

simon**BRIEN**
RESIDENTIAL

27 Ballymullan Road,
Crawfordsburn, BT19 1JG



Asking Price £549,950

Telephone 02890 428989
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KEY FEATURES

- Stunning Arts & Crafts style detached residence in secluded private setting
- Situated in mature garden extending to approximately 0.8 acres
- Original 1920's character architectural details throughout
- Four large bedrooms (two with large dressing rooms)
- Three reception rooms
- L shaped kitchen open to dining area
- Cloakroom with WC
- Modern family bathroom
- Screened mature site
- Single glazing
- Oil fired central heating
- Attached double garage
- Very popular residential location within walking distance of Crawfordsburn's famous Olde Inn



SUMMARY

Quite simply, an exceptional piece of Arts & Crafts architecture situated on an elevated site of 0.8 acre, amidst mature trees offering great privacy yet within 20 minutes' drive of Belfast City Centre.

This house has many attractive period features and the accommodation would be ideal for most families with four bedrooms, two with large dressing rooms, three reception rooms plus space for casual dining in the kitchen, utility room, modern bathroom and cloakroom with wc.

The property is approached by a private driveway opening to generous parking and turning space in front of the integral double garage. There are professionally landscaped gardens, with pebbled pathways through the sylvan setting. An array of colourful plants, flowers and shrubs with mature trees all overhead. There is a timber decked patio accessed from the drawing room and garden, which is perfect for entertaining and enjoying the evening sun.

With the Airport and Belfast City centre under 8 miles away, and Holywood & Bangor only a short drive in either direction, convenience to Helens Bay is key, which is one of the many reasons why it is one of the area's most consistently in demand and the most exclusive residential areas in the province.

Surrounded by carefully maintained, screened gardens and within walking distance of Crawfordsburn's famous Olde Inn, this is a charming and immediately appealing family home.



THE PROPERTY COMPRISES:

GROUND FLOOR

Entrance door.

ENTRANCE PORCH:

Black and white tiled floor, corniced ceiling.

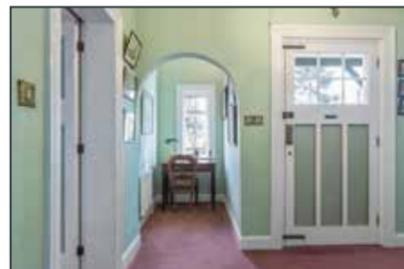


CLOAKROOM:

Pedestal wash hand basin, low flush WC, black and white tiled floor.

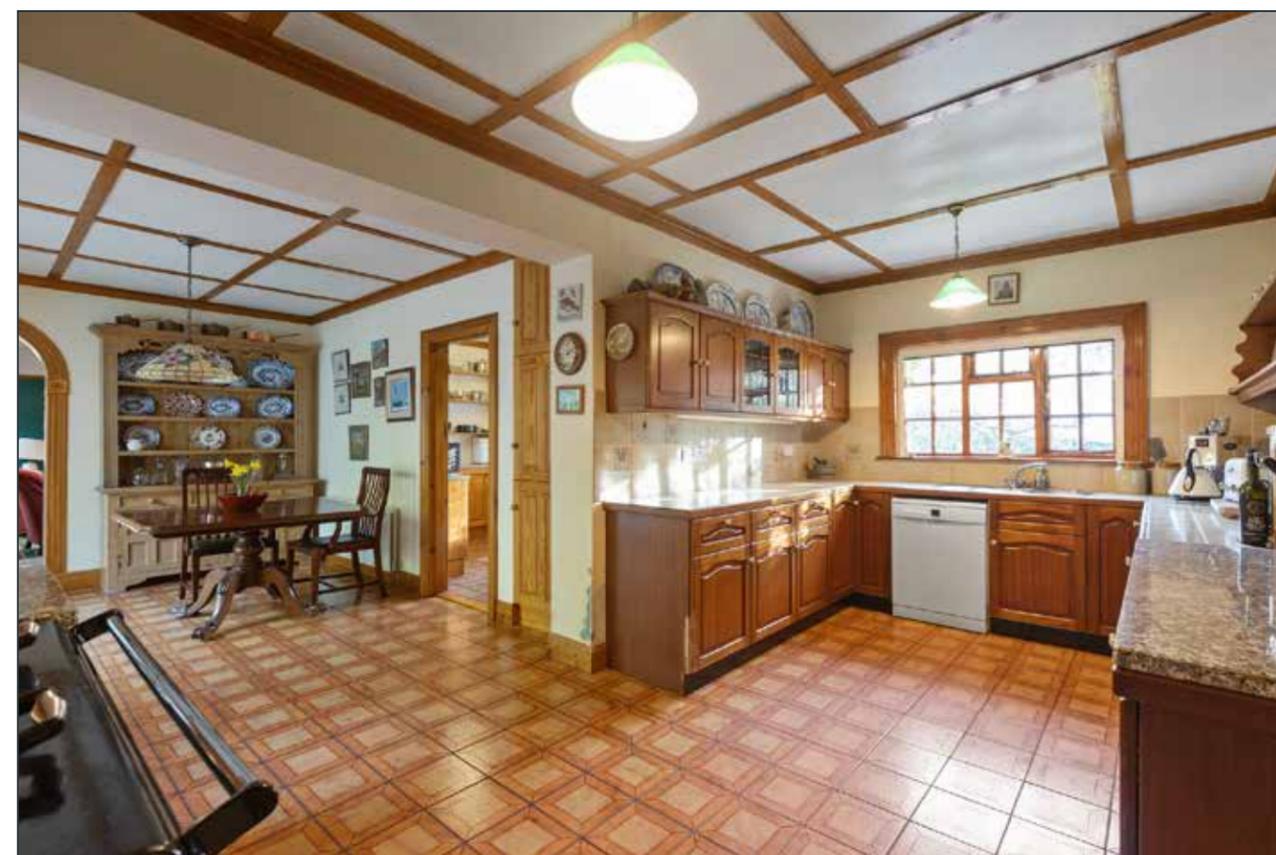


ENTRANCE HALL



**L SHAPED KITCHEN:
24' 6" x 17' 9" (7.47m x 5.41m) To Max.**

Country kitchen comprising: full range of high and low level units, fridge freezer, stainless steel single drainer sink unit with mixer taps, plumbed for dish washer, ceramic tiled floor, partly tiled walls, green Aga, double glazed sliding doors.





UTILITY ROOM:
14' 2" x 7' 8" (4.32m x 2.34m)
 Belfast sink, plumbed for washing machine, ceramic tiled floor, rear door.



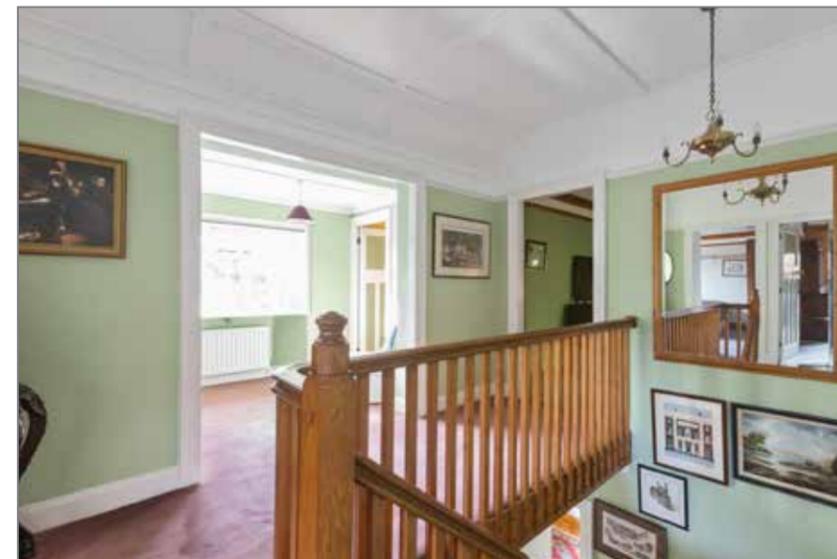
LIVING ROOM:
16' 7" x 13' 5" (5.05m x 4.09m)
Into bay.
 Attractive fireplace with dog grate and open fire.



DRAWING ROOM:
17' 10" x 16' 0" (5.44m x 4.88m)
 Fireplace with cast iron and tiled inset and gas fire, pitch pine floor.



FAMILY ROOM:
15' 3" x 11' 10" (4.65m x 3.61m)
 Fireplace with gas fire inset, parquet herringbone pitch pine floor, sliding doors to rear.



FIRST FLOOR
SPACIOUS LANDING:
 Bay window. Walk in airing cupboard.





BEDROOM (1):
13' 5" x 12' 0" (4.09m x 3.66m)

DRESSING AREA:
16' 7" x 9' 4" (5.05m x 2.84m)

Velux window. Pedestal wash hand basin, leading to Bedroom 2.



DRESSING ROOM:
15' 4" x 12' 0" (4.67m x 3.66m)

Leading to Bedroom 4.



BEDROOM (2):
14' 2" x 9' 2" (4.32m x 2.79m)



BEDROOM (4):
21' 5" x 9' 5" (6.53m x 2.87m)



BEDROOM (3):
13' 9" x 7' 4" (4.19m x 2.24m)

Currently used as study, feature window.



BATHROOM:

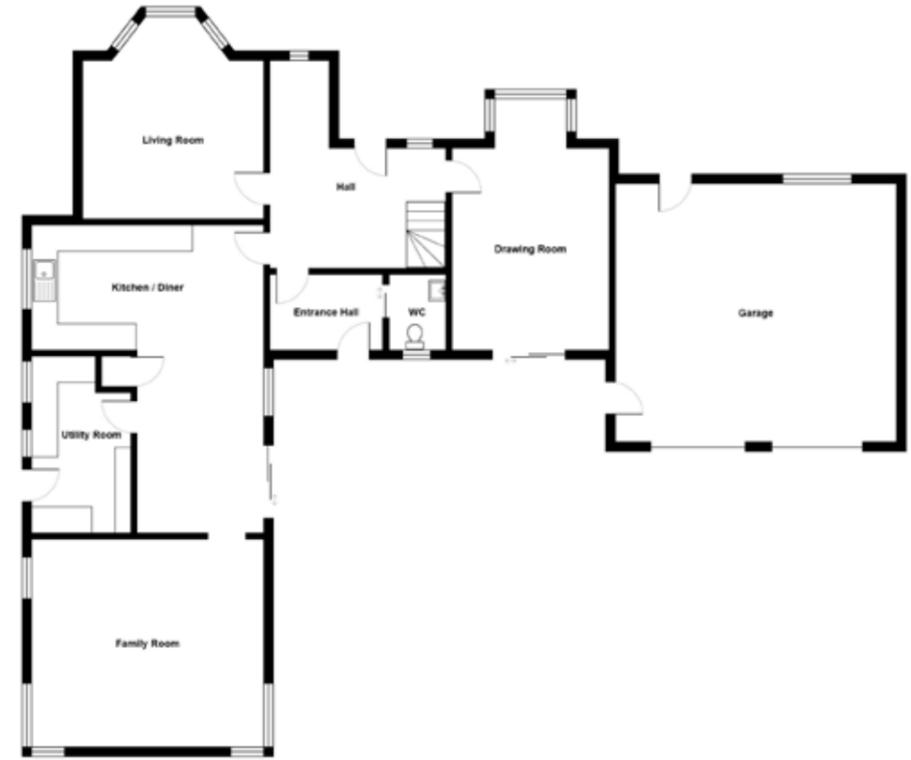
White suite comprising, panelled bath with mixer taps and shower fitment, pedestal wash hand basin, low flush WC, bidet, fully tiled shower cubicle with thermostatic shower, partly tiled walls, ceramic tiled floor, chrome towel radiator.

OUTSIDE

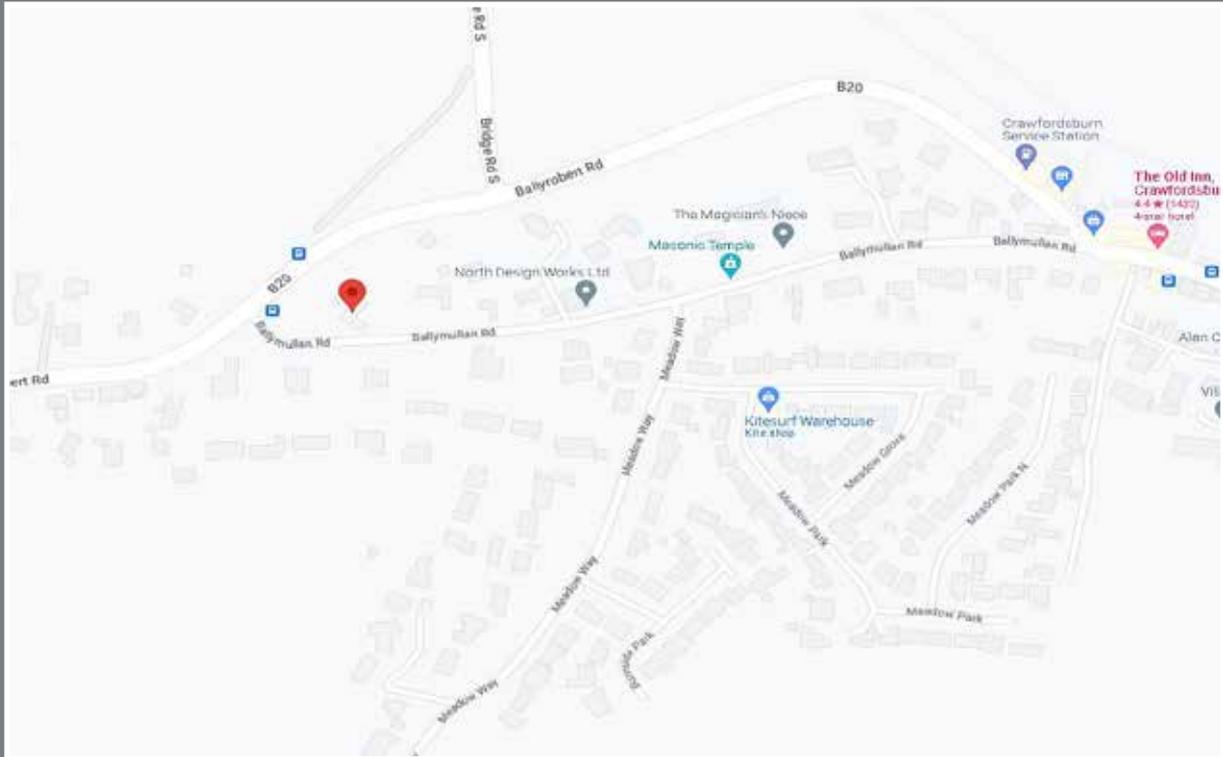
DOUBLE GARAGE:



FLOOR PLANS



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/C/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	22 F	
1-20	G		

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