

## 556 Crumlin Road , Belfast, BT14 7GL

**Offers Over £299,950**

Imposing Extended Double Fronted Detached Residence Holding A Prime Corner Site In This Most Popular And Convenient Location.

A most impressive detached residence extended to create a home of truly magnificent proportions perfectly suited to the growing family set within a walled corner site. The richly appointed interior comprises 4 bedrooms, principal bedroom with en-suite shower room, 3 plus reception rooms, modern integrated fitted kitchen incorporating built-in high level oven and grill, induction hob, granite peninsula with breakfast bar plus informal dining and luxury bathroom suite complete with claw foot bath and separate shower cubicle. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia and eaves, downstairs furnished cloakroom, extensive use of wood strip, wooden and ceramic floor coverings and has undergone improvement works in past years to include re-roofing. Extensive walled gardens to front, side and rear plus a matching red brick double detached garage with obvious potential adds the finishing touches to a home which warrants immediate inspection

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		
(21-38)	F	35	
(1-20)	G		52
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 556 Crumlin Road

, Belfast, BT14 7GL



- Impressive Extended Detached Home
- 4 Bedrooms 3 + Reception Rooms
- Modern Integrated Fitted Kitchen
- Luxury Family Bathroom
- En-Suite To Principal Bedroom
- Furnished Downstairs Cloakroom
- Upvc Double Glazed Windows
- Gas Fired Central Heating
- Double Detached Garage
- Mature Walled Gardens Front Side And Rear

## Covered Entrance

### Entrance Hall

Hardwood entrance door, picture rail, double panelled radiator.

### Lounge into Bay

15'10" x 13'7" (4.84 x 4.16)

Attractive fireplace with tiled hearth, dado rail, cornice ceiling, wood strip flooring, two double panelled radiators.

### Butlers Pantry

Open plan, feature leaded light glass.

### Living Room into Bay

27'4" x 12'11" (8.35 x 3.96)

Double doors, attractive fireplace with gas inset, wooden flooring, dado rail, cornice ceiling, two double panelled radiators.

### Sun Room

24'6" x 9'9" (7.49 x 2.98)

Wood panelled walls, tongue and groove ceiling, pvc double doors to rear, two double panelled radiators.

### Kitchen

17'10" x 14'4" (5.45 x 4.39)

Bowl and a half single drainer stainless steel sink, extensive use of high and low level units, peninsula with black granite worktops, breakfast bar, black granite worktops, built-in high level double oven,

induction hob, stainless steel canopy extractor, integrated microwave, integrated fridge/freezer, tall larder, recessed lighting, ceramic tiled floor, double panelled radiator.

### Rear Lobby

Ceramic tiled floor, partly tiled walls, pvc double glazed door to rear.

### Furnished Cloakroom

Classic white bathroom suite comprising low flush wc, wash hand basin, ceramic tiled floor, boiler house.

### First Floor

Picture rail, access to partially floored roof space, leaded light.

### Bathroom

Luxury white bathroom suite comprising claw foot bath, shower cubicle, telephone hand set shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, partly tiled walls, hot press storage, chrome radiator.

### Bedroom into Bay

14'10" x 12'8" (4.53 x 3.88)

Cornice ceiling, double panelled radiator.

### En-Suite Shower Room

Modern white bathroom suite comprising fully tiled shower cubicle, electric telephone hand set shower, pedestal wash hand basin, ceramic tiled floor, partly tiled walls, panelled radiator.

### Bedroom

12'0" x 7'8" (3.66 x 2.35)

Cornice ceiling, double panelled radiator.

### Bedroom into Bay

15'3" x 12'5" (4.67 x 3.79)

Cornice ceiling, double panelled radiator.

### Bedroom

12'1" x 9'6" (3.69 x 2.91)

Cornice ceiling, double panelled radiator.

### Extended Detached Garage

34'11" x 15'5" (10.65 x 4.70)

Up and door, driveway.

### Outside

Walled gardens front, side and private walled rear in lawns and heavily stocked flower beds with mature shrubs and trees. Extensive paved patio areas, raised timber decking, outside light and tap.

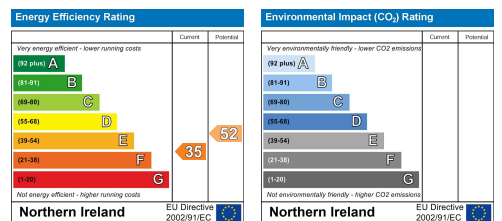


## Directions



# Floor Plan

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