

simonBRIEN
RESIDENTIAL

Apartment 8 Crawford House,
Crawfordsburn, BT19 1XL



Offers Around £179,950

Telephone 028 9042 8989
www.simonbrien.com



KEY FEATURES

- Original, elegant, unique first floor apartment
- Two bedrooms, large reception room
- Phoenix Natural Gas central heating
- Large restored double glazed windows
- Handmade shaker style kitchen
- Luxurious bathroom
- Communal all weather tennis court
- Acres of beautiful parklands and access to coastal walks

SUMMARY

We are delighted to offer this highly sought after spacious apartment in the original building within the exclusive Sharman development in Crawfordsburn.

Crawford House is nearly a century old, its appearance is imposing, dramatic and it has now been lovingly restored and converted to sixteen apartments, each being a unique reflection of the elegance and grace of the former stately home.

The accommodation is generous with two bedrooms, a fine reception room, a fully fitted bespoke hand crafted kitchen with a wide range of built in appliances and an elegantly tiled and unique bathroom.

Set in twenty one acres of woodland and meadow and a wide generous green that strides straight to sand before surrendering to the sea. Its unparalleled location gives sweeping and sumptuous views over Belfast Lough and the surrounding parklands - what could be a more fitting location for what are undoubtedly the most exceptional, exclusive and extraordinary apartments ever to be built in this Province.



THE PROPERTY COMPRISES:

FIRST FLOOR

Entrance door to:

ENTRANCE HALL:

UTILITY ROOM:

6' 8" x 6' 2" (2.03m x 1.88m)

Boiler.

LIVING ROOM:

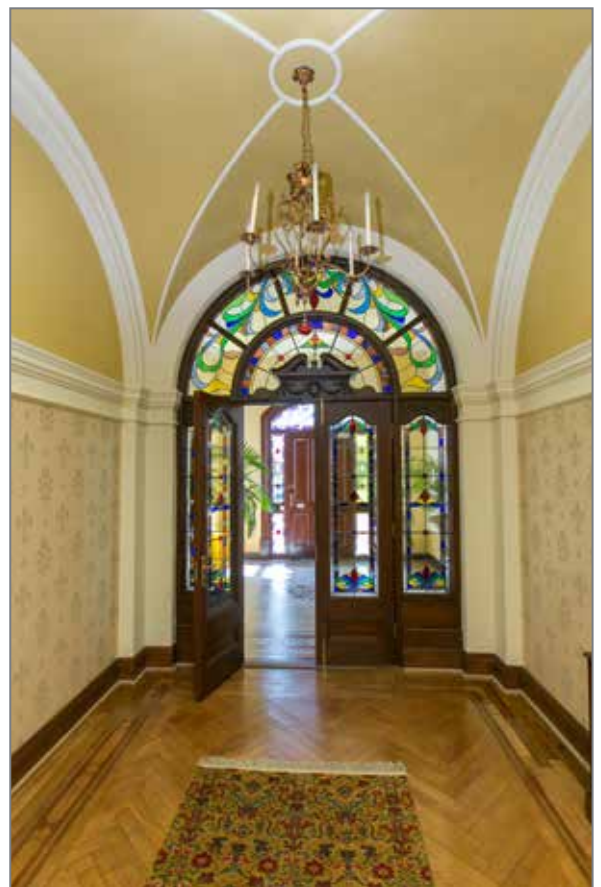
16' 5" x 12' 9" (5m x 3.89m)

Oak wood floor. Sliding sash windows.

KITCHEN:

10' 4" x 5' 8" (3.15m x 1.73m)

Excellent range of high and low level units with ??, four ring gas hob, double under oven, stainless steel extractor hood over, stainless steel sink unit with mixer taps, polished granite work surfaces, built in dishwasher, built in fridge and washing machine, partly tiled walls, ceramic tiled floor.







Steps down to:

BATHROOM:

White suite comprising: Panelled bath with mixer taps and shower fitting, vanity unit, low flush WC, bidet, fully tiled walls, ceramic tiled floor. Heated towel radiator.

BEDROOM (1):

12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM (2):

11' 9" x 8' 0" (3.58m x 2.44m) To max.

Pine floor.

HALLWAY:

Access to shelved hotpress.





Telephone 028 9042 8989
www.simonbrien.com

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

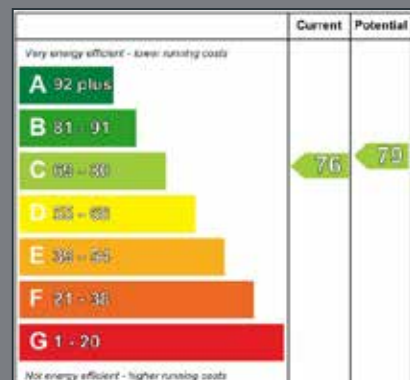


Lettings Department

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: SD/F/16/AN



EPC REF: 0499-2094-0263-6879-1974

South Belfast

525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
F 028 9068 3330
E southbelfast@simonbrien.com

North Down

60 High Street
Holywood BT18 9AE
T 028 9042 8989
F 028 9042 8844
E holywood@simonbrien.com

East Belfast

225-227 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
F 028 9059 5556
E eastbelfast@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.