

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 WEAVERS MEADOW,
CRUMLIN, BT29 4YH**

OFFERS AROUND £289,950

A rare opportunity to purchase this substantial detached home extending to approx. 1,635 sq ft, tucked away in a quiet residential cul-de-sac. Offering generous and flexible living space, the property sits on extensive, well-maintained private gardens—an increasingly rare find in today's market. Despite its secluded setting, it's within easy walking distance of Crumlin's main street with amenities including Tesco Superstore, a leisure centre, cafés and more, as well as convenient access to Belfast, Lisburn, Antrim and Belfast International Airport.

The adaptable layout can be arranged as four bedrooms and three reception rooms, or five bedrooms and two receptions, including an accessible ground floor bedroom. The principal bedroom benefits from a private ensuite with both a bath and separate shower cubicle. A spacious family bathroom is on the first floor, along with a convenient downstairs cloakroom/WC.

The fitted kitchen includes spotlights and opens into a large dining and entertaining area, ideal for family living. A separate utility room leads to the integral garage, which is fitted with light and power.

Externally, the property enjoys a generous and secluded plot with mature gardens and a flagged patio, perfect for entertaining or relaxing. There is further scope to extend the property, subject to the necessary consents. Oil fired central heating and double glazing are both in place.

This is a special home offering flexible accommodation for a wide range of needs, ideally positioned in a highly desirable development. Early viewing is strongly recommended to appreciate the full potential of this impressive home.



Key Features

- A magnificent and substantial detached home offering versatile accommodation extending to an impressive 1,635 sq ft!
- Principal bedroom with private en-suite bathroom featuring a separate shower cubicle.
- Kitchen open plan to a sizeable dining and entertaining space, with access to a separate utility room.
- Oil fired central heating / Double glazing.
- A short walk to Crumlin's main street amenities, including Tesco Superstore, leisure centre, cafés, pharmacy, and more.
- Flexible layout offering five bedrooms, including an accessible ground floor bedroom, or four bedrooms with three separate reception rooms.
- Family bathroom on the first floor with separate shower cubicle, along with a convenient ground floor cloakroom/W.C.
- Integral garage with lighting and power.
- Off-road parking and extensive, well-maintained private gardens – a rare find in today's market.
- Conveniently located near Belfast, Lisburn, Antrim, and Belfast International Airport, with easy access to major arterial routes. Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, wooden stripped floor.

CLOAKROOM / DOWNSTAIRS W.C

Low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor.

LIVING ROOM

15'11 12'1
Wooden stripped floor.

LOUNGE / BEDROOM 5

12'2 10'3

DINING ROOM / (Possible bedroom 6)

13'8 11'2
Laminated wood effect floor, cornicing, Upvc double glazed double doors leading to extensive gardens.

KITCHEN / DINING AREA

15'3 10'10
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, partially tiled walls, tiled floor, spotlights, open plan to sizeable dining space, spotlights.

SEPARATE UTILITY ROOM

Single drainer stainless steel sink unit, plumbed for washing machine, access from utility room to;

INTEGRAL GARAGE

18'3 10'8
Roller door, light and power.

FIRST FLOOR

Excellent walk-in storage cupboard on landing.

PRINCIPAL BEDROOM 1

17'2 11'0
Built-in robes, access to;

PRIVATE ENSUITE

BATHROOM

Bath, separate shower cubicle, electric shower unit, low-flush w.c., pedestal wash hand basin, Velux window, partially tiled walls.

BEDROOM 2

13'7 12'3
Built-in slide robes.

BEDROOM 3

13'3 8'9

BEDROOM 4

12'5 11'9

WHITE BATHROOM SUITE

Bath, separate shower cubicle, low-flush w.c., wash hand basin with storage unit, Velux window, towel warmer, partially tiled walls.

OUTSIDE

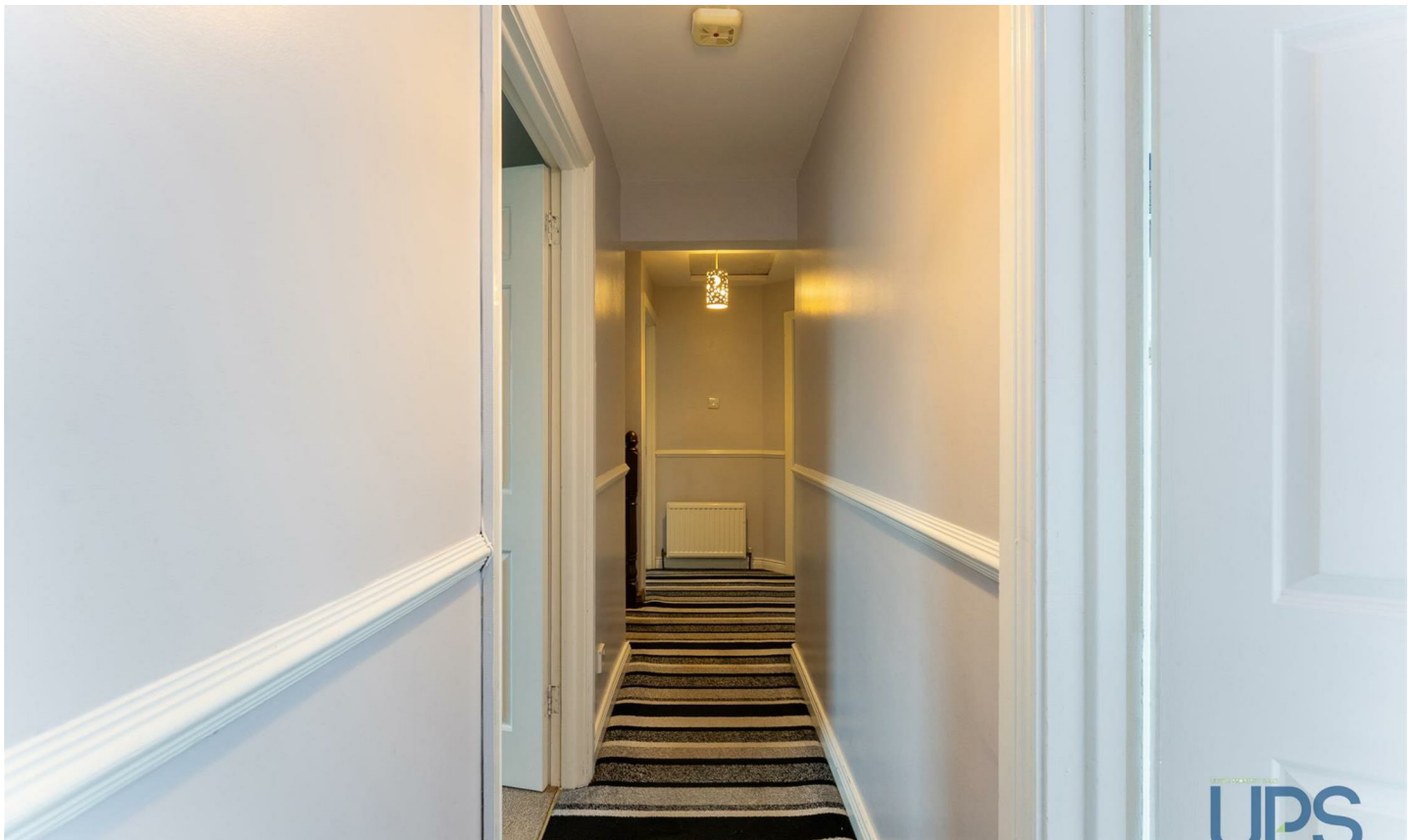
Well-maintained garden and off road car-parking. Extensive, well-maintained and private rear gardens, additional flagged patio, outdoor tap.





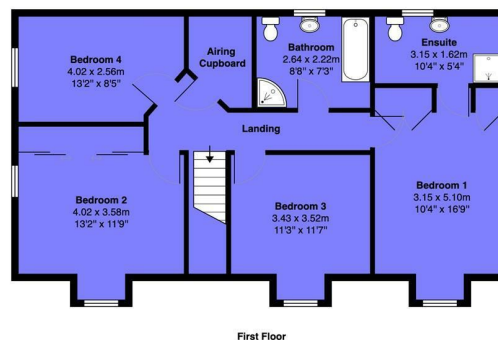






3 Weavers Meadow, CRUMLIN, BT29 4YH

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Total Area: 151.9 m² ... 1635 ft² (excluding 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		
(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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RENTAL DIVISION
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