



## 50 Ilford Park, Crossnacreevy, Belfast, BT6 9SG

**Asking Price £299,950**

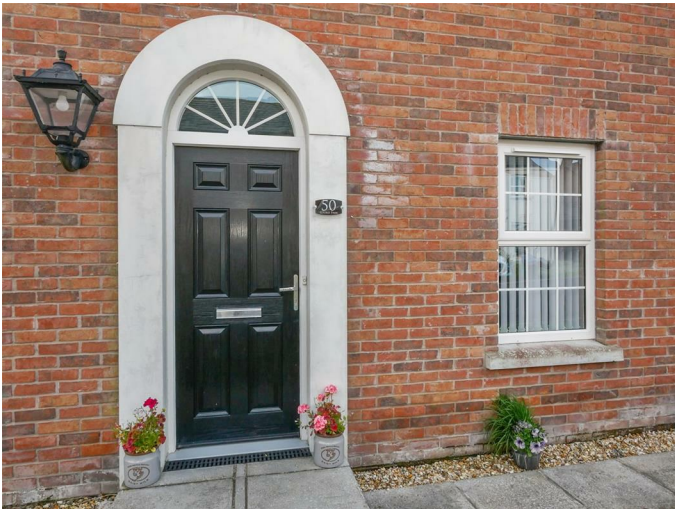
Of recent construction, this linked detached home offers spacious well proportioned accommodation comprising, lounge with wood burning stove to the front, kitchen dining living to the rear and downstairs w/c, whilst on the first floor there are four bedrooms, master with en-suite and family bathroom with separate shower cubicle.

Outside there is a double drive way leading to carport facility, additional covered storage area to the left hand side and superb rear gardens laid in lawns.

Ilford Park, Crossnacreevy, is only a short drive to the Castlereagh Road, providing an easy commute To Belfast whilst also being only a few minutes drive from Carryduff and Ballygowan.

- Recently Constructed Linked- Detached Home
- Spacious Lounge With Wood Burning Stove
- Downstairs w/c
- Oil Heating/Double Glazed
- Additional Covered Storage Area To Side
- Four Bedrooms, Master With En-Suite
- Modern Fitted Kitchen Open To Dining & Living Area
- White Bathroom Suite On First Floor
- Double Driveway With Ample Parking Leading To Car Port Facility
- Superb Enclosed Rear Gardens Laid In Lawns

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Entrance Hall



Pvc front door with fan light to entrance hall. Tiled floor.



### Down-stairs w.c



Sink unit. Low flush w.c

### Lounge 14'8 x 14'0 (4.47m x 4.27m)



Cast iron fire-place with granite inset.

### **Fitted Kitchen/Dining/Living 25'8 x 21'6 (7.82m x 6.55m)**



At widest Points. Full range of high and low level units, built in hob and stainless steel overhead extractor fan, double oven, integrated fridge freezer and dishwasher. washing machine. Single drainer 1 1/4 sink unit with mixer taps. Breakfast bar area. Open plan to dining and living area. Tiled flooring. Patio doors to garden.

### **First Floor**

#### **Bedroom One 11'8 x 10'0 (3.56m x 3.05m)**



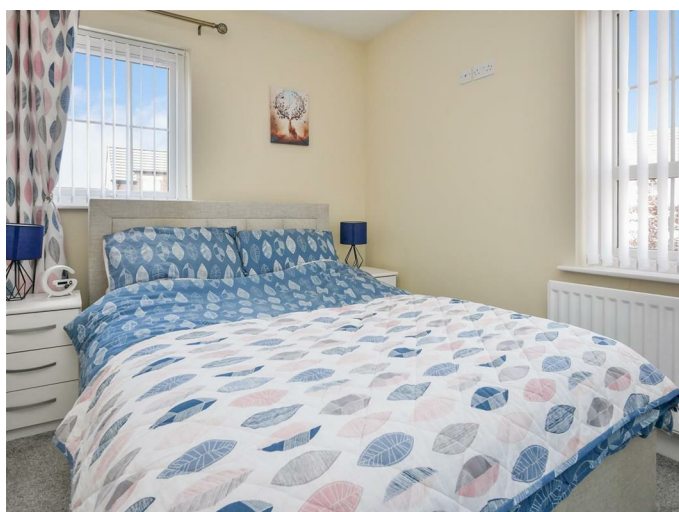
(at widest points)

## En-suite



Comprising large walk in shower cubicle with Selectronic shower unit, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring. Heated chrome towel rail.

## Bedroom Two 11'0 x 8'4 (3.35m x 2.54m)



## Bedroom Three 11'0 x 8'2 (3.35m x 2.49m)



Double mirrored sliding robes.

### Bedroom Four 9'5 x 9'1 (2.87m x 2.77m)



(at widest points)

### White Bathroom Suite



Comprising panelled bath with mixer taps, corner shower cubicle with chrome shower unit, low flush w.c Pedestal wash hand basin with mixer taps. Part tiled walls. Tiled flooring.

### Landing

Hot-press. Access to the roofspace , partially floored.

### Outside Front

Double driveway with ample parking leading to carport parking.



## Outside Rear



From kitchen / dining living access is provided to superb enclosed rear garden laid in lawn, bordered by timber fencing.  
Enclosed covered area with gate access from front and rear. Pvc oil tank/ oil fired boiler.



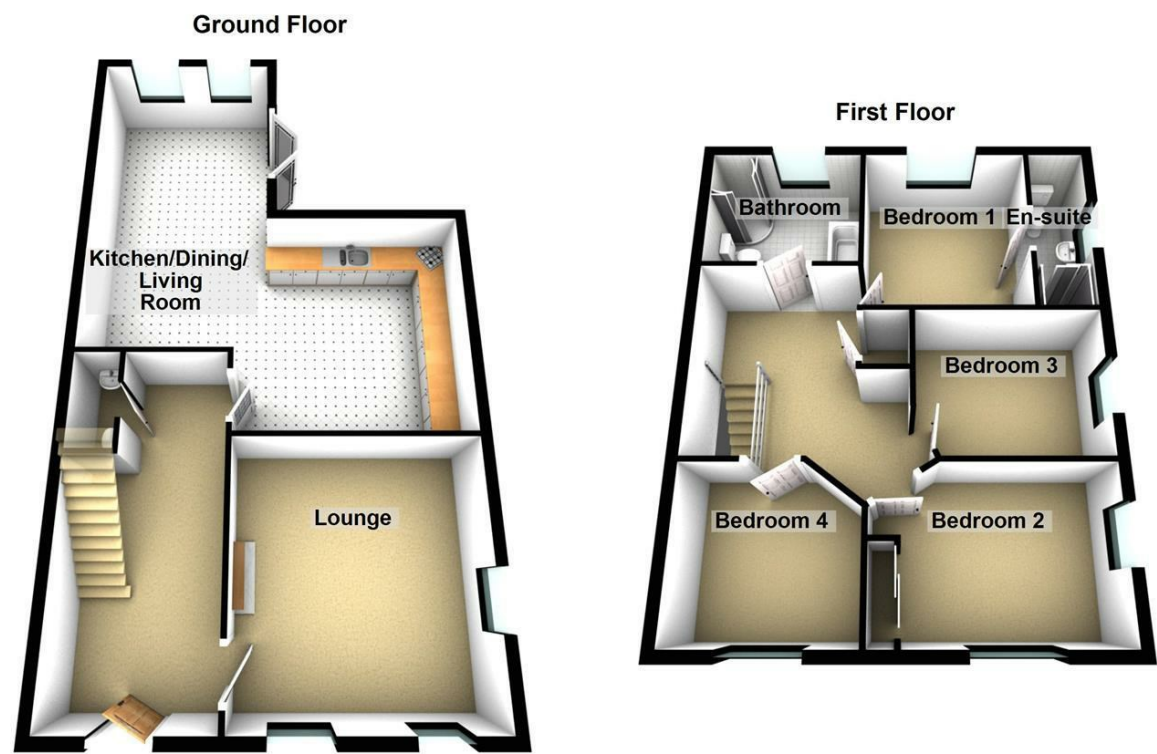


### Management Company

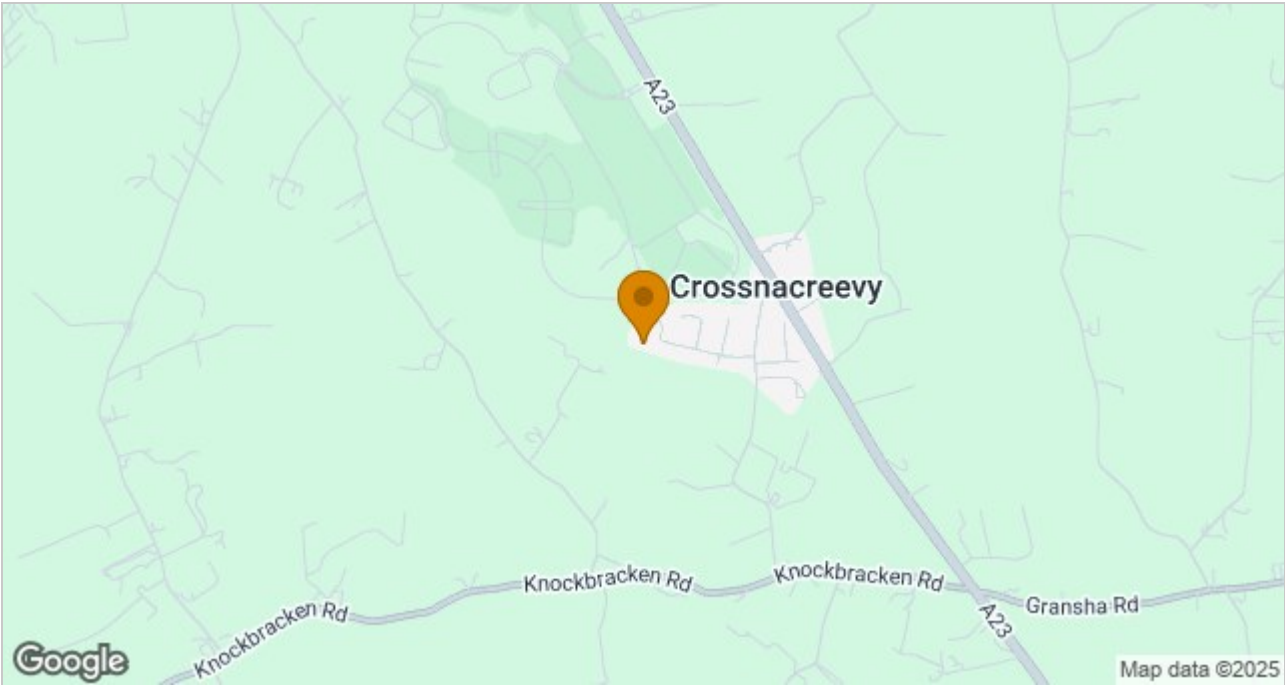
Block Management NI £135.94 Per Annum.



Floor Plan



Area Map



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