

Crawfordsburn Road, Bangor



Crawfords Farm

- 3 & 4 Bedroom Family Homes -





COASTAL & COUNTRY

The McAlorum Group is delighted to introduce the latest offering to their near 60-year history of bringing quality development to this most sought after Bangor West location.

Crawfords Farm sits adjacent to the Crawfordsburn Road, bordering the countryside between Bangor and Crawfordsburn village. Pedestrian access to the Crawfordsburn Road brings easy access to both the shoreline and the village, without the need for a car. Carnalea train station is within walking distance for the easiest commute to both Bangor and Belfast.

Crawfords Farm will provide traditionally built brick and block constructed homes designed to reduce running costs and environmental impact. A designed brief provides open spaces and carefully planned road layouts to complement this alluring countryside setting.

Crawfords Farm caters for first time buyers, growing families and those looking to enhance the quality of life in their later years. We anticipate high demand from all sections of the market given the variety of house styles on offer and the lifestyle opportunities within this coastal and country environment.

LUXURIOUS LIVING

Crawfords Farm presents classically designed homes with contemporary twists inspired by the rich heritage of this gentrified coastal landscape.

The architectural style blends seamlessly into the mature avenues and residences that make Bangor West such an aspirational lifetime address.

Each beautifully crafted home is defined by stunning architecture showcased by a mix of traditional brick and render finishes with subtle pastel fascias reminiscent of the original Victorian villas that frame North Down's seafront.

Moving inside, and every layout offers the highest standard of comfortable living with an emphasis on space and light throughout.



CONSTRUCTION

- External cavity walls finished in a variety of through coloured renders and light buff brick.
- Concrete roof tiles with paint finished timber soffits and Fascia boards.
- Coloured white/grey uPVC framed double glazed windows.
- Painted hardwood panelled entrance doors with 5-point security locking system.

HEATING

- Phoenix Natural Gas central heating powered by a high efficiency gas boiler system delivering pressurised water and instant heat.

ELECTRIC SPECIFICATION

- Carried out to 18th edition regulations. TV points in lounge, family room and master bedroom.
- USB sockets to Kitchen, Living Room and all Bedrooms

INSULATION

- High level of roof space, wall and floor insulation to current Building Control standards.

INTERNAL JOINERY

- Flush veneer doors with contemporary door furniture.
- Contemporary white skirting and architraves throughout.

KITCHEN

- Branded fitted kitchen that includes a choice of designer doors, worktop colours & handles.
- Kitchens units have soft-close doors and under-unit lighting.

APPLIANCES

- Modern appliances include a hob, oven, cooker hood, fridge freezer, dishwasher and washing machine.

SANITARY WARE

- Classic white sanitary ware available from Bangor Building Supplies, 70 Balloo Road, Bangor BT19 7PG. Contact: Kelly on 028 9127 1792

TILING

- Shower enclosures, splash backs in bathroom, ensuite and downstairs WC.

FIREPLACE

- Woodburning stove to be installed.

INTERNAL FINISHES

- Painted with white emulsion throughout
- Carpets and underlay to all bedrooms, landings and stairs.
- Choice of cushion floor or click flooring to downstairs rooms and all bathrooms.

SECURITY SYSTEM

- Full intruder alarm system.

OUTSIDE

- Gardens turfed to rear and front (depending on site) with landscaped planted beds to front.
- Bitmac driveways with decorative flagged paths to front door
- Front and rear lighting
- Outside tap

GUARANTEE

- NHBC 10 year guarantee.



THE WANDSWORTH



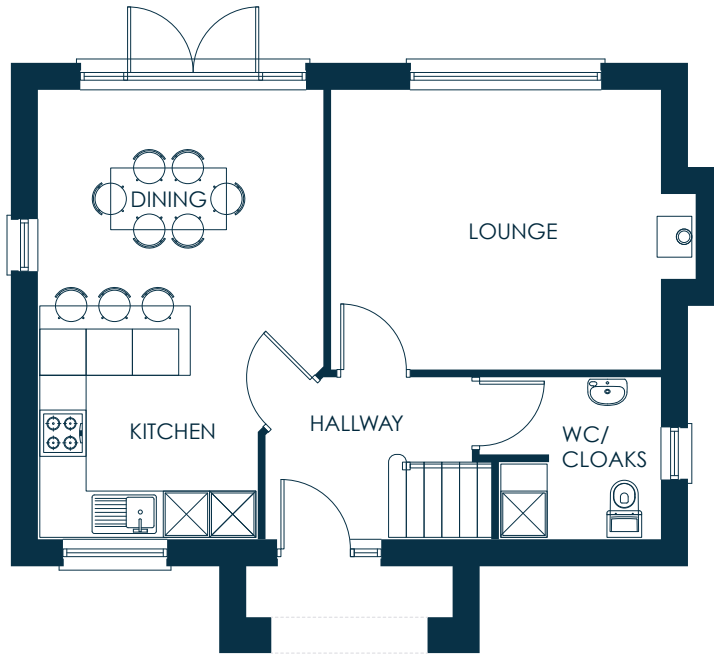
3 BEDROOM



DETACHED



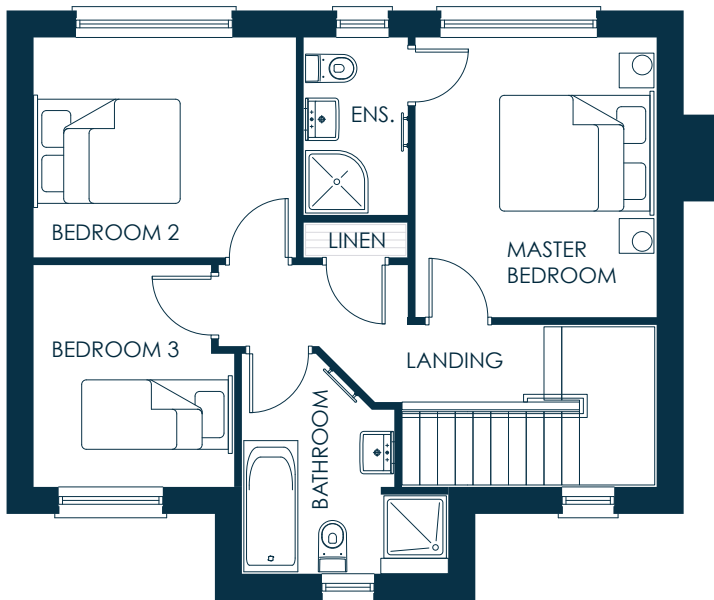
1,044 SQ. FT



THE WANDSWORTH

Ground Floor

Kitchen/Dining	19' 1" x 12' 2" max
Lounge	14' 0" x 11' 11"
WC/Cloaks	7' 9" x 7' 3"



First Floor

Master Bedroom	11' 11" x 10' 3"
Ensuite	7' 7" x 4' 5"
Bedroom 2	11' 2" x 9' 4"
Bedroom 3	9' 5" x 7' 7"
Bathroom	9' 4" x 8' 9" max



THE KILLAIRE



4 BEDROOM

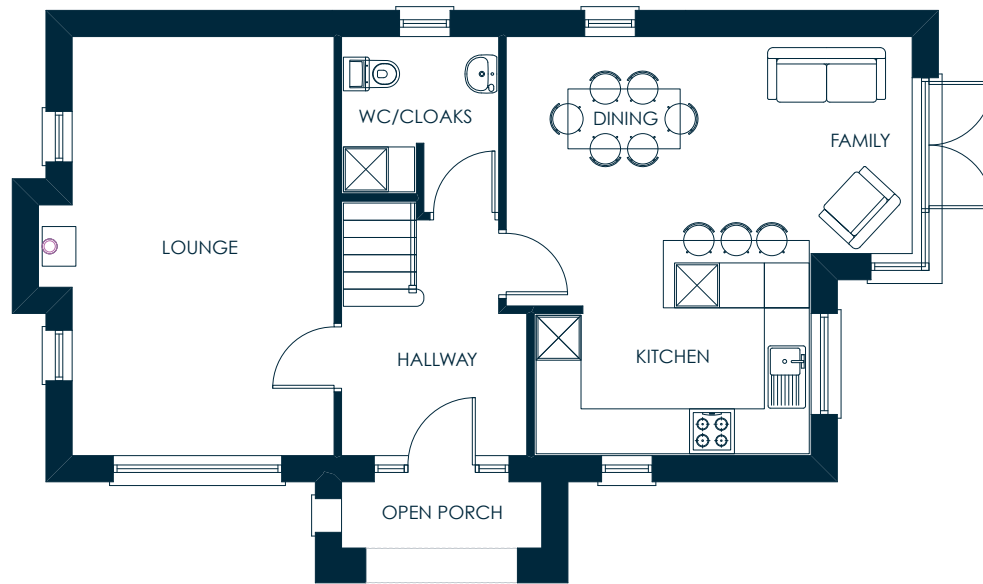


DETACHED



1,313 SQ. FT

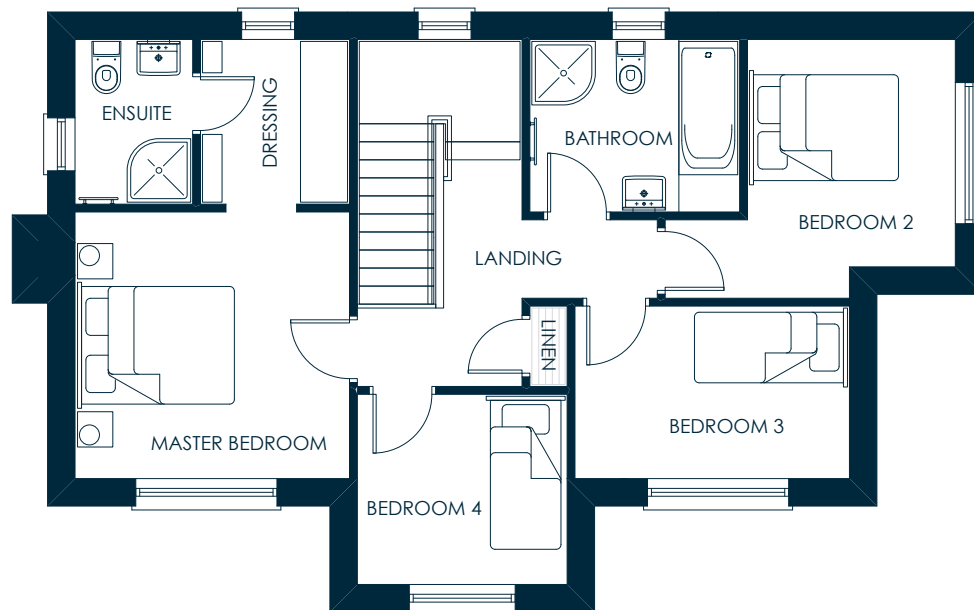
Please note that Site 18 is a semi-detached version of this house type.



THE KILLAIRE

Ground Floor

Kitchen/Dining/Family	18' 4" x 17' 10" max
Lounge	18' 4" x 11' 6"
WC/Cloaks	7' 7" x 6' 11" max



First Floor

Master Bedroom	11' 6" x 11' 2"
Dressing	6' 11" x 6' 7"
Ensuite	6' 11" x 4' 11"
Bedroom 2	12' 10" x 12' 2" max
Bedroom 3	11' 6" x 7' 3"
Bedroom 4	8' 9" x 7' 11"
Bathroom	8' 9" x 7' 3"



THE CARNALEA



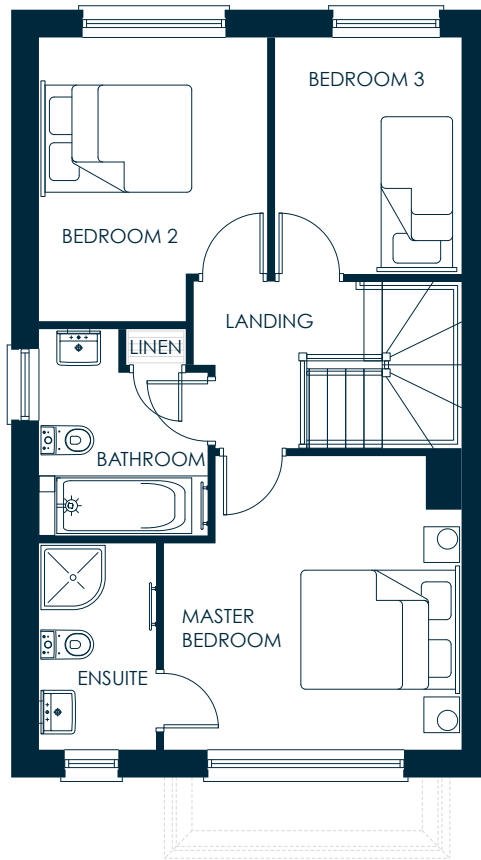
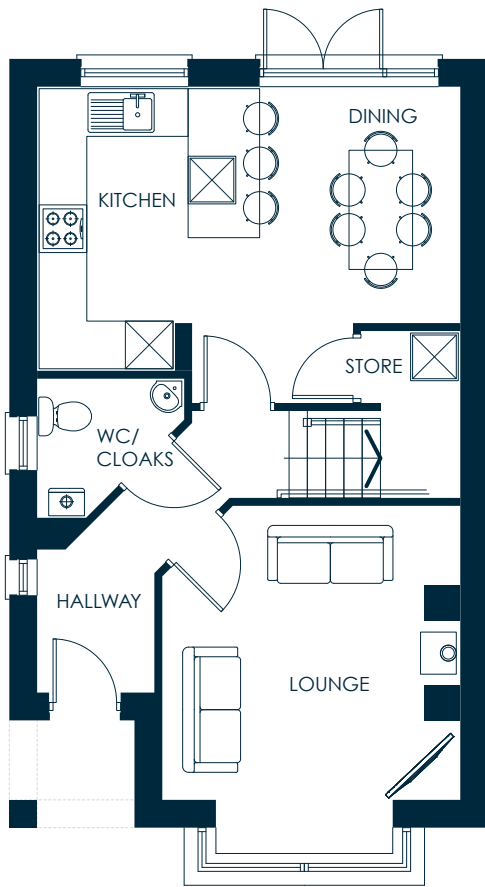
3 BEDROOM



SEMI-DETACHED



1,003 SQ. FT



THE CARNALEA

Ground Floor

Kitchen/Dining	17' 6" x 11' 9" max
Lounge	12' 4" x 12' 2" max
WC/Cloaks	6' 1" x 5' 9" max
Store	6' 11" x 4' 1" max

First Floor

Master Bedroom	12' 4" x 12' 2" max
Ensuite	8' 6" x 4' 10"
Bedroom 2	11' 9" x 9' 5"
Bedroom 3	9' 9" x 7' 9"
Bathroom	8' 6" x 7' 0" max



THE CRAWFORD



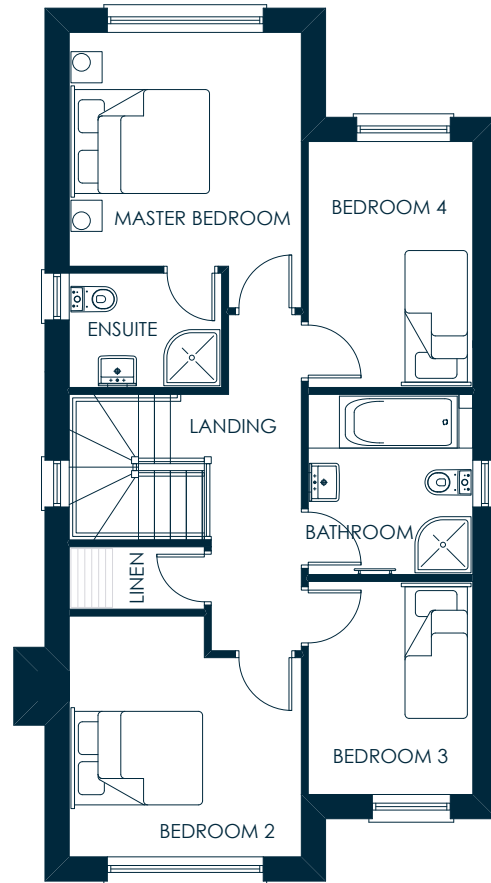
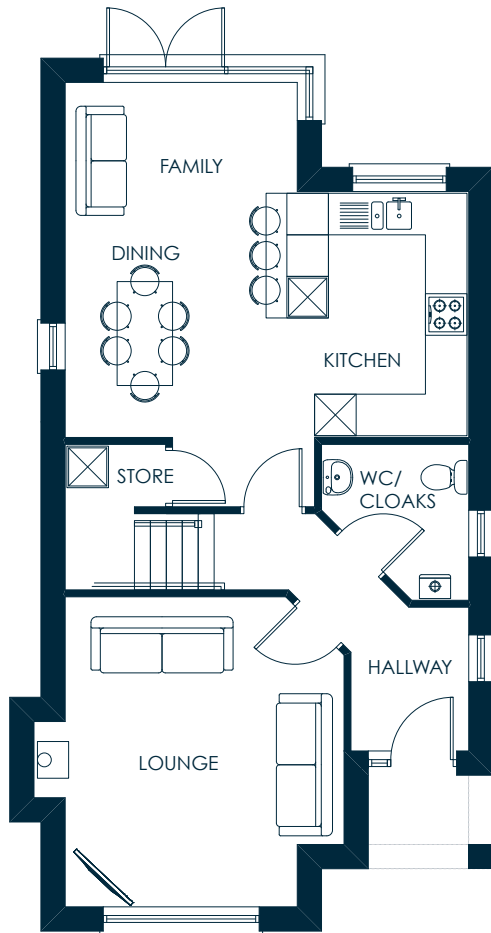
4 BEDROOM



DETACHED



1,337 SQ. FT



THE CRAWFORD

Ground Floor

Kitchen/Dining/Family	19' 1" x 16' 10" max
Lounge	14' 8" x 13' 2" max
WC/Cloaks	7' 5" x 6' 11" max
Store	6' 11" x 4' 9" max

First Floor

Master Bedroom	11' 5" x 11' 0" max
Ensuite	7' 3" x 5' 5"
Bedroom 2	11' 5" x 11' 0" max
Bedroom 3	10' 1" x 7' 10"
Bedroom 4	11' 8" x 7' 10"
Bathroom	8' 6" x 7' 10"



THE SHARMAN



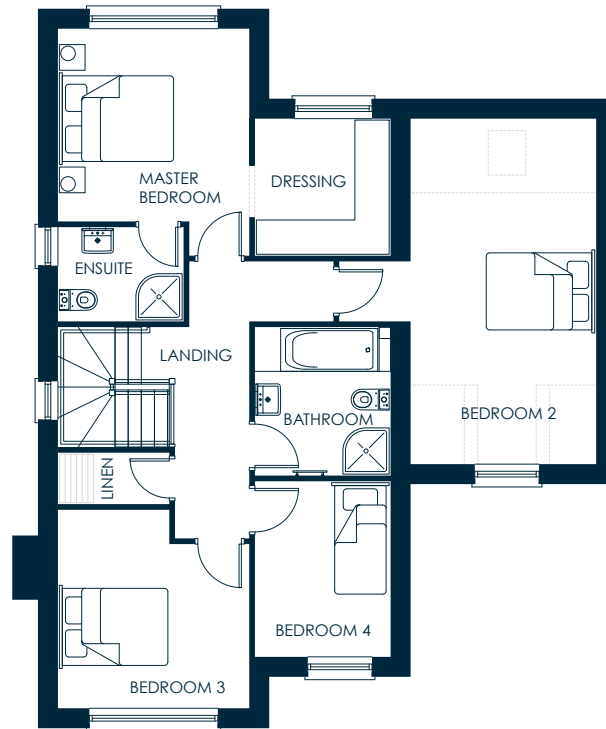
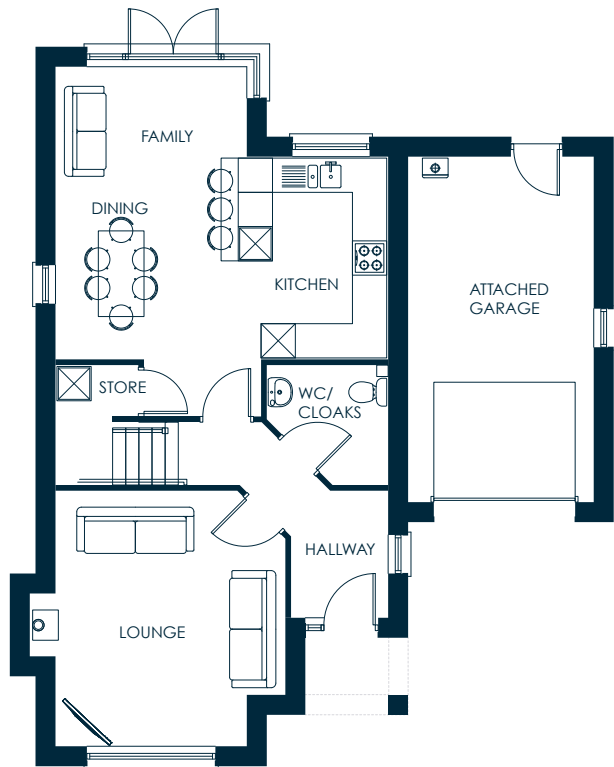
4 BEDROOM



DETACHED
WITH ATTACHED GARAGE



1,567 SQ. FT



THE SHARMAN

Ground Floor

Kitchen/Dining/Family	19' 1" x 16' 10" max
Lounge	14' 8" x 13' 2" max
WC/Cloaks	7' 0" x 6' 11" max
Store	6' 11" x 4' 9" max
Attached Garage	19' 10" x 10' 8"

First Floor

Master Bedroom	11' 5" x 11' 0" max
Ensuite	7' 3" x 5' 5"
Dressing	7' 10" x 7' 10"
Bedroom 2	19' 10" x 10' 8" max
Bedroom 3	11' 5" x 11' 0" max
Bedroom 4	10' 1" x 7' 10"
Bathroom	8' 6" x 7' 10" max



THE ROSEVILLE



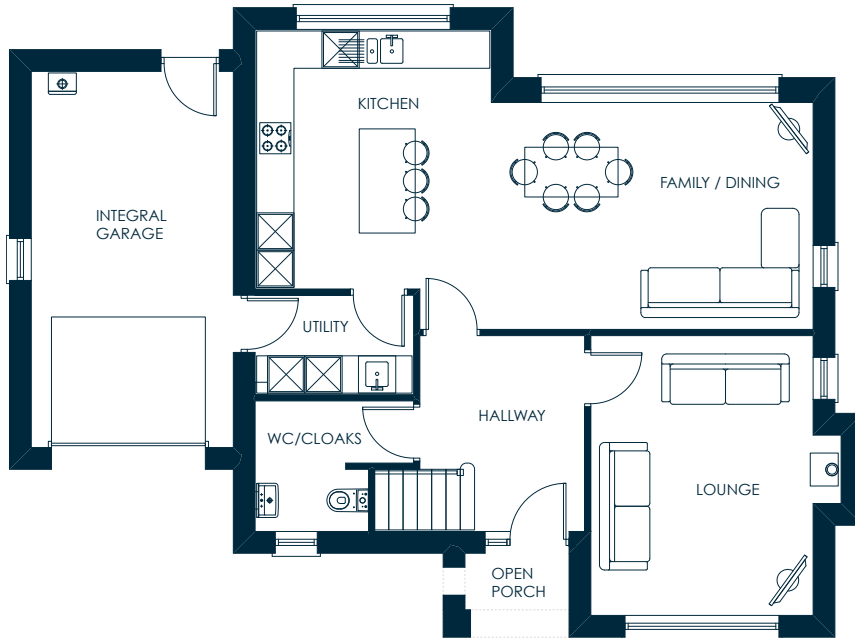
4 BEDROOM



DETACHED
WITH INTEGRAL GARAGE



1,666 SQ. FT



THE ROSEVILLE

Ground Floor

Kitchen/Dining/Family	29' 5" x 15' 10" max
Lounge	14' 9" x 11' 9" max
Utility	8' 4" x 5' 3"
WC/Cloaks	6' 11" x 8' 4" max
Integral Garage	19' 10" x 10' 8" max

First Floor

Master Bedroom	13' 8" x 12' 6" max
Dressing	10' 8" x 8' 10"
Ensuite	8' 4" x 5' 3" max
Bedroom 2	13' 11" x 8' 10"
Bedroom 3	13' 0" x 8' 10"
Bedroom 4	9' 2" x 9' 2"
Bathroom	9' 8" x 7' 6"

AN IDEAL LOCATION

Located on the southern shore of Belfast Lough as it opens onto the Irish Sea, Bangor is a charming seaside town that has kept much of its Victorian charm.

The iconic marina at its centre epitomises a nautical and coastal culture that makes Bangor one of the province's most desirable places to live.

Undoubtedly, part of the appeal is its proximity to Belfast, located just 13 miles to the west and well connected by road and rail. However, the town is much more than a commuter belt. Bangor has its own unique identity, and at a time when we feel more connected than ever to our surroundings, residents will enjoy a vibrant town, peaceful surrounding North Down countryside and the unspoiled shoreline in equal measure.

There are few areas that offer so many activities and attractions in such close proximity. Country parks, beaches, coastal trails, marine gardens, cycle paths and golf courses are accessible to everyone and they define the outdoor lifestyle of the area.

Bangor also has the amenities and essentials you expect from an established and self-contained town. From an abundance of vibrant restaurants, cafes, bakeries, butchers and greengrocers, to a great range of independent boutiques, supermarkets, schools and leisure facilities. The area delivers a perfect balance of convenience and comfort.





HELEN'S BAY

BELFAST LOUGH

Helen's Bay Golf Course

Crawfordsburn Country Park

Carnalea Train Station

Carnalea Golf Club

Bangor West Train Station

Springhill Retail Park



BRIDGE ROAD

CRAWFORDSBURN

CRAWFORDSBURN ROAD

MAIN STREET

BALLYROBERT ROAD

WANDMORTH ROAD

RATHMORE ROAD

BRYANSBURN ROAD

SPRINGHILL ROAD

BELFAST ROAD

BELFAST ROAD

BELFAST ROAD



WEST CIRCULAR ROAD

CLANDEBOYER ROAD



LOCATION MAP

Distances to...

		
Bangor	2 miles	-
Hollywood	6 miles	-
Belfast	12 miles	-
Carnalea Train Station	0.5 miles	8 mins
Bangor West Train Station	0.7 miles	13 mins
Springhill Retail Park	0.9 miles	17 mins
Crawfordsburn Inn	0.8 miles	17 mins

SITE LAYOUT

THE WANDSWORTH

3 Bedroom | Detached | 1,044 sq. ft

Site No. 8

THE KILLAIRE

4 Bedroom | Detached | 1,313 sq. ft

Site Nos. 5, 9, 18[§], 22

THE CARNALEA

3 Bedroom | Semi-Detached | 1,003 sq. ft

Site Nos. 19, 20, 21, 29, 30

THE CRAWFORD

4 Bedroom | Detached | 1,337 sq. ft

Site Nos. 6, 10*, 11, 16, 17, 23*, 26, 28*

THE SHARMAN

4 Bedroom | Detached with attached garage | 1,567 sq. ft

Site Nos. 7*, 12*, 24, 25*, 27, 31

THE ROSEVILLE

4 Bedroom | Detached with integral garage | 1,666 sq. ft

Site Nos. 13, 14, 15*

* Handed version

§ Semi-detached version



BUILDER



5 - 7 Dellmount Avenue
Bangor
Co. Down
BT20 4TZ
Tel. 02891 877840
www.mcalorum.co.uk

SELLING AGENT



18 Main Street
Bangor
BT20 5AG
Tel. 02891 463721
Email. bangor_ni@reedsrains.co.uk
www.reedsrains.co.uk

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