



13 Ballymather Road, Crumlin, BT29 4UL

- Well Presented Detached Bungalow
- Modern Fitted Kitchen
- Bathroom; White Suite
- Double Glazing
- Matching Detached Garage
- Four Bedroom; Two Reception
- Utility Store
- Oil Heating
- Generous Sized Driveway
- Mature Gardens

Offers Over £319,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Wood laminate floor covering. Access to utility store. Access to shelved hot press. Access to roof space. Glass panelled doors leading to lounge and kitchen.

LOUNGE 15'10" x 12'11"

Picture window to front elevation, enjoying rural views. Open fire in cast iron fireplace with tiled hearth and timber surround. Wood laminate floor covering. Glass panelled French doors with matching side screens leading to:

DINING ROOM 11'11" x 10'6"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden. Glass panelled door leading to:



KITCHEN 12'5" x 11'11" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Space for under counter fridge. Plumbed and space for dishwasher and washing machine. Twin glass fronted display cabinets. Splashback tiling to walls. Hardwood, double glazed door to rear garden.

BEDROOM 1 12'0" 11'3" (wps)

BEDROOM 2 12'0" x 11'7" (wps)

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 3 13'11" x 9'9"

Wood laminate floor covering.

BEDROOM 4 9'11" x 9'10"

BATHROOM

White, five piece suite comprising panelled corner bath, separate fully tiled shower enclosure, pedestal wash hand basin, WC and bidet. Electric shower. Part tiling to walls. Towel radiator. Wood laminate floor covering.

EXTERNAL

Generous sized private driveway area finished in tarmac extending to side and rear.

Front garden finished in lawn and range of mature plants, trees and shrubbery.

Entrance porch.

External lighting.

Private rear garden finished in lawn, paved patio area and range of mature trees.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

MATCHING DETACHED GARAGE 16'1" x 12'0"

PVC coated roller shutter door. Separate service door to side. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Well presented, four bedroom/two reception, detached bungalow with matching detached garage, occupying a private, mature site off Ballymather Road, Nutts Corner, Crumlin.

The property comprises entrance hall, lounge, dining room, kitchen, utility store, four well-proportioned bedrooms, and bathroom, with white, five piece suite.

Externally, the property enjoys generous sized private driveway, matching detached garage, and mature gardens front and rear.

Other attributes include oil heating and double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements