



## 'Tranquility' 9 Moss Lane, Glenavy, Crumlin

**£375,000** Freehold

'Tranquility' at 9 Moss Lane is a smallholding in excess of 7 acres located in a peaceful rural location, but with excellent accessibility to Lisburn, Belfast, Glenavy and Antrim, it really does offer the best of both worlds.

Detached bungalow | 3 reception | 3 Bedrooms, principal with ensuite | Oil fired central heating | PVC Double Glazing | PVC fascias and guttering | Gardens | Stable block | C. 7 acres of land |

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The bungalow itself offers attractive family accommodation which briefly comprises entrance hall, lounge, dining room, sunroom, kitchen with dining area, bedroom 1 with dressing room and ensuite shower room, 2 further bedrooms and bathroom.

The property benefits from PVC double glazing and a dual oil fired central heating system with link to a multi fuel stove in the lounge.

There are neat well maintained gardens to front, side and rear together with excellent onsite car parking.

To the rear of the property is a further yard area with stable or storage accommodation and additional parking for several vehicles.

There is a floodlit sand school and lands in 2 fields extending to approximately 7 acres making this an ideal size of property for those with equestrian interests.

Viewing can be arranged by appointment with Falloon Estate Agents.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Front Garden, Private Garden, Rear Garden

### Entrance hall

PVC double glazed entrance door and side panels. Tiled floor. Spot lights. Cornice. Double panelled radiator.

Hot press with copper cylinder and immersion heater.

### Lounge

w: 4.2m x l: 5.9m (w: 13' 9" x l: 19' 4")

Bow window. Multi fuel stove (with link to oil fired central heating), granite hearth. Oak flooring. Spotlights. Cornice. Double panelled radiator.

Double doors to dining room.

### Kitchen/dining

w: 3.02m x l: 5.77m (w: 9' 11" x l: 18' 11")

Good range of high and low level units. 1.5 bowl sink unit, mixer tap. 4 ring gas hob. Electric oven. Extractor fan. Part tiled walls. Tiled floor. Breakfast area. Double panelled radiator.

Door to dining room and sun room.

### Dining Room

w: 3.6m x l: 3.95m (w: 11' 10" x l: 13')

Tiled floor. Spotlights. Doors to patio.

Open plan to sunroom.

### Sunroom

w: 4.5m x l: 5.32m (w: 14' 9" x l: 17' 5")

Tiled floor. Spotlights. 2 double panelled radiators.

### Bedroom 1

w: 3.66m x l: 0m (w: 12' x l: )

Laminate flooring. Single panelled radiator.

Open to dressing room.

### Dressing room

w: 2.01m x l: 2.4m (w: 6' 7" x l: 7' 10")

Range of open fronted fitted hanging space and shelving. Double panelled radiator.



**En-suite**

w: 1.54m x l: 2.36m (w: 5' 1" x l: 7' 9")

Corner shower enclosure with 'Redring' electric shower. Pedestal wash hand basin. Low flush WC. PVC wall panelling. Single panelled radiator.

**Bedroom 2**

w: 3.04m x l: 3.65m (w: 10' x l: 12' )

Range of gloss fronted built in wardrobes. Double panelled radiator.

**Bedroom 3**

w: 2.76m x l: 3.04m (w: 9' 1" x l: 10' )

Laminate flooring. Single panelled radiator.

**Bathroom**

w: 3.02m x l: 3.03m (w: 9' 11" x l: 9' 11")

Corner bath in tiled surround. Shower enclosure with 'Triton' electric shower. Pedestal wash hand basin. Low flush WC. Full wall and floor tiling. Spotlights. Extractor fan. 2 single panelled radiators.

**Utility cupboard**

Plumbed for washing machine. Space for tumble dryer. PVC wall panelling.

**Outside**

Tarmac driveway. Lawned and fenced gardens.

Gravelled / concreted yard area.

Sand school with floodlighting.

2 fields totalling c. 7 acres.

**Stable**

Stable / store with wash/tack room and storage. Sliding and roller door.

Light and power. Stainless steel sink unit with hot and cold water.

**Required info under Trading Standards Guidance****TENURE**

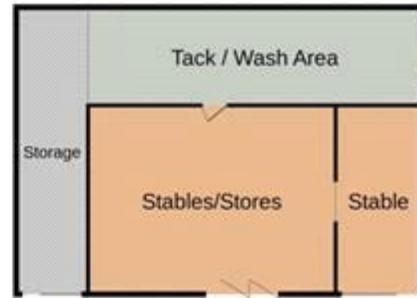
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE**

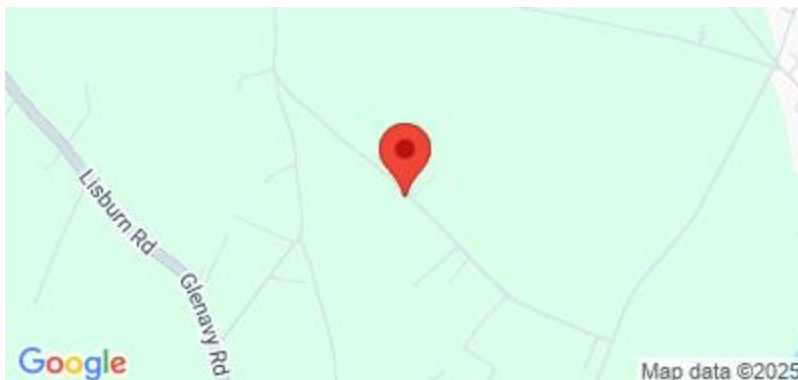
Details from the LPSNI website - estimated rates bill £1827.00



# Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>64</b> |
| (39-54) <b>E</b>                            | <b>51</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.