

RODGERS & BROWNE



7 Meadow Grove
Crawfordsburn, BT19 1JL

offers around £375,000

SOLD



The Owners' Perspective...

"We chose this home because we loved its style and very deceptive layout offering us excellent space which is great for entertaining and the enclosed rear garden which is perfect for BBQs as well as offering lots of space for children and small pets.

Meadow Grove is a quiet, convenient location - only 2-3 minutes walk from local shops with the renowned Crawfordsburn Inn and Country Park making it the ideal location".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Impressive dining reception hall



Drawing room



The facts you need to know...

Deceptively spacious detached home with the benefit of flexible accommodation depending on needs

Renovated over the years offering modern living

Double height dining reception hall

Drawing room with open fireplace plus sunroom

Recently installed kitchen with feature range and breakfast bar area

Four bedrooms, main with ensuite shower room and extra dressing room

Luxury fitted bathroom incorporating a claw and ball feature bath

Panelled doors throughout

PVC fascias and soffits and mostly PVC double glazed windows

Security alarm system

Oil fired central heating

Attached single garage with utility area and double doors to the rear

Tarmac driveway with parking for three cars

South facing rear garden laid in lawns, patio and decking areas

Perfectly located to Crawfordsburn Village which includes Linda's mini market and petrol station, access to Crawfordsburn Country Park and the renowned Old Inn

Ease of access to Belfast and Bangor City Centres



Kitchen with casual dining area



Sunroom

The property comprises...

GROUND FLOOR

IMPRESSIVE DINING RECEPTION HALL

15' 10" x 13' 4" (4.83m x 4.06m)

Double height ceiling with feature beams, staircase leading to the first floor, part panelled walls, solid wooden floors.

DRAWING ROOM

18' 4" (into bay window) x 13' 11" (5.59m x 4.24m)

Fireplace with wooden surround, tiled inset and hearth, Baxi unit, solid wooden floor, picture rail.

NEW KITCHEN WITH CASUAL DINING AREA

13' 8" x 12' 3" (4.17m x 3.73m)

Extensive range of high and low level shaker style cabinets, under unit lighting, feature range with six ring ceramic hob and double oven, tiled splashback, stainless steel extractor over, marble effect worktop with matching splashback, one and a half stainless steel sink with mixer tap, integrated dishwasher, space for fridge freezer and plumbed for washing machine, part panelled ceiling, solid wooden floor, breakfast bar area, glazed door to:

SUNROOM

22' 2" x 8' 3" (6.76m x 2.51m)

Views over the gardens, panelled walls, double doors to patio area.

INNER HALLWAY

Hotpress and shelving.

BEDROOM (3)

12' 4" x 8' 10" (3.76m x 2.69m)

Plus built-in wardrobes, solid wooden floor.

BEDROOM (2)

13' 6" x 11' 3" (4.11m x 3.43m)

Solid wooden floor.

LUXURY BATHROOM

10' 4" x 6' 4" (3.15m x 1.93m)

Luxury suite comprising claw and ball foot bath with mixer tap and telephone shower, pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor, low voltage lighting.

First Floor

LANDING

Minstrel gallery landing. Extensive walk-in storage.

BEDROOM (4)

9' 9" x 7' 1" (2.97m x 2.16m)

Access to roofspace.

MAIN BEDROOM

15' 9" x 13' 0" (4.8m x 3.96m)

LUXURY ENSUITE SHOWER ROOM

6' 4" x 4' 10" (1.93m x 1.47m)

New suite comprising corner shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin with mixer tap, chrome heated towel radiator, ceramic tiled floor, low voltage lighting.



Main bedroom

Outside

ATTACHED GARAGE

24' 8" x 10' 1" (7.52m x 3.07m)

Up and over door. Oil fired central heating boiler. Light and power. Double doors to the rear.

Fully enclosed rear garden laid in lawns, flowerbeds, brick and flagged patio areas plus raised decking area.

Outside light. Outside power. Outside tap. PVC oil tank.

To the front, spacious garden laid in lawns with mature shrubs.

Tarmac driveway with parking for three cars.



Dressing room



Luxury bathroom



Bedroom three



Bedroom two



Luxury ensuite shower room

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

LEASEHOLD

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 2023/2024 is £1,756.34

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling through Crawfordsburn Village from Helens Bay turn right just after Linda's Garage onto Ballymullan Road, first left into Meadow Way and first left again and No7 is on your right.



Floor plan



EXPERIENCE | EXPERTISE | RESULTS

**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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.