



110 Portmore Hall, Crumlin, BT29 4ZU

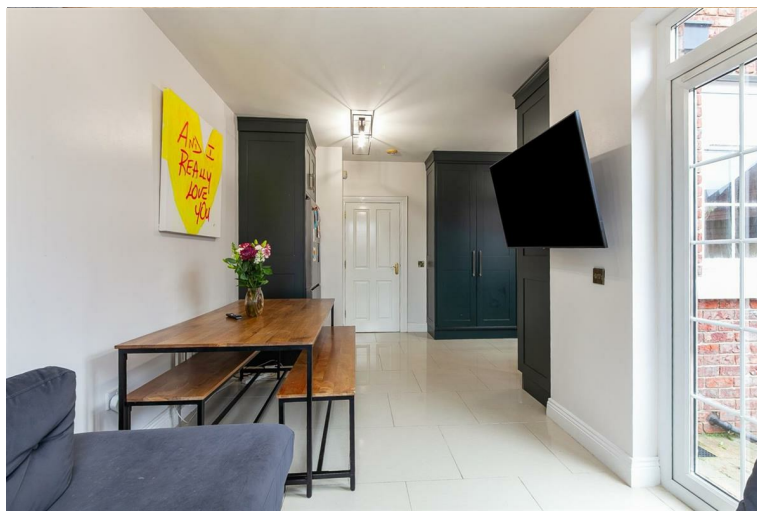
- Georgian Style Semi Detached
- Sun Lounge
- Bathroom; Shower Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Four Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- En Suite; Furnished Cloakroom
- Private Driveway
- Fully Enclosed Rear Garden

Offers Over £239,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood front door with matching double glazed fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of home. Access to under stairs storage.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

#### LOUNGE 14'4" x 11'5"

Open fire in cast iron fireplace with slate hearth with contrasting limestone surround. Picture window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 18'5" x 9'9"**

Luxury fitted bespoke in frame kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching upstands to walls and splashback to hob area. Inlaid stainless steel 1.5 bowl sink unit. Quooker boiling water tap. Waste disposal unit. Integrated touch screen induction hob with extractor hood over. Space for American style fridge freezer. Integrated double ovens and integrated dishwasher. Tiled floor. Open arch leading to:

## **SUN LOUNGE 9'10" x 8'9"**

Tiled floor. PVC double glazed french doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to hot press. Stairwell to second floor.

## **PRINCIPAL BEDROOM 11'5" x 10'5"**

### **EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

## **BEDROOM 2 11'3" x 9'9"**

### **FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

## **SECOND FLOOR**

### **LANDING**

Access to roof space.

## **BEDROOM 3 14'10" x 12'0"**

## **BEDROOM 4 12'1" x 11'5"**

### **BATHROOM**

Contemporary white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Generous sized private driveway finished in tarmac.

Front garden finished in lawn, decorative stone and brick pavior.

External lighting.

Seamless aluminium guttering.

Fully enclosed rear garden finished in lawn and brick pavior.

Outside tap.

## **MATCHING DETACHED GARAGE 20'6" x 11'1"**

PVC coated roller shutter door. Separate PVC double glazed service door to rear garden. Power, light and plumbed for automatic washing machine.





## 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.

**Immaculately presented, spacious, Georgian style, four bedroom, semi detached home, with sun lounge and matching detached garage, occupying an end of cul-de-sac position within the well sought after Portmore Hall development, Ballydonagh Road, Crumlin.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, luxury fitted kitchen, sun lounge, four well-proportioned bedrooms, to include principal en suite, deluxe fully tiled shower room, and separate family bathroom.**

**Externally, the property enjoys private driveway, matching detached garage, and fully enclosed rear garden, finished in lawn and brick pavior.**

**Other attributes include oil heating and PVC 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                                   |                         |           |
| (69-80) C                                   | 72                      | 76        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | 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

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