



9 Ardmore Road, Crumlin, BT29 4QS

Offers Over £425,000

- Detached bungalow in a quiet rural location
- Drawing Room
- Oil fired central heating/ Double glazing in uPVC frames
- Bathroom with modern white suite
- uPVC fascia and rainwater goods/ Alarm
- 4 Bedrooms (1 with ensuite shower room)
- Sunroom
- Fitted kitchen
- Detached garage (20'4 x 19'7) plus extensive stores
- Generous car parking space

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Situated in a peaceful and desirable setting, this well-proportioned detached bungalow occupies a generous site and offers a wonderful opportunity for those seeking a comfortable and well-maintained home. The property is presented to the highest standard throughout, with excellent attention to detail and a welcoming feel from the moment you arrive. The well-planned accommodation includes a number of generously sized bedrooms, with the principal bedroom benefiting from its own ensuite shower room, providing an added touch of comfort and convenience. Externally, the property continues to impress, with a detached garage together with useful outbuildings and stores, offering excellent additional storage and potential for a variety of uses. The generous grounds provide a peaceful outdoor environment, while the overall presentation and proportions of the bungalow make this an appealing home that is ready to move into and enjoy.



Council Tax Band: Northern Ireland



Reception Hall

Quarry tiled flooring and polished wood flooring, cornicing, wired for wall lights, cloaks, glazed double doors to:

Drawing Room

18'1 x 14'10

Feature cast iron fireplace, polished wood laminate flooring, polished pine surround, open fire, tiled slate hearth, cornicing, centre piece, double doors to:

Sunroom

19'4 x 17'0

Ceramic tiled flooring, downlighters, French doors

Kitchen

18'2 x 14'11

Range of high and low level units, granite worksurfaces incorporating sink unit with mixer tap, plate rack, extractor fan, tiling, wine rack, laminate wood flooring, downlighters, casual dining area

Utility Room

8'11 x 6'4

Range of built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, laminate wood flooring

Inner Hallway

Hot press, cornicing, polished wood flooring

Bedroom (1)

16'11 x 12'2

Laminate wood flooring, spacious built in dressing area

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, shower unit with electric shower, ceramic tiled flooring, fully tiled walls, extractor fan

Bedroom (2)

17'0 x 11'5

Including range of built in robes, laminate wood flooring

Bedroom (3)

13'8 x 11'5

Laminate wood flooring, access to roofspace

Bedroom (4)

13'3 x 11'4

Bathroom

White suite, corner bath, low flush W/C, pedestal wash hand basin, shower unit, ceramic tiled flooring, extractor fan

Outside

Front in lawn, plants, trees and shrubs

Side in lawn, plants, trees and shrubs

Rear in lawn, extended paved patio area, car parking space, fruit tree, PVC oil storage tank, light and tap.

The property is serviced by a septic tank

Detached Matching Garage

20'4 x 19'7

Up and over door, light and power

Shed

46'3 x 12'9 plus recess of 22'0 x 8'9

Oil fired boiler, soffit lighting.

Potty shed

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

F

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	38	50
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Ground Floor

