



19 CANNING GROVE, CRUMLIN, BT29 4XB

Superb Opportunity for First-Time Buyers

This attractive home presents an excellent opportunity to purchase within a highly sought-after residential area, ideally located close to all the amenities of Crumlin's Main Street. Enjoy convenient access to major routes connecting Belfast, Lisburn, Antrim, and Belfast International Airport – perfect for commuters and families alike.

The first floor comprises three well-proportioned bedrooms and a modern white bathroom suite.

On the ground floor, you'll find a comfortable living room and a spacious, fully fitted kitchen open plan to a dining and entertaining area – ideal for family living or hosting guests.

Additional features include oil-fired central heating, uPVC double glazing, and a generously sized, privately enclosed rear garden with a low-maintenance flagged finish.

Local schools, shops, cafés, restaurants, and the nearby Tesco Superstore and leisure centre are all within easy reach, adding to the convenience of this excellent location.

This is a fantastic opportunity for first-time buyers – early viewing is highly recommended to avoid disappointment!



Energy Efficiency Rating		
Very energy efficient – lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS OVER £139,950

19 CANNING GROVE, CRUMLIN, BT29 4XB

Key Features

- Attention first-time buyers and investors: Superb opportunity to purchase in a highly sought-after location within walking distance of Crumlin's Main Street.
- Bright and airy living room.
- White bathroom suite on the first floor.
- uPVC double glazing and oil-fired central heating.
- Excellent access to major arterial routes, with close proximity to Belfast, Lisburn, Antrim, and Belfast International Airport.
- Three bedrooms.
- Kitchen open plan to a spacious dining and entertaining area.
- Off-road parking and a generously sized, privately enclosed, low-maintenance flagged rear garden.
- Conveniently located just a short walk from Crumlin's Main Street, offering easy access to Tesco Superstore, leisure centre, cafés, bakery, medical facilities, and more.
- Offered for sale chain-free; early viewing is highly recommended to avoid disappointment.





GROUND FLOOR

Upvc double glazed front door to entrance.

LIVING ROOM

13'0 11'7

Laminated wood effect floor.

KITCHEN / DINING AREA

14'4 12'10

Range of high and low level units, double sink, partially tiled walls, built-in hob and under oven, stainless steel extractor fan, tiled floor, open plan dining space.

FIRST FLOOR

BEDROOM 1

13'0 9'0

BEDROOM 2

12'9 9'7

BEDROOM 3

9'6 6'10

WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush w.c., pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, tiled floor and walls.

OUTSIDE

Off road car-parking to front, brick paviour driveway. Privately enclosed, good-sized, low-maintenance flagged rear garden, outdoor tap.

19 CANNING GROVE, CRUMLIN, BT29 4XB







19 CANNING GROVE, CRUMLIN, BT29 4XB



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 Gareth 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. 18533309

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

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
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