

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**31 NUTTS CORNER ROAD,
CRUMLIN, ANTRIM, BT29**

OFFERS AROUND £385,000

An impressive well appointed extended detached bungalow that enjoys an extensive mature landscaped Free Hold south facing site within this sought after location off Crumlin's Nutts Corner Road. Originally a four bedroom property however reconfigured to offer three excellent bright double bedrooms. Four generous reception rooms to include; feature lounge / family living room / dining room open to; Luxury Fitted kitchen / separate utility room / Cloakroom with Wc. Large Upvc double glazed south facing Conservatory / Garden access. Luxury finished white bathroom suite / separate shower cubicle. Developed floored and sheeted roofspace / Storage with Slingsby type ladder. Feature flooring and internal doors. Oil fired central heating system. Good presentation throughout. Large detached garage. Extensive landscaped south facing site bordering the Camlin River / open aspect with neat lawns and mature planted areas with feature hedging to front. Feature pillars / double gates to driveway / Ample car parking. Fantastic convenience within easy reach of Crumlin Village, main arterial routes and the wider motorway network make a commute easy to Belfast, Lisburn and Antrim with Belfast International Airport only 5 minutes away. Only upon viewing can this private bungalow and mature landscape site be fully appreciated, well worth a visit. Chain Free / Immediate Possession.



Key Features

- An impressive well appointed extended detached bungalow that enjoys an extensive mature south facing landscaped Free Hold site within this sought after location off Crumlin's Nutts Corner Road.
- Three generous separate reception rooms.
- Large south facing Upvc double glazed Conservatory / Feature garden access.
- White Bathrom Suite with separate Shower cubicle.
- Cloakroom / Wc.
- Luxury fitted kitchen / Separate Utility Room / cloakroom W.c
- Developed floored and Sheeted Roofspace / Storage.
- Oil fired central heating system.
- Large detached garage / Driveway with ample car parking / Garden shed / further storage / Chain Free.



GROUND FLOOR

Feature open entrance porch to;

ENTRANCE HALL

Feature tiled floor.

LOUNGE

18'5 x 12'4

Polished marble fireplace with cast iron inset, black granite hearth, wooden effect stripped flooring, cornicing.

FAMILY ROOM

12'3 x 9'7

Feature double doors to;

UPVC DOUBLE GLAZED

CONSERVATORY

18'5 x 13'3

Feature flooring, double patio doors / garden access;

LUXURY FITTED KITCHEN

15'8 x 13'3

Extensive range of high and low level units, feature granite work tops, sink unit, Feature gas range, over head extractor, built-in microwave, dish washer, plumbed American styled fridge freezer, tiling, feature tiled floor, down lighters, open to;

DINING ROOM

15'3 x 12'6

Feature cast iron fire place, slate hearth, feature flooring.

UTILITY ROOM

Range of units, work surfaces, tiled flooring. Plumbed for washing machine. Separate cloakroom with Wc, wash hand basin.

INNER HALL / ROOFSAPCE

Feature tiled floor. Roofspace access / slingsby type ladder, roofspce floored and sheeted with tongue and groove paneling.

PRINCIPLE BEDROOM 1

14'5 x 10'1

Wooden effect stripped flooring.

BEDROOM 2

14'3 x 10'11

BEDROOM 3

10'6 x 11'6

WHITE BATHROOM SUITE

Feature corner paneled bath, shower cubicle, was hand basin, wc, tiled flooring, tiling.

OUTSIDE

Feature pillars and gate to front leading to driveway with ample car parking, extensive lawns, mature planting, hedging and fencing bordering the Camlin River. Private south facing area to rear with an open aspect.

DETACHED GARAGE

Feature roller door, oil fired boiler. Large garden shed / further storage.











31 Nuts Corner Road, Nuts Corner, CRUMLIN, BT29 4SQ



Total Area: 192.5 sq. ft., 2072 sq. ft. (including garage)
All measurements are approximate and for display purposes only

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		47	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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