 3721  
Email. [bangor\\_ni@reedsrains.co.uk](mailto:bangor_ni@reedsrains.co.uk)  
[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

#### DISCLAIMER

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars 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 in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP 21. House type elevations and internal detail (including but not exclusively) configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.