

Tim Martin
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11 Ilford Road
Crossnacreevy, Belfast
BT6 9SN

Offers Around
£265,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A beautifully presented semi-detached chalet bungalow, ideally positioned in this ever popular and convenient location with excellent access to Belfast City Centre.

Offering versatile and generously proportioned accommodation, this home will appeal to both growing and established families. The ground floor features a bright and spacious lounge enhanced by a wood burning stove, a modern fitted kitchen with separate pantry, three good sized bedrooms, and a bathroom fitted with a modern white suite. Upstairs, a further well appointed bedroom is complimented by a modern fitted shower room.

Externally, the property benefits from a spacious driveway providing ample off street parking. Additional features include a store, garden shed, and a dedicated office - perfect for storage needs or for those seeking a comfortable work from home space. The rear garden is laid in lawn and further enhanced by a raised decking area, offering superb outdoor entertaining space for all to enjoy.

Ideally located just off the Ballygowan Road in Crossnacreevy, the property affords a convenient commute into Belfast City Centre with excellent road and public transport links. Many primary and secondary schools in the surrounding and Greater Belfast area are easily accessible, whilst Forestside Shopping Centre is only a short drive away.

FEATURES

- Well Presented Semi-Detached Chalet Bungalow Situated in This Much Sought After Area
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen with Separate Pantry
- Three Bedrooms Downstairs and One Bedroom Upstairs
- Ground Floor Bathroom and First Floor Shower Room
- Oil Fired Central Heating and PVC Double Glazing
- Spacious Driveway Providing Excellent Off Street Parking
- Store, Garden Shed and Home Office (With Broadband Connection Available)
- Rear Gardens Laid out in Lawn with Decking Area
- Convenient Commuting Distance to Belfast and Close to an Excellent Range of Primary and Secondary Schools

Entrance Hall

Glazed Pvc entrance door with matching side light; wood laminate floor; recessed spotlights.

Lounge 14'9 x 11'3 (4.50m x 3.43m)

Inglenook style fireplace with wood burning stove on tiled hearth; wooden mantle over; wood laminate floor; recessed spotlights; glazed double doors through to:-

Kitchen 11'9 x 9'9 (3.58m x 2.97m)

Good range of gloss low level cupboards and drawers incorporating single drainer stainless steel sink unit with mono mixer tap; space for electric range cooker; extractor hood over; space and plumbing for American style fridge / freezer; space and plumbing for washing machine; wood laminate worktops; part tiled walls; recessed spotlights; wood laminate floor; walk-in pantry; glazed Upvc double doors to rear garden.

Bedroom 1 10'10 x 10'5 (3.30m x 3.18m)

Bedroom 2 10'4 x 6'5 (3.15m x 1.96m)

Wood laminate floor; built-in wardrobe

Bedroom 3 10'4 x 8'11 (3.15m x 2.72m)

Wood laminate floor.

Bathroom 6'8 x 5'3 (2.03m x 1.60m)

Modern white suite comprising panelled bath with mono mixer tap; Mira Sport electric shower unit with wall mounted telephone shower attachment; pedestal wash hand basin with mono mixer tap; close coupled wc; towel radiator; tiled walls and floor; Pvc tongue and groove ceiling with recessed spotlights.

Open Tread Staircase With Glass Panelling Leading

First Floor / Landing

Access to eaves storage.

Bedroom 4 12'7 x 11'1 (3.84m x 3.38m)

Built-in wardrobes; access to under eaves storage; recessed spotlights.

Shower Room 7'10 x 5'10 (2.39m x 1.78m)

Modern white suite comprising separate tiled shower area with thermostatically controlled shower unit and wall mounted telephone shower attachment; folding shower screen; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor; Velux window; recessed spotlights.

Outside

Spacious driveway leading to:-

Store 20'0 x 7'11 (6.10m x 2.41m)

Up and over door.

Gardens

Front garden laid out in decorative gravel stones with shrubbery; partially enclosed rear gardens laid out in lawn with decking area; outside lights; water tap; Pvc oil storage tank.

Garden Shed 11'10 x 7'11 (3.61m x 2.41m)

Glazed Upvc door.

Office 11'4 x 5'4 (3.45m x 1.63m)

Light and power; broadband connection.

Covered Storage Area

With oil fired boiler; light and power points.

Capital Rateable Value

£130,000. Rates Payable = £1183 per annum (approx)

Tenure

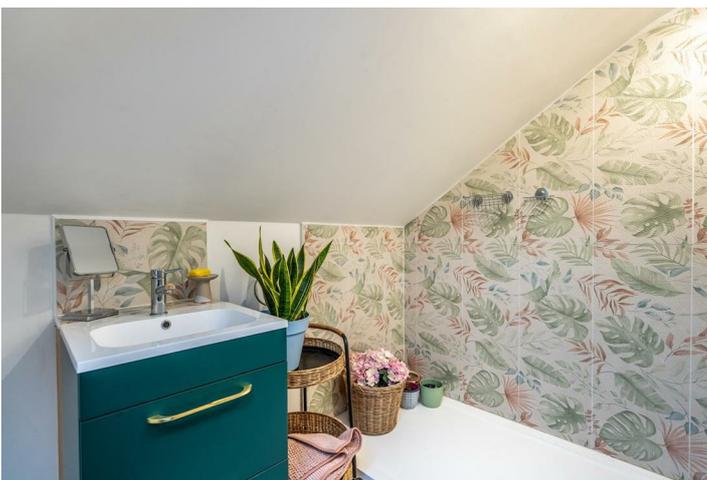
Leasehold - 10,000 years from 16th December 1963

Ground Rent

To Be Confirmed









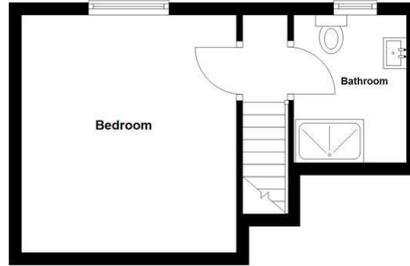
Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



First Floor

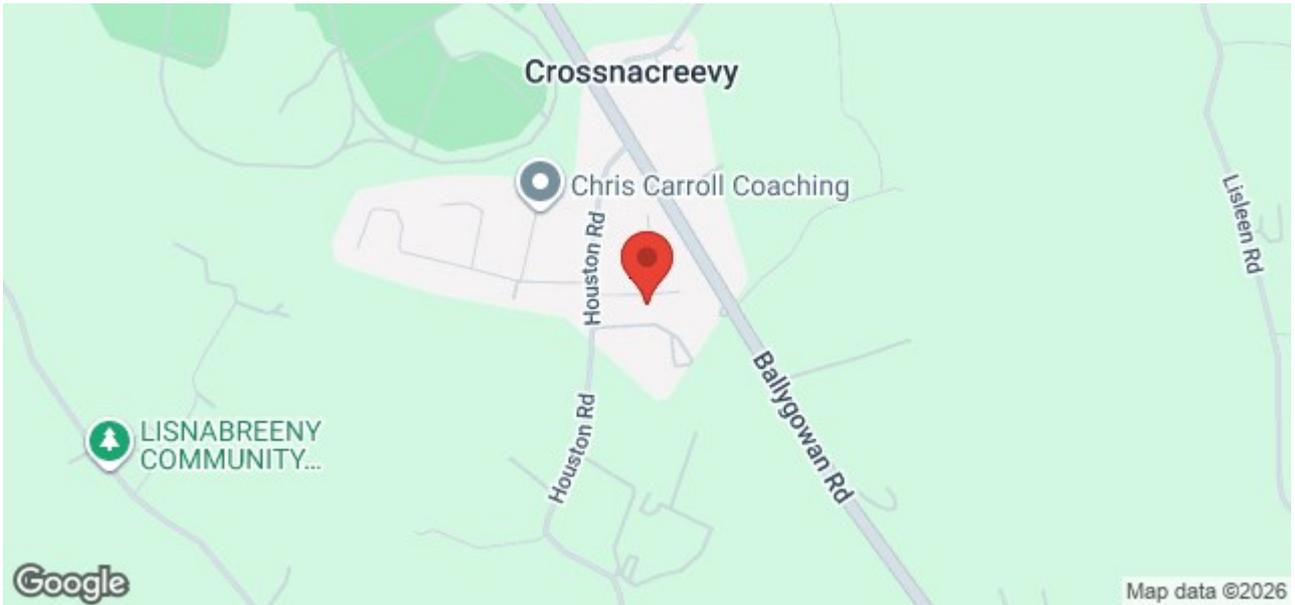
Approx. 20.5 sq. metres (220.5 sq. feet)



Total area: approx. 87.9 sq. metres (946.0 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

11 Ilford Road, Belfast



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	74

Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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