

RODGERS & BROWNE



9 Meadow Park North
Crawfordsburn, BT19 1HR

offers around £350,000



The Agent's Perspective...

We are delighted to present this well-maintained detached split-level home, superbly positioned in a quiet cul-de-sac just a short walk from the heart of Crawfordsburn Village. Offering a flexible layout, this property will appeal to a range of buyers seeking space and versatility. Lovingly cared for over the years and in excellent order, the home would now benefit from sympathetic modernisation, presenting an exciting opportunity to create a stylish residence tailored to personal tastes. With low-maintenance gardens, generous parking, and a prime location close to local amenities, transport links, schools, and Crawfordsburn Country Park, this is a fantastic chance to secure a detached home with no onward chain, in one of North Down's most sought-after villages.



76 High Street, Holywood, BT18 9AE

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Drawing room



Dining room



Entrance hall

The facts you need to know...

Detached split level home, perfectly positioned on an elevated site in a quiet cul-de-sac

Just a short stroll from the heart of Crawfordsburn Village with the luxury of the Old Inn, convenience of the mini market and petrol station, and local renowned primary school

Offers generous and adaptable accommodation, low-maintenance living, and exceptional convenience

Flexible layout offering either three bedrooms (two with ensembles) and two reception rooms, or four bedrooms and one reception

Spacious and well-proportioned rooms throughout

PVC Double glazed windows

Oil fired central heating system

Attractive, easily maintained front and rear gardens with garage and generous parking space

Close proximity to the stunning Crawfordsburn Country Park and picturesque coastal walks

Excellent access to bus routes connecting Bangor, Belfast, and surrounding areas

Quiet, safe cul-de-sac setting with minimal passing traffic



Kitchen/dining



Living/bedroom four

The property comprises...

GROUND FLOOR

ENTRANCE PORCH

Glazed wooden entrance door with side light, tiled floor, glazed inner door to:

ENTRANCE HALL

Stairs up to:

STUDY/BEDROOM (4)

12' 4" x 7' 11" (3.76m x 2.41m)

DRAWING ROOM

15' 8" x 13' 6" (4.78m x 4.11m)

Fireplace with carved mahogany surround, cast iron and tiled inset and gas fire with slate hearth, ceiling cornice, open arch to:

DINING ROOM

13' 6" x 10' 3" (4.11m x 3.12m)

Ceiling cornice, ceiling rose, sliding double glazed doors to paved patio area, door to hall.

KITCHEN/DINING

14' 4" x 10' 2" (at widest points) (4.37m x 3.1m)

Extensive range of high and low level shaker style units with laminate worktops, part tiled walls, vinyl flooring, space for dishwasher, integrated under counter fridge, integrated electric Bosch oven and four ring induction Bosch induction hob and concealed extractor fan above, integrated microwave, larder with shelving, part tiled walls, door and stairs to:

INTEGRAL GARAGE

17' 0" x 10' 2" (5.18m x 3.1m)

Up and over door and service door. Power and light. Oil fired central heating boiler.

Stairs to hall and landing.

BEDROOM (2)

13' 0" x 10' 2" (at widest points) (3.96m x 3.1m)

Stairs to:

ENSUITE SHOWER ROOM

10' 2" x 6' 6" (3.1m x 1.98m)

Three piece suite comprising tiled shower cubicle with Mira88 shower unit, low flush wc, pedestal wash hand basin.

Stairs to:



Bedroom one

LANDING

Loft access. Hotpress walk-in cupboard with shelving and copper hot water cylinder. Door to storage with built-in shelving and Velux style window with integrated blind. Light and power. Access to additional eaves storage.

BEDROOM (1)

14’ 1” x 13’ 6” (at widest points) (4.29m x 4.11m)
Two built-in double wardrobes with hanging rail and storage. Door to:

ENSUITE BATHROOM

9’ 1” x 6’ 10” (2.77m x 2.08m)
Five piece suite comprising corner panelled bath, enclosed shower cubicle with Mira88 shower unit, pedestal basin, low flush wc, bidet, fully tiled walls, Jack and Jill access to hall.

BEDROOM (3)

8’ 11” x 7’ 0” (2.72m x 2.13m)

Outside

Brick paver driveway with parking for several cars, steps to front door, hedge enclosed garden laid in lawn, side access.

South facing to rear with multi-level patio area. Hedge, wall and fence enclosed garden with shed and bin storage area. Gated pedestrian access to Crawfordsburn Village.



Ensuite shower room



Bedroom two



Ensuite bathroom

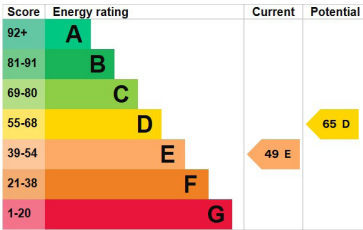


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?			
Is there an annual service charge?			
Any lease restrictions (no AirBnB etc) ?			
On site parking?			
Is the property 'listed'?			
Is it in a conservation area?			
Is there a Tree Preservation Order?			
Have there been any structural alterations?			
Has an EWS1 Form been completed?			
Are there any existing planning applications?			
Is the property of standard construction?			
Is the property timber framed?			
Is the property connected to mains drains?			
Are contributions required towards maintenance?			
Any flooding issues?			
Any mining or quarrying nearby?			
Any restrictive covenants in Title?			

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	
Mains gas	
LPG	
Mains water	
Cable TV or satellite	
Telephone	
Broadband and speed	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: TBC

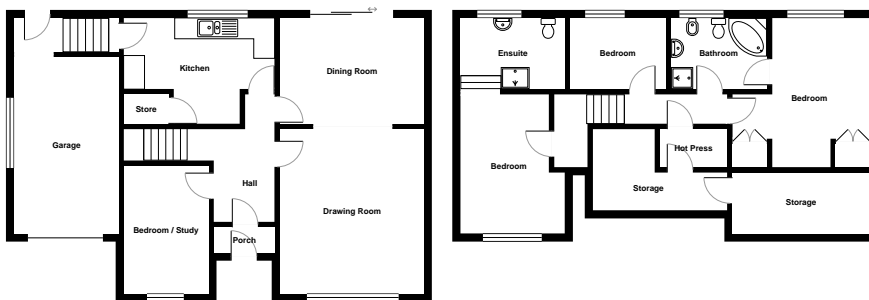
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 TBC

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

Location

Travelling from Crawfordsburn village on Ballymullan Road turn left onto Meadow Way, left onto Meadow Grove, right onto Meadow Park and second left onto Meadow Park North. Number 9 is on the right hand side.



Total Area: 160.5 m² ... 1728 ft²

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&
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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.

EXPERIENCE | EXPERTISE | RESULTS