

simon**BRIEN**
RESIDENTIAL

7 Ballymullan Manor,
Crawfordsburn, BT19 1JG



Asking Price £415,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Duplex Penthouse Apartment
- Views towards Belfast Lough with the County Antrim hills in the background
- Deceptively spacious accommodation set over two floors
- Front porch leading to communal entrance hall with lift to first floor
- Living room open to Kitchen and Dining
- Fully Fitted Kitchen with appliances
- Utility Room
- Separate WC Cloakroom
- Main Bathroom
- Two bedrooms on second floor, main with ensuite shower room
- Bathroom and study also on first floor
- uPVC double glazing
- Gas fired central heating
- Allocated parking to the front for two cars
- Private and mature gardens to the rear
- Within walking distance of Crawfordsburn and the Country Park and easy access to Holywood and Bangor
- Easy accessibility for the A2 for commuting to the City centre and beyond

SUMMARY

Ballymullan Manor presents a rare opportunity to enjoy stylish and contemporary accommodation in the superb setting of Crawfordsburn Village. Set in a secluded site and designed to reflect the style and character of this exclusive residential area, Ballymullan Manor comprises of two complementing properties. A calm, stylish and comfortable environment, each apartment is designed with an emphasis on quality, attention to detail and empathy for the location.

Situated in the picturesque village of Crawfordsburn, Ballymullan Manor enjoys an exceptional location off the Ballymullan Road in a quiet and private setting. With Crawfordsburn Country Park, The Old Inn and Crawfordsburn Beach all within walking distance this is a perfect location for those seeking to base themselves in a charming village with scenic location.

With an immaculately presented entrance lobby and lift providing easy access to all apartments, Manor House presents a rare opportunity for those seeking luxury living in an exclusive development. Bright and spacious rooms with feature windows create the larger feeling of the rooms.



THE PROPERTY COMPRISES:

GROUND FLOOR

Entrance door.

FIRST FLOOR

Entrance door.

ENTRANCE HALL:

Ceramic tiled floor.



CLOAKROOM:

7' 11" x 4' 11" (2.41m x 1.5m)

Low flush WC, vanity sink unit with mixer taps, ceramic tiled floor, fully tiled walls, chrome towel radiator.



KITCHEN/LIVING/DINING:

25' 10" x 15' 5" (7.87m x 4.7m)

Full range of high and low level units with Quartz work surfaces, eye level oven and combi microwave oven, 4 ring ceramic hob, stainless steel eye level oven, stainless steel bowl and a quarter sink unit with mixer taps, wine fridge, fridge freezer, dishwasher, views to Belfast Lough, ceramic tiled floor.

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UTILITY ROOM:
9' 0" x 3' 6" (2.74m x 1.07m)
 Provision for washing machine and tumble dryer.



SECOND FLOOR

LANDING:
 Storage cupboard. Access to shelved hotpress with pressurised cylinder.

BEDROOM (1):
13' 4" x 11' 7" (4.06m x 3.53m)



ENSUITE SHOWER ROOM:
 Fully tiled shower cubicle with thermostatic overhead rain shower, vanity sink unit with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor, chrome towel radiator.



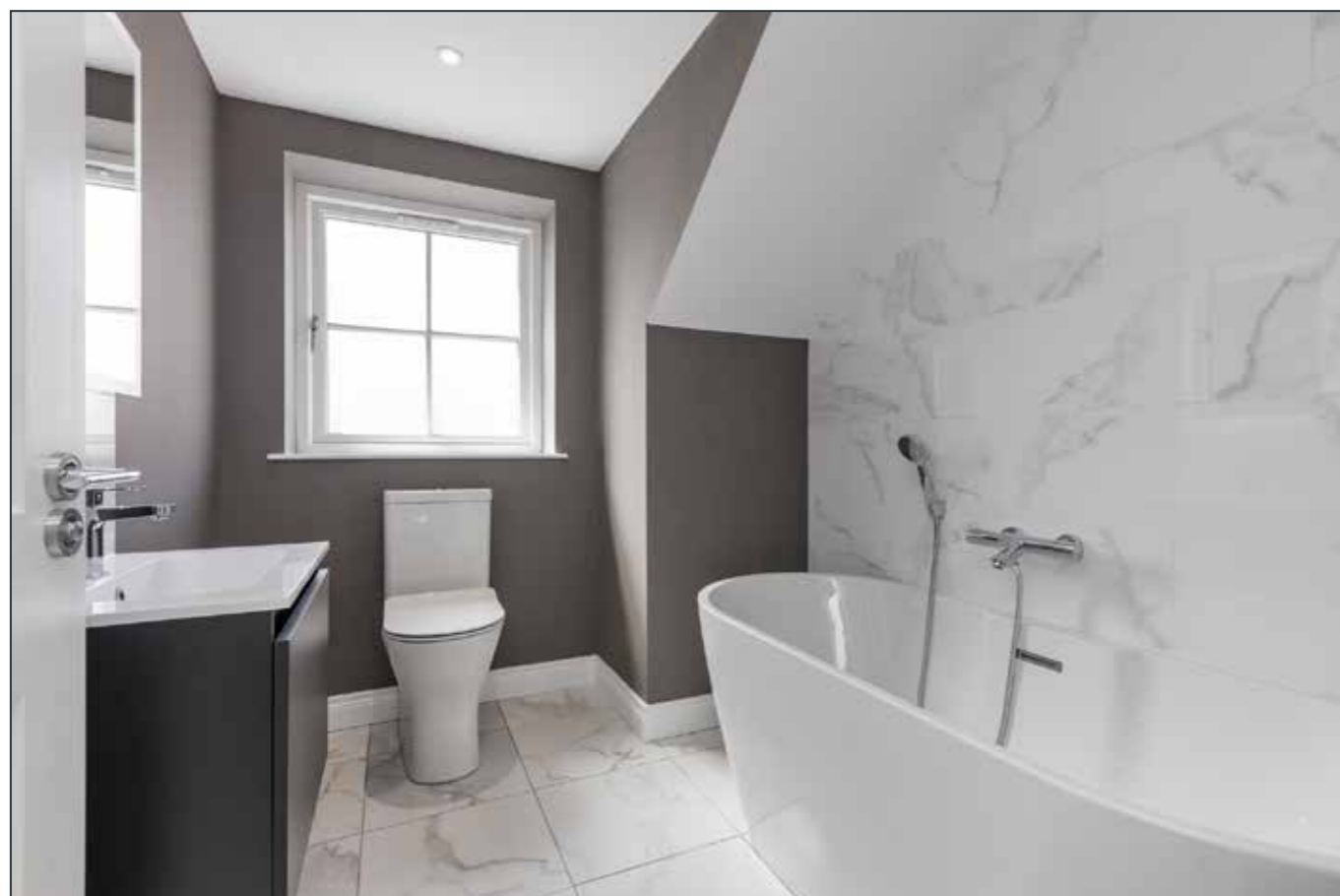
BEDROOM (2):
13' 9" x 10' 7" (4.19m x 3.23m)
Views to Belfast Lough.



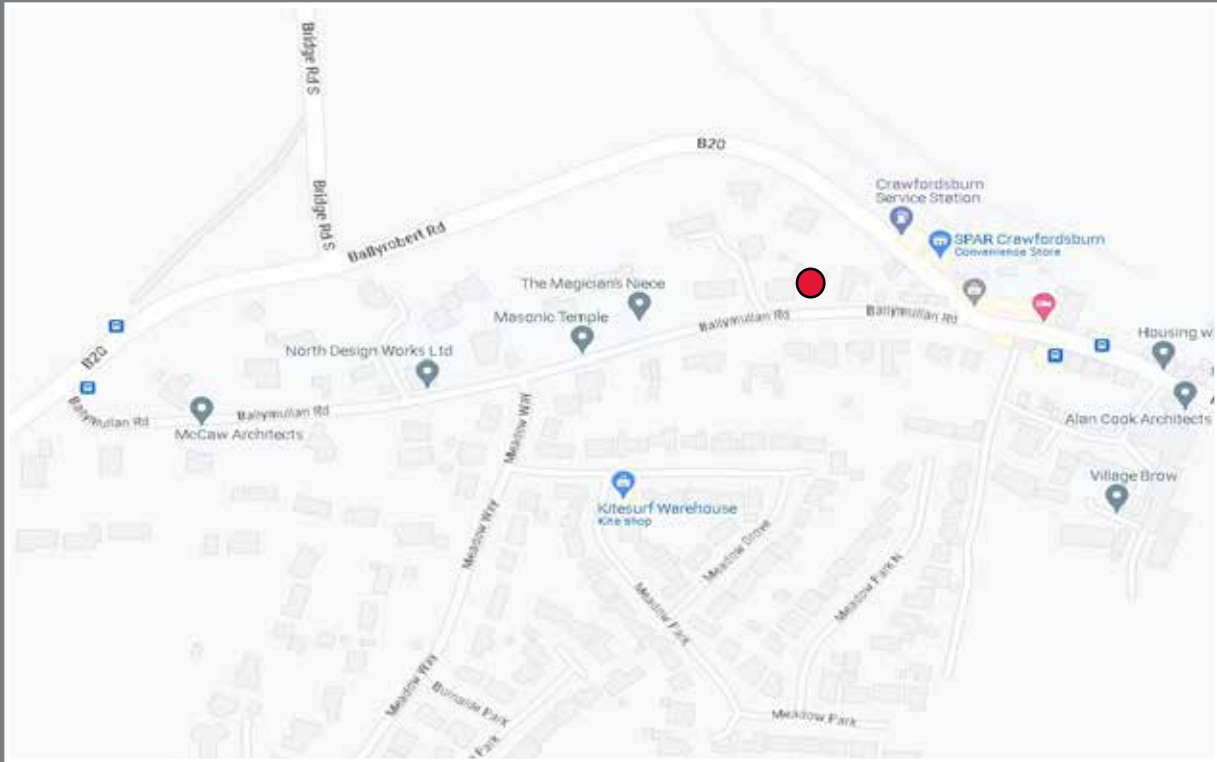
STUDY:
11' 0" x 4' 2" (3.35m x 1.27m)
Velux window.

BATHROOM:

White suite comprising: Oval bath with mixer taps and shower fitting, vanity unit, low flush WC, partly tiled walls, ceramic tiled floor, chrome towel radiator.



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/H/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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