



Situated in what is arguably the finest apartment building in Northern Ireland, this superb penthouse apartment was beautifully converted in 1999 and restored revealing much of the exquisite detail and architectural features of Crawford House and offers fabulous views over Belfast Lough and surrounding parklands.

Internally the apartment is well presented with no expense spared. Of particular note is a Thomas Bell designed Kitchen and superb sanitary ware throughout providing a wonderful blend of old and new. Adjoining the renowned Crawfordsburn County Park, the property enjoys use of the floodlit tennis court and sun terrace, barbeque area with coastal and woodland walks literally on your doorstep. This superb apartment offers an unrivalled opportunity for those wanting an exclusive living environment set in a wonderfully peaceful setting, yet easily accessible from Belfast City, with the charming village of Crawfordsburn close at hand.

Offers Around
£280,000

14 Crawford House,
Crawfordsburn,
BANGOR,
BT19 1XL

Viewing by
appointment with
& through agent
028 9042 4747

- Well Presented 2nd Floor Apartment
- Excellent views over Belfast Lough and surrounding parkland
- Spacious Lounge / Dining Room
- Thomas Bell Kitchen with range of integrated appliances / Casual Living Area with Lough views
- Two Well Proportioned Bedrooms, Master with Ensuite
- Luxury Bathroom
- Double glazed windows, solid wood flooring, solid oak doors, gas heating
- New integrated Beko dishwasher and new integrated Candy washer / dryer
- Boiler recently serviced with new expansion vessel & fittings and Worcester timeclock
- Use of floodlit Tennis Court, Sun Terrace, BBQ Area and Helicopter Pad
- Secure entrance to site controlled by electric gates
- Superb location.



The Property Comprises:

Entrance Communal entrance hall leading to stairs and lift to 2nd floor.

Second Floor Front Door (14) to . . .

ENTRANCE HALL: Ceramic tiled floor, storage cupboard and separate cloakroom.

Access to roofspace - partly floored.



Double doors with bevelled glass to . . .

LIVING / DINING: 22' 1" x 17' 8" (6.73m x 5.38m) Solid oak flooring. Steps to . . .



Telephone 028 9042 4747
www.templetonrobinson.com



KITCHEN: 17' 11" x 15' 8" (5.46m x 4.78m) Bespoke Hand Painted Thomas Bell Kitchen with excellent range of high and low level units, granite and solid work surfaces, 1.5 ceramic sink unit with mixer tap, space for Range, extractor fan and canopy, integrated Bosch fridge freezer, basket drawers, Bosch microwave, plate rack, integrated Beko dishwasher, Candy washer/ dryer, ceramic tiled floor, gas fired boiler, in-sink Eratar waste disposal system.

Casual Living Area with excellent Lough views.





BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, bidet, pedestal wash hand basin, extractor fan, ceramic tiled floor.

WALK-IN DRESSING ROOM: Built-in robes and matching dressing table, ceramic tiled floor.



Telephone 028 9042 4747

www.templetonrobinson.com

MASTER BEDROOM: 18' 5" x 11' 6" (5.61m x 3.51m)

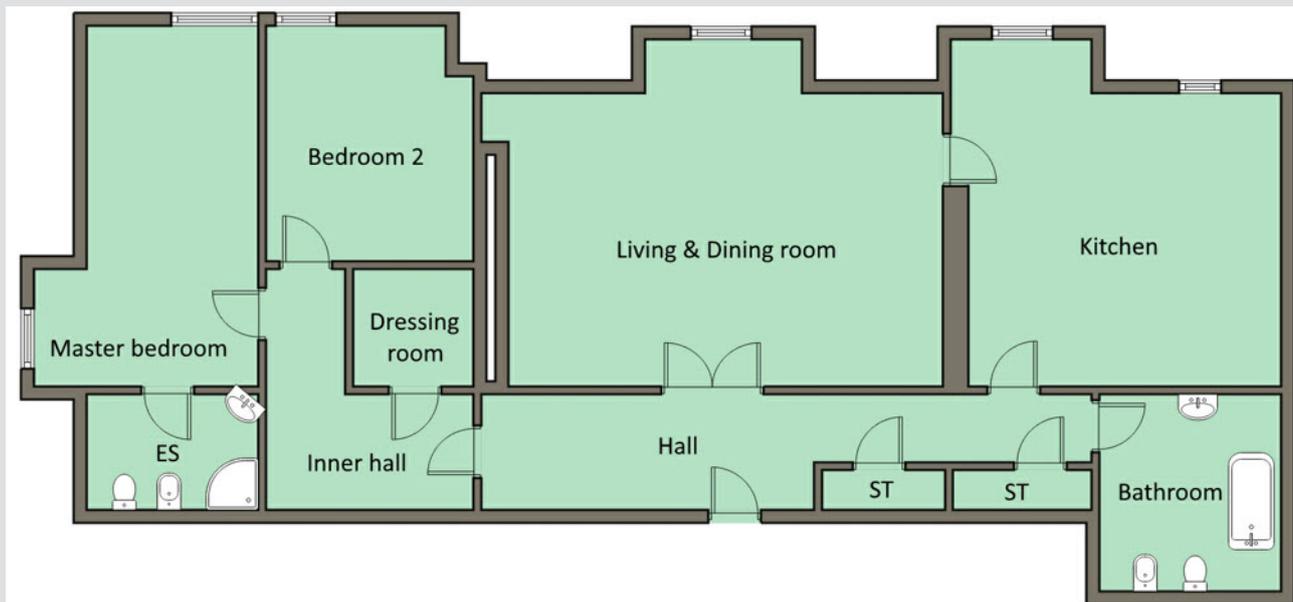
ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Meywell shower unit, bidet, low flush wc, contemporary wash stand, ceramic tiled floor, fully tiled walls, extractor fan.



BEDROOM (2): 13' 5" x 10' 7" (4.09m x 3.23m)



Floor Plan



Outside

Communal parkland gardens, floodlit tennis court, BBQ area, helipad.

Residents and visitors parking.

Management company

Up keep of communal areas, window cleaning, grounds maintenance, building insurance etc. £146 per month (£1,752 p/a).

Telephone 028 9042 4747

www.templetonrobinson.com



Location:

From Crawfordsburn Village travel along Crawfordsburn Road towards Bangor. Turn left into Old Windmill Road and continue into Shaman. Apartment 14 is on the 2nd floor.

Belfast Branches

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

Other Branches

Hollywood - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



Energy Rating

Epc Type: Domestic
 Current: C77
 Potential: C79
 EPC Landmark Code: 0599-0037-0298-6279-1994
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	77	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.