



12 GLENOAK GRANGE CLOSE, CRUMLIN, BT29 4BJ



A unique opportunity to acquire a magnificent detached extended home that offer's exceptional well appointed comfortable family living accommodation extending to 2281 sq / ft while enjoying a prime landscaped position within this highly regarded, mature residential cul de sac. Four excellent bright comfortable double bedrooms. Principle bedroom with ensuite shower room and dressing area with built robes , feature access to a balcony. Further bedroom with feature Juliet balcony. Four separate reception rooms to include an extended, feature sunroom with garden access. Luxury finished kitchen open to a sizeable casual dining area with separate large fitted utility room / Boot room / Downstairs Wc. Luxury white bathroom suite. Double glazing / oil fired central heating system. Private landscaped mature rear gardens. Driveway / car parking to front. Positioned just off the popular Mill Road within close proximity to all the amenities in Crumlin's Main Street, including a Tesco Superstore, leisure facilities and shops, this impressive family home benefits from easy access to Belfast, Lisburn and Antrim, as well as Belfast international Airport, together with Schools and beautiful parklands all close by. A substantial family home that can only be truly appreciated upon viewing. Well worth an inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-93)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs		64	66

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £359,950

12 GLENOAK GRANGE CLOSE, CRUMLIN, BT29 4BJ

Key Features

- Magnificent detached extended family home.
- Principle Bedroom with feature balcony / Ensuite shower room / dressing area
- Luxury finished kitchen open to a sizeable casual dining area.
- Luxury shower white bathroom suite
- Extensive Private and mature landscaped rear gardens.
- Four excellent bright double bedrooms.
- Four separate reception rooms to include feature sunroom.
- Fitted Utility room with feature Boot room / Downstairs W.C
- Double glazing / oil fired central heating system.
- Driveway / car parking to front.





GROUND FLOOR

ENTRANCE HALL

Cloakroom understairs. Feature porcelain tiled flooring to:

LOUNGE

12'5 x 12'3

Feature fireplace with inset and hearth, wood strip floor, double doors to:

LIVING ROOM

16'4 x 10'6

Feature fireplace with inset and hearth, wooden effect strip floor, bay window.

LUXURY KITCHEN / DINING AREA

10'1 x 12'5

Excellent range of high and low level units, breakfast bar, feature granite work tops, sink unit, overhead extractor hood, feature gas hob, double oven, fridge / freezer, dish washer, porcelain tiled flooring, archway to:

EXTENDED SUN ROOM

12'5 x 2'5

Feature high ceilings, bay window, double patio doors to:

SEPARATE UTILITY ROOM

13'5 x 6'3

Single drainer stainless steel sink unit, range of units, plumbed for washing machine.

EXTENDED OFFICE / STUDY

14'5 x 11'2

Wooden effect strip floor.

BOOT ROOM

Oil fired boiler.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin.

FIRST FLOOR

PRINCIPLE BEDROOM 1

15'5 x 11'6

Feature dressing area with built-in robes. Access to balcony.

ENSUITE SHOWER ROOM

Shower cubicle, low flush w.c, wash hand basin, tiling.

BEDROOM 2

12'3 x 10'8

BEDROOM 3

11'3 x 10'4

Built-in robes, feature Juliet balcony.

BEDROOM 4

10'9 x 8'3

LANDING

Walk-in robe.

WHITE BATHROOM SUITE

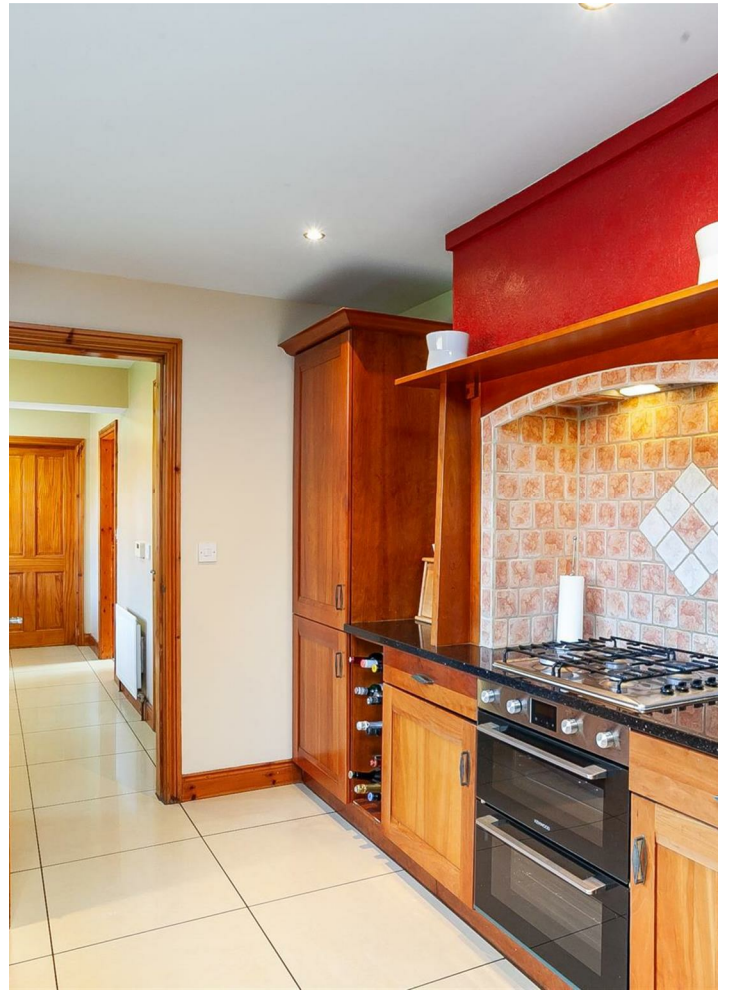
Corner panelled bath, electric shower unit. low flush w.c, wash hand basin, ceramic tiled floor, tiling.

OUTSIDE

Driveway / car parking to front, private and mature extensive landscaped rear gardens in neat lawns.

12 GLENOAK GRANGE CLOSE, CRUMLIN, BT29 4BJ









12 GLENOAK GRANGE CLOSE, CRUMLIN, BT29 4BJ



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 Andersonstown on .

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. 17930250

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark