

42 Bramble Wood, Crumlin, Antrim, BT29 4FG



PRICE Offers Over £165,000

This three-bedroom detached chalet bungalow nestled in the sought after Bramble Wood area of Crumlin features a spacious entrance hall, a generous lounge with an open fire, and a flexible third bedroom. The open-plan kitchen and dining area provides a social heart to the home. Upstairs, two well-proportioned double bedrooms are served by a three-piece family bathroom. Externally, the property sits on an enviable corner-style plot with neat lawns wrapping around the front, side, and rear, complemented by a private tarmac driveway for off-street parking. Ideally priced for a modern refresh.

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FEATURES

- Spacious entrance hall with staircase to first floor / Open to under stairs
- Kitchen open plan into dining room / Full range of high and low level units
- Generous lounge with feature open fire
- One ground floor bedroom / Two first floor bedrooms
- Landing with access to hotpress and loft storage
- 3 piece family bathroom with electric shower over bath
- Gardens to front, side and rear finished in neat lawn
- Double glazed windows / Oil fired central heating
- Tarmac driveway for private off street parking
- Superb opportunity for First Time Buyer, young professional and Investor alike / Sought after location

ACCOMMODATION

Wooden front door into:-

SPACIOUS ENTRANCE HALL

Stairwell to first floor. Laminate floor. Single radiator.

KITCHEN

12'3 x 9'7 (3.73m x 2.92m)

Equipped with a range of high and low level dark oak fitted units with contrasting work surfaces, inlaid single drainer sink unit with mixer tap, space for freestanding washing machine and fridge/freezer, electric oven with 4 ring gas hob and overhead extractor fan. Splashback tiling. Tiled floor. Double radiator. Wooden back door to rear garden. Open plan into:-

DINING ROOM

10'8 x 9'7 (3.25m x 2.92m)

Laminate floor. Single radiator.

LOUNGE

16'9 x 11'6 (5.11m x 3.51m)

Feature fireplace with marble effect surround with open fire. Laminate floor. Double radiator.

LANDING

Loft storage. Hotpress.

BEDROOM 1

14'3 x 9'7 (4.34m x 2.92m)

Laminate floor. Single radiator.

BEDROOM 2

13'8 x 9'7 (4.17m x 2.92m)

Single radiator.

BEDROOM 3

11'5 x 9'7 (3.48m x 2.92m)

Laminate floor. Single radiator.

FAMILY BATHROOM

3 piece white bathroom suite comprising pull down flush w.c, pedestal wash hand basin with taps and a panelled bath with fitted shower screen and electric 'triton' shower overhead. Fully tiled walls. Single radiator. Velux window.

OUTSIDE

Gardens to front, side and rear finished in neat lawn.

Driveway for private off street parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

Please note, none of the services or appliances have been tested at this property.

Also please be aware property boundaries are an estimation and are to be confirmed via your solicitor.





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	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



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