



7 Landgarve Manor, Crumlin £209,950 Leasehold

Occupying a good corner site in the popular Landgarve Manor development just off the Glenavy Road Crumlin, this 3 bedroom detached bungalow offers superb family or retirement accommodation.

Detached bungalow | Lounge | Kitchen/dining | 3 Bedrooms | Attached garage | Gas heating | PVC Double Glazing | Corner site | Chain free |





The property has generous room sizes throughout and briefly comprises entrance hall, lounge, kitchen with dining area, 3 bedrooms and bathroom with both bath and shower, and benefits from gas central heating and PVC double glazing.

The property is within walking distance of the town centre, schools and other amenities.

Externally it offers good on site parking and and an attached garage, together with patio and lawned gardens to front, sides and rear.

This is a chain free sale and early completion can be available.

Tenure: Leasehold Parking options: Driveway, Garage

Entrance hall

Part glazed PVC entrance door. Glazed side panel. Tiled floor. Hotpress cupboard. Single panelled radiator.

Lounge

w: 3.6m x l: 4.28m (w: 11' 10" x l: 14' 1") Feature fireplace. Laminate flooring. Double panelled radiator.

Kitchen/dining

w: 3.31m x l: 5.85m (w: 10' 10" x l: 19' 2")

Range of high and low level units. Stainless steel sink unit, mixer tap. Inset electric oven. 4 ring ceramic hob. Part tiled walls. Tiled floor. Part glazed PVC door to rear.

Bedroom 1

w: 3.2m x l: 4.42m (w: 10' 6" x l: 14' 6") Laminate flooring. Single panelled radiator.

Bedroom 2

w: 3.33m x l: 4.4m (w: 10' 11" x l: 14' 5") Laminate flooring. Single panelled radiator.

Bedroom 3

w: 3.02m x l: 3.31m (w: 9' 11" x l: 10' 10") Woodblock effect flooring. Single panelled radiator.

Bathroom

w: 2.36m x l: 3.13m (w: 7' 9" x l: 10' 3")

Panelled bath with mixer tap and telephone shower attachment. Wet room style shower with chrome mixer. Pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floors. Single panelled radiator.

Outside

Pavior (mostly) driveway. Lawned gardens to front and sides. Paved paths.

Enclosed paved patio garden to rear.

Outside tap.

Garage

w: 3m x l: 5.5m (w: 9' 10" x l: 18' 1") Roller door. Pedestrian door. Utility area plumbed for washing machine.

'Worcester' gas boiler.

Required info under Trading Standards Guidance TENURE

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

RATES PAYABLE

Details from the LPSNI website - estimated rates bill £1198.88











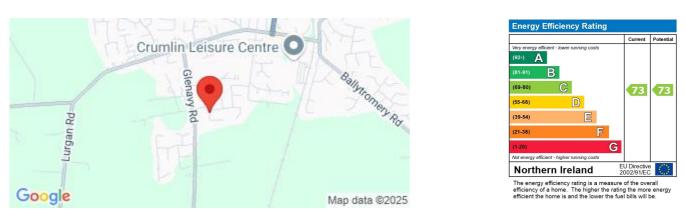




Ground Floor



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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.