



19 CAMLIN PARK, CRUMLIN, BT29 4HE

- An Excellent Mid Terrace Property Occupying A Prime Setting Within This Popular Residential Location Close To Crumlin Town Centre
- Spacious Lounge
- Kitchen/Dining Area / Rear Hall Utility Store
- Three Bedrooms (Two With Built In Robes)
- Shower Room With Quadrant Shower Cubicle And Mira Electric Shower
- Enclosed Rear Garden With Patio Area And Private Aspects
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF:DLI2032655HG

- PVC Double Glazed Windows And Back Door
- Composite Entrance Door
- An Ideal Starter Home, Early Viewing Is Recommended

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Composite double glazed entrance door.

ENTRANCE HALL:

LOUNGE:

4.77m (15'8") x 3.81m (12'6")



KITCHEN/DINING AREA:

5.81m (19'1") x 2.73m (8'11")

Measurement taken to widest points. Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Mixer tap. Part tiled walls. Spacious storage under stairs.



REAR HALL/UTILITY STORE:

2.53m (8'4") x 1.49m (4'11")

PVC double glazed back door.



FIRST FLOOR:

BEDROOM 1:

3.78m (12'5") x 2.67m (8'9")

Built in robe.



BEDROOM 2:

3.20m (10'6") x 2.95m (9'8")

Built in robe.



BEDROOM 3:

2.82m (9'3") x 2.33m (7'8")

Measurement to include staircasing.



SHOWER ROOM:

Quadrant shower cubicle. Mira electric shower. Pedestal wash hand basin. Low flush WC.



OUTSIDE:

Front garden with shrubs. Enclosed rear garden with paved patio area. PVC oil storage tank. Outside tap and light. Oil fired boiler.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £815

DIRECTIONS:

From Crumlin proceed along Ballytromery Road, Camlin park is on the left.

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Approximate Gross Internal Area = 87.8 sq m / 945 sq ft

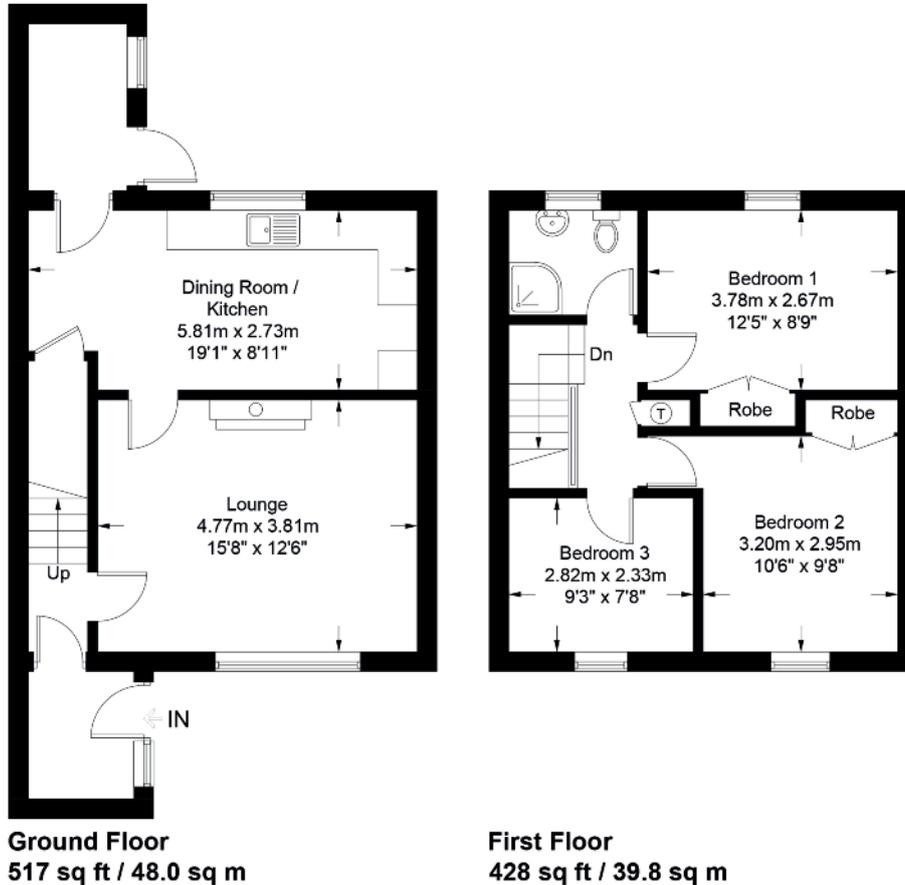


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281438)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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