

ULSTER PROPERTY SALES

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**15 GLENOAK GRANGE,
CRUMLIN, BT29 4DU**

OFFERS AROUND £349,950

An exceptional detached residence occupying a quiet and highly sought-after cul-de-sac setting, rarely available to the market. This impressive home enjoys a peaceful position surrounded by mature open countryside, offering outstanding privacy and a truly tranquil outlook, while still being within close proximity to Crumlin's Main Street and its wide range of amenities, including a Tesco superstore, leisure centre, cafés, medical services, and more. Excellent transport links provide convenient access to Belfast, Lisburn, Antrim, Moira, and Belfast International Airport.

The property offers five well-proportioned bedrooms, including a principal bedroom with a private ensuite shower room, along with a further first-floor shower room.

On the ground floor, a spacious and welcoming entrance hall is complemented by a convenient downstairs W.C. There are two separate reception rooms, one of which could easily serve as a sixth bedroom if required, offering excellent flexibility for modern living.

The heart of the home is a large kitchen open plan to a generous dining and entertaining area (formerly an additional reception room), with double doors opening directly onto the rear garden. Further ground floor accommodation includes a utility room and internal access to an integral garage complete with light and power.

The property benefits from double glazing and oil-fired central heating. Externally, it features a well-maintained front garden and a brick paviour driveway providing ample off-street parking. To the rear lies a truly outstanding mature garden with extensive lawns, and a beautiful patio area—an increasingly rare feature in today's market. The garden enjoys a high degree of privacy and is framed by mature greenery, creating an exceptional outdoor living space with countryside views.

This is a superb detached home in an established and highly desirable location, offering spacious, flexible accommodation and magnificent gardens. Early viewing advised!



Key Features

- A striking detached residence superbly tucked away within this rarely available cul-de-sac setting, enjoying eye-catching views over the surrounding countryside.
- Five well-proportioned bedrooms, including a principal bedroom with private ensuite shower room.
- Large kitchen privately positioned to the rear of the property, open plan to a sizeable dining and entertaining area, formerly an additional reception room.
- Integral garage with light and power, together with off-road parking. Security floodlighting to the side and rear.
- Extensive eye-catching private gardens surrounded by magnificent mature greenery / open countryside
- Ideally located within close proximity to all the amenities on Crumlin's Main Street, including Tesco Superstore, eateries, a leisure centre, and the scenic Crumlin Glen.
- Two separate reception rooms, offering the option of an accessible ground floor sixth bedroom depending on individual requirements.
- Separate utility room, downstairs W.C. and additional first-floor shower room.
- School bus stop at the end of the street, providing convenient access to schools across West and North Belfast, as well as surrounding areas.
- A very special home in an exceptional location, and we have no hesitation in recommending early viewing to avoid missing this rare opportunity.



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, tiled floor, spotlights.

DOWNSTAIRS W.C.

Low-flush W.C, wall-hung wash hand basin, beautiful partially tiled walls, tiled floor, extractor fan.

LIVING ROOM

15'6 x 9'11

Wooden effect stripped floor, multi-fuel burning stove.

LOUNGE / BEDROOM 6

12'0 x 9'11

KITCHEN / DINING / ENTERTAINING AREA

28'1 x 12'0

Range of high and low level units with a single drainer stainless steel 1½ bowl sink unit, stainless steel extractor fan, and partially tiled walls. Finished with a beautiful tiled floor, the space is open plan to a sizeable dining and entertaining area, with uPVC double glazed double doors leading to the extensive mature rear gardens.

UTILITY ROOM

10'0 x 6'9

Beautiful tiled floor, single drainer stainless steel 1 1/2 bowl sink unit, access to a walk-in cloakroom providing additional storage, Upvc double glazed rear door.

INTEGRAL GARAGE

19'7 x 13'4

Roller door, light and power, oil-fired boiler.

FIRST FLOOR

Spotlights, hot-press/storage.

PRINCIPAL BEDROOM 1

9'7 x 9'11

PRIVATE ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan, fully tiled walls and floor.

BEDROOM 2

11'5 x 9'11

Spotlights, built-in mirrored sliding wardrobes and a Juliet-style balcony, enjoying eye-catching views over mature greenery and open countryside.

BEDROOM 3

10'10 x 9'11

Spotlights, built-in mirrored slide robes.

BEDROOM 4

12'7 x 9'11

Built-in mirrored slide robes.

BEDROOM 5

13'4 x 11'7

Spotlights, storage into eaves, Velux window, Built-in mirrored slide robes.

SHOWER ROOM

Shower cubicle, shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan, fully tiled walls and floor.

OUTSIDE

Well-maintained front garden with a brick paviour driveway. Extensive privately enclosed mature rear gardens with an additional flagged patio, enjoying a most peaceful setting overlooking striking mature greenery and open countryside.









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