

simon**BRIEN**
RESIDENTIAL

30 Meadow Grove,
Crawfordsburn, BT19 1JL



Asking Price £260,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Cash Offers Only
- Extended Detached House On A Private Site
- Three Reception Rooms
- Spacious Kitchen With Breakfast Area
- Dining Room With Views Over The Gardens
- Bathroom
- Four Bedrooms (Ensuite Shower Room)
- Walk in storage space with potential for conversion (subject to permissions)
- Oil Fired Central Heating System
- Double Glazed Windows
- Large Attached Garage Approached By Driveway
- Mature Well Stocked Gardens To Front and Rear In Lawns, Trees And Shrubs

SUMMARY

This beautifully appointed detached house which has been extended enjoys a pleasant site just off Meadow Way. The location itself affords ease of commuting to Belfast by road or rail, while a short stroll leads to the village with its renowned Olde Inn Hotel, essential shopping and direct access to the Country Park running down to the beach.

The property itself has been extended and now provides well-proportioned accommodation over two floors.

The property also benefits from an attached garage, well maintained and stocked gardens, oil fired central heating and double glazed windows in PVC frames.

Early viewing is strongly advised to avoid disappointment.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC entrance door with glazed side panels.

ENTRANCE PORCH:

Glazed inner door to Entrance Hall.

SPACIOUS ENTRANCE HALL:

Cloaks cupboard with shelving and hot water tank. Open staircase to First Floor.

STORE:

4' 8" x 3' 11" (1.42m x 1.19m)

Shelving/hanging space.



LIVING ROOM:

22' 0" x 25' 5" (6.71m x 7.75m)

(At widest points)

Stone fire surround with open fire and tiled hearth, wall light wiring.





KITCHEN WITH CASUAL DINING:
16' 11" x 10' 10" (5.16m x 3.3m)

Kitchen fitted with high and low level units, stainless steel single drainer sink unit with mixer taps, 4 ring ceramic hob with extractor hood, integrated double oven, integrated under counter fridge, casual dining space for 6, wood laminate floor, recessed lighting, glazed door to rear.



SITTING ROOM:
10' 6" x 8' 10" (3.2m x 2.69m)

DINING ROOM:
16' 1" x 8' 8" (4.9m x 2.64m)

Sliding glazed door to rear patio and gardens, solid wood block floor.





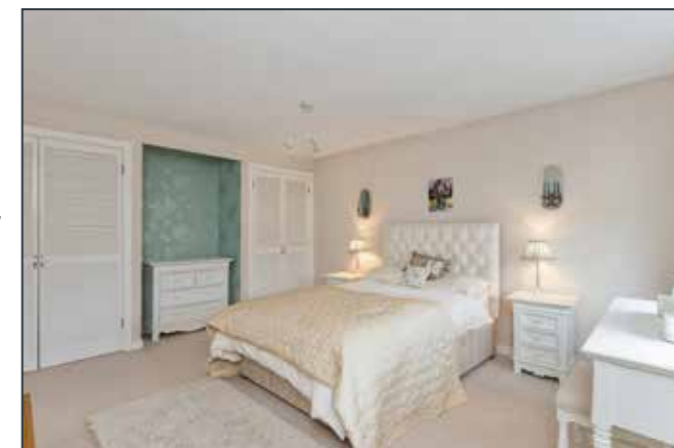
BEDROOM (4):
11' 11" x 10' 11" (3.63m x 3.33m)
(At widest points)
Built in cupboards.



BEDROOM (1):
16' 3" x 12' 0" (4.95m x 3.66m) (At widest point)
Built in cupboards.

ENSUITE SHOWER ROOM:

Low flush WC, bidet, wash hand basin, fully tiled shower cubicle, half tiled walls.



BATHROOM:
Low flush WC, pedestal wash hand basin, panelled bath with mixer taps and shower fitment, half tiled walls.



FIRST FLOOR

BRIGHT LANDING:
Tongue and groove panelled ceiling.
Access to extensive eaves storage.

EAVES STORAGE:
11' 2" x 10' 10" (3.4m x 3.3m)
Power and light.





BEDROOM (2):
11' 10" x 6' 3" (3.61m x 1.91m)

Access to eaves storage.

Eaves Storage with potential for conversion (subject to permissions)



BEDROOM (3):
10' 6" x 8' 11" (3.2m x 2.72m)



OUTSIDE

LARGE GARAGE:
24' 3" x 11' 1" (7.39m x 3.38m)

Roller shutter door, plumbed for washing machine, porcelain sink, power and light.

BOILER ROOM:

Oil fired boiler.

Paved patio, shrub beds, lawn.

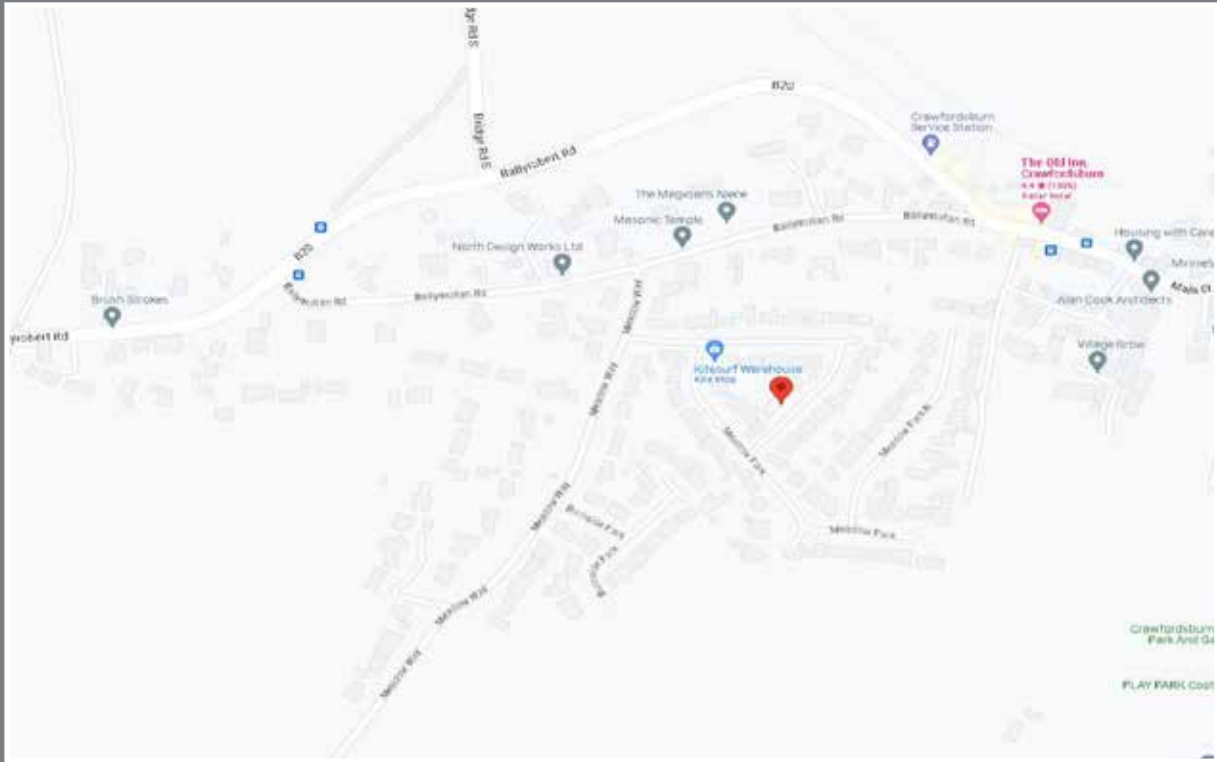




FLOOR PLANS



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/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC REF: 9906-0218-1507-8810-5400

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