

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**49 LAURELVALE, CRUMLIN,
BT29 4WN**

OFFERS AROUND £234,950

A rare opportunity to acquire this beautifully upgraded detached home, tucked away in a quiet cul-de-sac in Crumlin, yet conveniently close to all local amenities including a Tesco superstore, leisure centre, restaurants, and medical facilities. Excellent access to arterial routes connects the property to Belfast, Lisburn, Antrim, Belfast International Airport, and the motorway network.

The property features three bedrooms, with the principal bedroom boasting a luxury upgraded ensuite shower room with contemporary tiling. A further upgraded white bathroom suite with stylish tiling serves the other bedrooms. The spacious landing has spotlighting and provides access to a floored roof space via a pulldown ladder, offering excellent storage.

On the ground floor, a welcoming and spacious entrance hall leads to a handy downstairs W.C. The bright and airy living room features a cosy open fire, while a luxury upgraded fitted kitchen opens into a dining and entertaining area with direct access to the privately enclosed, well-maintained rear garden, which includes additional patio space.

Additional features include oil-fired central heating with a new condensing boiler installed around 2019, UPVC double glazing throughout, and off-road car parking. This detached residence has been beautifully presented and upgraded throughout, and we highly recommend an early viewing to avoid disappointment.



Key Features

- A beautifully upgraded detached home, superbly positioned and tucked away in a quiet cul-de-sac within this highly desirable development.
- Three well-proportioned bedrooms, including a principal bedroom with a luxury upgraded en-suite shower room finished with contemporary tiling.
- Luxury upgraded fitted kitchen with built-in appliances, beautiful marble worktops and splashback, open plan to a spacious dining and entertaining area with additional storage units.
- UPVC double glazing and an oil-fired central heating system, including a new condensing oil-fired boiler installed around 2019.
- Offering excellent connectivity with easy access to Belfast, Lisburn, Antrim, Moira, Belfast International Airport, key arterial routes, and the motorway.
- Ideally located close to a host of amenities in Crumlin, including a Tesco Superstore, leisure centre, medical facilities, restaurants and many other local conveniences.
- Bright and airy living room featuring a solid wooden floor and an attractive fireplace with a cosy open fire.
- Modern white bathroom suite on the first floor, finished with stylish decorative tiling.
- Privately enclosed, well-kept rear garden featuring an additional flagged patio area, perfect for outdoor entertaining.
- Early viewing is strongly recommended for this beautiful property, offering approximately 1,014 sq ft of living space and perfectly located in a popular area that seldom becomes available.



GROUND FLOOR

uPVC double-glazed front door leading into a spacious and welcoming entrance hall with an attractive tiled floor and understairs storage.

DOWNSTAIRS W.C.

Low flush W.C., wash hand basin and beautiful tiled floor.

LIVING ROOM

16'9 x 11'8

An attractive fireplace with a cosy open fire, complemented by a solid wooden floor.

LUXURY UP-GRADED KITCHEN / DINING

19'0 x 11'0

Range of high and low level units, Belfast-style sink, built-in hob with stainless steel extractor fan over, built-in double oven, attractive marble worktops with marble splashback, integrated dishwasher and plumbing for washing machine. Beautiful tiled floor. Open plan to a sizeable dining/entertaining area with additional storage and uPVC double-glazed sliding patio doors leading to the enclosed, well-maintained rear garden.

FIRST FLOOR

SPACIOUS LANDING

Spotlights. Access from the landing via a pull-down ladder to the roof space, which is floored and provides additional storage with lighting.

PRINCIPAL BEDROOM 1

14'0 x 11'1

Cornicing. Access to;

LUXURY ENSUITE SHOWER ROOM

Shower cubicle with electric shower unit, low flush W.C. with storage unit, chrome-effect sanitary ware, chrome-effect towel warmer, extractor fan, and contemporary tiled walls and floor.

BEDROOM 2

12'6 x 12'1

BEDROOM 3

9'8 x 9'6

Built-in wardrobe with storage drawers.

LUXURY WHITE BATHROOM SUITE

Bath with telephone hand shower, pedestal wash hand basin, low flush W.C., chrome-effect sanitary ware, chrome-effect towel warmer, extractor fan, and beautiful tiled walls and floor.

OUTSIDE

Off-road car parking and front garden. Privately enclosed, well-maintained rear garden with flagged patio area.





UPPER PRIORITY SALES
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49 Laurelvale, CRUMLIN, BT29 4WN



Ground Floor

First Floor

Total Area: 94.2 m² ... 1014 ft²

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		57	66
(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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ANDERSONSTOWN
028 9060 5200

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