

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



5 CORBALLY ROAD,
CRUMLIN, BT29 4EB

OFFERS AROUND £384,950

A magnificent double fronted detached period styled residence that offers exceptional well appointed family living accommodation combined with a superior modern day finish. Originally a four bedroom layout however reconfigured to offer three exceptional bright double bedrooms and a study / work from home space. Principal Bedroom with luxury ensuite shower room / dressing room / feature double doors to private balcony with Lough Views. Three Separate reception rooms. Luxury fitted contemporary finished kitchen / dining area with separate utility room. Luxury white bathroom suite with feature roll top bath, separate shower enclosure and twin sink units. Upvc double glazed windows, patio doors, eaves and fascia also in Upvc. Feature dual oil fired and solid fuel central heating system linked to high output feature Cast Iron multi purpose burner complimented further by feature vertical radiators. High quality feature floor finishes throughout / Internal doors / feature staircase with glass and oak detailing / feature downlighters throughout. Good fresh youthful presentation throughout. Large detached double garage with twin automated roller doors. Feature stone double pillars / automated double gates to driveway / ample car parking. To the rear lies a mature garden with lawns and a feature patio / sun terrace area an increasingly rare feature in today's market. The landscape garden enjoys privacy and is framed by mature greenery, creating good outdoor living space with a countryside aspect combined with first floor Lough Views. Surrounding Villages are within easy reach as are main arterial routes and the wider motorway network, making a commute easy, to Belfast, Lisburn and Antrim with Belfast International Airport only 10 minutes away. Only upon viewing can this fantastic home be fully appreciated, well worth a visit.



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Key Features

- A magnificent double fronted detached period styled residence that offers exceptional well appointed family living accommodation combined with a modern day finish
- Principal Bedroom with luxury ensuite shower room / dressing room / feature double doors to balcony
- Luxury fitted contemporary finished kitchen / dining area with separate utility room.
- Feature dual oil fired and solid fuel central heating system linked to high output feature Cast Iron multi purpose burner.
- Large detached double garage.
- Four bedroom layout however reconfigured to offer three exceptional bright double bedrooms and a study.
- Three Separate reception rooms.
- Luxury white bathroom suite.
- Luxury downstairs shower suite.
- Double pillars / Automated double gates to private landscaped site / Well worth a visit.



GROUND FLOOR

Feature Composite entrance door to;

ENTRANCE PORCH

Feature tiled flooring to;

ENTRANCE HALL

Spacious entrance hall, feature tiled flooring, feature staircase with solid oak and glass detailing.

LOUNGE

18'5" x 20'4"

Feature fireplace inset and hearth. Multi purpose cast iron stove, feature flooring, double patio doors to patio terrace.

LIVING ROOM

17'3" x 13'1"

Feature cast iron burner, dark oak wooden flooring.

FAMILY ROOM

14 x 13

Tiled flooring. Open to:

EXTENDED LUXURY FITTED KITCHEN

15'2" x 14'7"

Contemporary range of high gloss finished units complimented by Quartz work tops, glass splash back detailing. Range of appliances to include, CDA Grill, oven, plate warmer, 4 ring hob, dishwasher, plumbed for an American Fridge Freezer, feature Island, cast iron wood burner, feature flooring, double patio doors.

UTILITY ROOM

10'9" x 6'3"

Further range of high and low level units. Feature sink unit. Plumbing for washing machine

LUXURY SHOWER SUITE

7'6" x 5'9"

Feature shower enclosure with power shower. Vanity unit, wash hand basin, feature sanitary ware.

FIRST FLOOR

Feature landing, fantastic Lough Views.

PRINCIPAL BEDROOM 1

18'5" x 14'1"

Feature flooring, double doors to feature balcony with Lough views.

LUXURY ENSUITE SHOWER ROOM

10'4" x 5'9"

Feature shower cubicle, low flush wc, vanity unit, wash hand basin, bidet, feature flooring

DRESSING ROOM

7'6" x 5'10"

BEDROOM 2

13'1" x 7'4"

Feature flooring with built-in robes.

BEDROOM 3

11'0" x 9'10"

Feature flooring and built-in robes.

STUDY / POSSIBLE

BEDROOM 4

13'0" x 9'7"

Feature flooring.

LUXURY BATHROOM SUITE

20'0" x 5'9"

Feature roll top bath, shower enclosure, twin wash hand basin, bidet, feature tiling and flooring, sanitary ware,

OUTSIDE

Landscaped site with neat lawns mature boarders, paved patio, enclosed to rear, tarmac driveway with ample car parking.

LARGE DETACHED DOUBLE GARAGE

Feature twin electric roller doors, double skinned walls, cavity wall insulation. Light and power. Outstanding storage.











5 Corbally Road, Aldergrove, CRUMLIN, BT29 4EB

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Total Area: 154.4 m² ... 2092 ft² (excluding balcony, 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	65	69
(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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