

Tim Martin
— .co.uk



15 Pegg's Wood Lane
Crossgar
BT30 9GR

Offers Around
£425,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Set off the desirable Church Road, on Peggs Wood Lane, sits this detached bungalow in spacious mature gardens.

The accommodation is on one level and is designed to be flexible to suit most families needs. The heart of the home is undoubtedly the generous open plan kitchen / living / dining which overlooks the rear gardens. The living space also boasts a separate lounge, family room / fifth bedroom and modern laundry / shower room. The four bedrooms are well proportioned with two benefitting from built in wardrobes and the principal from an en suite shower room. A family bathroom completes the accommodation.

Outside is equally as impressive! Dual entrances provide easy access and generous parking to the front, sides and rear, leaving plenty of room for a caravan, trailer etc. The mature gardens surround the property and the rear garden provides an ideal space for children and pets to enjoy. A detached double garage, with roller doors and car port to the front, is currently being used as a workshop and benefits from two stores to the rear - ideal as hobby rooms or additional storage.

The bungalow is a short drive from Crossgar which offers a good range of shops and amenities with the added benefit of primary and secondary schools within the town. Good public transport connects schools in Downpatrick, Ballynahinch, Saintfield and South Belfast.

FEATURES

- Spacious Detached Bungalow Set on circa 0.45 acres
- Open Plan Kitchen / Living / Dining Room Overlooking Rear Gardens
- Separate Lounge and Family Room / Fifth Bedroom
- Laundry Room / Shower Room
- Four Bedrooms - Principal with En Suite and Two with Built in Wardrobes
- Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Detached Double Garage with Roller Doors and Car Port to Front
- Mature Grounds Surrounding Property with Enclosed Rear Gardens
- Dual Entrances with Ample Parking to Front, Sides and Rear of Property

Entrance Hall

Hardwood front door with matching side lights; wood laminate floor.

Lounge

16'0 x 13'3 (4.88m x 4.04m)

Limestone fireplace with matching surround; slate hearth; recessed bookshelves; TV aerial and telephone connection points.

Open Plan Kitchen / Living / Dining

22'11 x 20'3 (6.99m x 6.17m)

Excellent range of painted finish high and low level cupboards and drawers with feature glazed display cupboards; granite worktop with matching upstands incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; integrated fridge / freezer; John Lewis range cooker with twin ovens and 5 ring gas hob; extractor fan over; integrated CDA dishwasher; matching island with breakfast bar, cupboards and shelving; matching larder with cupboards and drawers; part tiled walls; slate floor; LED spotlights; TV aerial connection.

Rear Hall

Upvc glazed door to rear; slate floor; LED spotlights.

Family Room

16'9 x 15'9 (5.11m x 4.80m)

TV aerial point.

Shower / Laundry Room

11'0 x 6'2 (3.35m x 1.88m)

White suite comprising walk in tiled shower with glass shower screen; Triton Enrich electric shower unit with adjustable and rain shower heads; close coupled WC; painted effect cupboards with space and plumbing for washing machine and tumble dryer; extractor fan; LED spots; slate floor.

Hallway

Cloak cupboard; access to roofspace.

Bedroom 1

9'10 x 9'4 (3.00m x 2.84m)

Built in wardrobe with shelving and clothes rail.

Bedroom 2

11'1 x 9'10 (3.38m x 3.00m)

Principal Bedroom

16'7 x 10'4 (5.05m x 3.15m)

Tv aerial and telephone connection point.

En Suite Shower Room

10'4 x 5'6 (3.15m x 1.68m)

Modern white suite comprising walk in shower with glass shower screen Triton T90sr power shower with adjustable and rain shower heads; PVC clad walls; close coupled WC; painted effect vanity unit with marble top incorporating wash hand basin with mono mixer taps and cupboards; wall mounted LED mirror; extractor fan.

Bedroom 4**11'1 x 8'11 (3.38m x 2.72m)**

Built in wardrobe with clothes rails and shelving.

Bathroom**9'0 x 8'10 (2.74m x 2.69m)**

Maximum Measurements

White suite comprising panel bath with chrome pillar mixer taps and telephone shower attachment; tiled shower cubicle with thermostatically controlled shower; glass shower door; close coupled WC; vanity unit with wash hand basin and cupboards under and over; wall mounted mirror with lights over; ceramic tiled floor; Waincot panelling; extractor fan; hotpress with insulated copper cylinder and shelving.

Double Garage**18'2 x 12'3 (5.54m x 3.73m)**

With roller doors and car port to front.

Boiler Room

Warmflow oil fired boiler; painted tongue and groove ceiling.

WC

Low flush WC; light.

Store**12'1 x 10'8 (3.68m x 3.25m)**

Maximum Measurements

Worktop with single drainer stainless steel sink unit; space and plumbing for washing machine / tumble dryer; painted tongue and groove ceiling; steps to loft (not floored).

Hobby Room**12'1 x 7'2 (3.68m x 2.18m)**

Formica work stations with shelving over; light and power.

Outside

Duel bitmac leading to front, side and rear of property providing ample parking for boat, trailer and / or caravan.

Gardens to front laid out in lawn and planted with a mature selection of trees and shrubs including an apple tree.

Enclosed rear gardens laid out in lawn and planted with a mature selection of trees and shrubs providing delightful space for children and pets to enjoy.

Outside light and tap.

Capital / Rateable Value

£220,000. Rates Payable = £2,234.32 Per Annum (Approx)

Tenure

Freehold

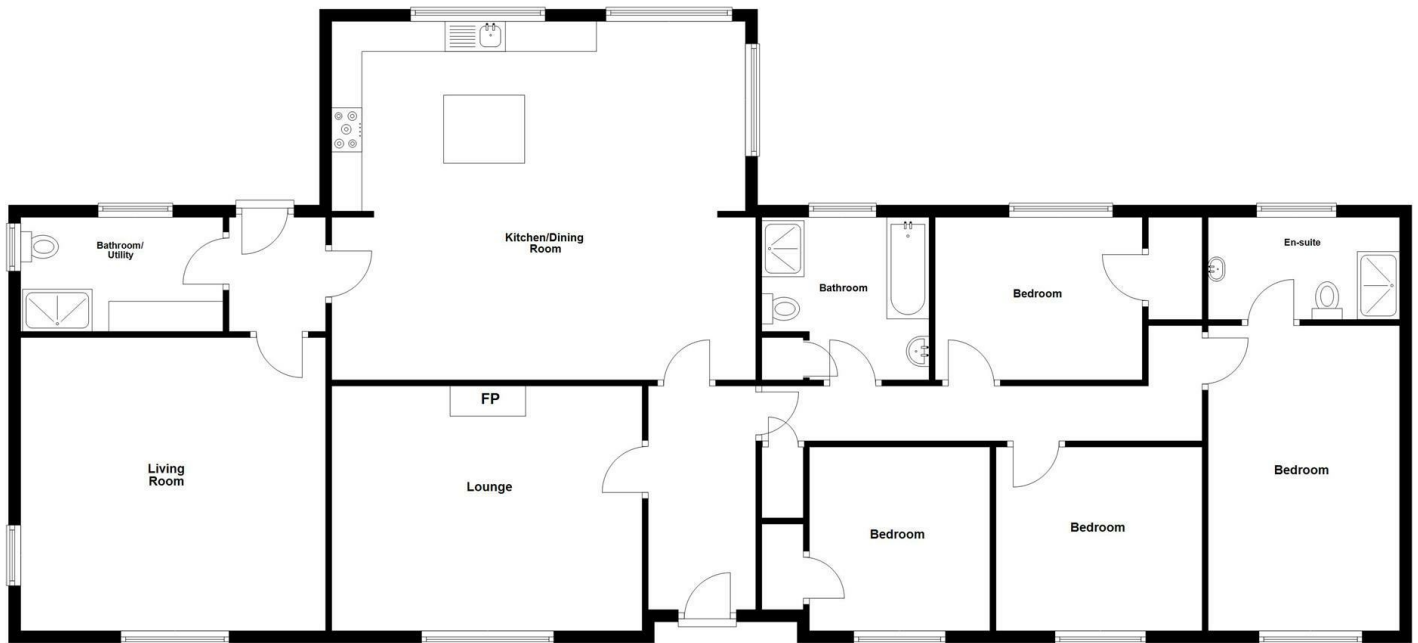






Ground Floor

Approx. 177.0 sq. metres (1904.9 sq. feet)



Total area: approx. 219.3 sq. metres (2361.0 sq. feet)

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

15 Peggs Wood Lane, Crossgar



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	51	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.