

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**66 LAKEVIEW, CRUMLIN,
BT29 4YA**

OFFERS AROUND £164,950

This beautifully upgraded end-of-terrace home extends to approximately 976 sq ft and occupies a generous corner position within a quiet, well-established cul-de-sac. Ideally located just moments from Crumlin's Main Street, the property offers convenient access to a wide range of local amenities including schools, a Tesco superstore, leisure facilities, parks, cafés, and more. It also benefits from excellent transport links, providing easy access to Belfast, Lisburn, Antrim, Moira, and Belfast International Airport.

The accommodation comprises three well-proportioned bedrooms and a luxurious, recently upgraded shower room featuring stylish tiling and contemporary spotlights. A spacious walk-in storage cupboard is located on the landing for added practicality.

On the ground floor, a welcoming entrance hall includes a useful storage cupboard and leads to a bright and spacious living room. This impressive space features a bay window, bespoke shelving on either side of the chimney breast, and a modern fireplace with a remote-controlled electric fire offering a realistic flame effect.

The heart of the home is the contemporary, upgraded fitted kitchen, complete with spotlights and an open-plan layout flowing into a generous dining and entertaining area. This space provides direct access to the private, well-maintained rear garden. A convenient downstairs W.C. is located just off the kitchen.

Externally, the property offers off-street parking, a low-maintenance flagged rear garden, and an additional enclosed side garden—both private and ideal for relaxing or entertaining.

Further benefits include oil-fired central heating and uPVC double glazing throughout. Presented to an exceptional standard with stylish and thoughtfully designed interiors, this superb home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to avoid disappointment.



Key Features

- A beautifully presented and spacious end-of-terrace residence extending to approximately 976 sq ft, perfectly tucked away in a quiet cul-de-sac and boasting generous private gardens.
- Spacious, bright and airy living room with a bay window and a stylish fireplace incorporating a remote-controlled electric fire inset.
- Downstairs W.C.
- Spacious and privately enclosed side and rear gardens complemented by convenient off-road car parking.
- Ideally positioned close to Crumlin's Main Street, with an excellent selection of amenities nearby including a Tesco Superstore, leisure centre, shops, cafés, and medical services.
- Three good-sized bedrooms.
- Stylish, luxury fitted kitchen with spotlights, open plan to a generous dining and entertaining area, featuring double doors opening onto the private gardens.
- Luxury up-graded shower suite with beautiful tiling and spotlights.
- Oil fired central heating / Upvc double glazing.
- Benefiting from excellent connectivity with ease of access to Belfast, Lisburn, Antrim, and Belfast International Airport, as well as key arterial routes. Early viewing is strongly recommended.



GROUND FLOOR

Up-graded front door to welcoming entrance hall, wooden effect stripped floor, storage cupboard.

LIVING ROOM

15'10 x 13'1

Wood-effect stripped flooring, bay window, and decorative corning. Feature shelving on either side of the chimney breast, with a contemporary fireplace and inset remote-controlled electric fire providing a realistic flame effect.

LUXURY UP-GRADED KITCHEN / DINING

23'4 x 9'2

A range of high- and low-level units with a sink unit, extractor fan, and plumbing for a washing machine. The room features recessed spotlights and a beautiful tiled floor, and is open plan to a sizeable dining and entertaining area with wood paneling. UPVC double-glazed double doors provide access to a privately enclosed, well-maintained garden.

REAR HALLWAY

Utility area with a beautiful tiled floor and a UPVC double-glazed back door.

DOWNSTAIRS W.C.

Low flush WC with wash hand basin, chrome-effect sanitary ware, and a beautifully tiled floor.

FIRST FLOOR

Large walk-in storage cupboard on landing.

BEDROOM 1

12'4 x 11'6

Wooden effect stripped floor.

BEDROOM 2

12'6 x 10'0

Wooden effect stripped floor.

BEDROOM 3

9'8 x 7'2

Wooden effect stripped floor, built-in robe.

LUXURY SHOWER ROOM

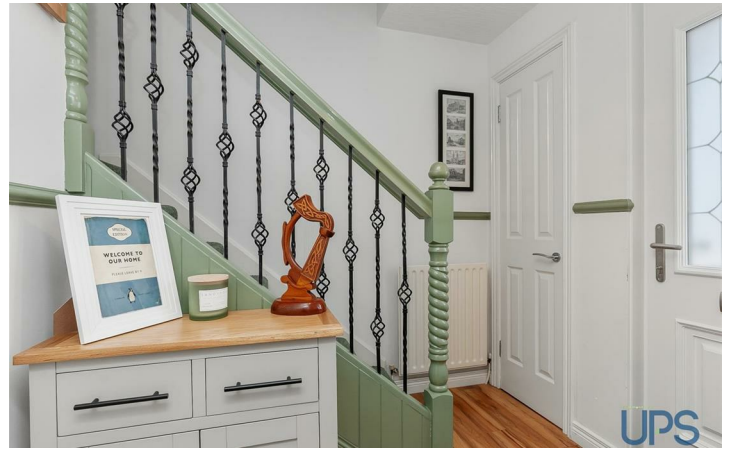
Shower cubicle with electric shower unit, low-flush WC, and wash hand basin with storage unit. Finished with chrome-effect sanitary ware and a chrome-effect towel warmer. The room features a beautifully tiled floor and fully tiled walls, a PVC strip ceiling with recessed spotlights, and includes a hot press/storage area.

OUTSIDE

Off-road car parking, garden, and a privately enclosed, well-maintained low-maintenance flagged rear garden, along with an additional good-sized privately enclosed low-maintenance side garden. The property also benefits from a pleasant aspect backing onto well-maintained enclosed playing pitches.



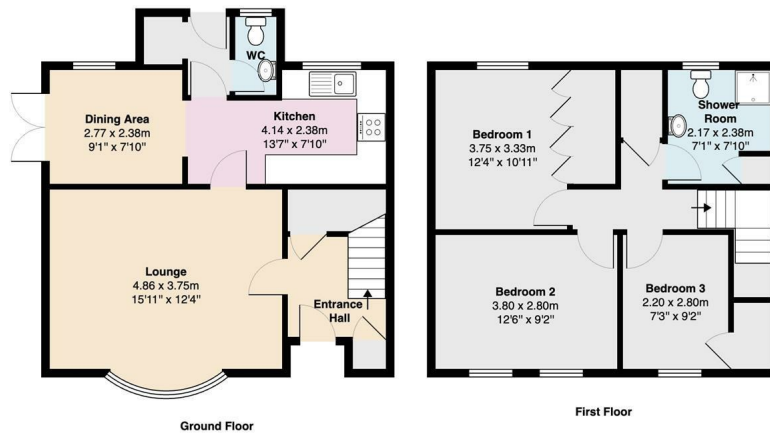








66 Lakeview, CRUMLIN, BT29 4YA



Total Area: 90.7 m² ... 976 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			
(39-54) E		45	
(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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