



10c Ballyhill Lane, Nutts Corner, Crumlin, BT29 4YP

Offers Over £450,000

- Magnificent, detached bungalow in highly regarded location area
- 3 Separate reception rooms/ Study could be used as bedroom 5
- Oil fired central heating/ Double glazing
- Cloakroom, utility room and sunroom
- uPVC fascia and rainwater goods
- 4 Bedrooms (1 with ensuite shower room)
- Kitchen with built in appliances and casual dining area
- Bathroom with luxury white suite
- Magnificent mature site
- Detached matching garage (19'10 x 19'9)

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Beautifully positioned on a generous site in a tranquil rural setting, this exceptionally presented home offers bright, spacious and well proportioned accommodation. Featuring a 2-car garage, the property has been thoughtfully designed with space and comfort in mind. There is further potential to develop the roofspace into additional living area (subject to all necessary consents). A rare opportunity to acquire a substantial and versatile home in an enviable countryside location. This is a home we can recommend with confidence.



Council Tax Band:



RECEPTION PORCH

Ceramic tiled flooring

RECEPTION HALL

Polished wood flooring

CLOAKS

Hot press

LOUNGE

16'11" x 13'0"

Polished wood flooring, glazed double doors to:

DINING ROOM

16'2" x 12'4"

Feature granite fireplace, glazed double doors

SUNROOM

14'0" x 10'9"

Polished wood flooring, door to garden

KITCHEN

15'8" x 13'1"

Range of high and low level units, granite work surfaces incorporating single drainer, island unit, display units, stainless steel extractor fan, dishwasher, ceramic tiled flooring, breakfast bar

UTILITY ROOM

13'0" x 8'1"

Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, jaw box sink, plumbed for washing machine, ceramic tiled flooring

BEDROOM (1)

14'0" x 13'0"

ENSUITE SHOWER ROOM

Vanity unit, low flush W/C, shower unit with controlled shower, and overhead rain shower, ceramic tiled flooring, fully tiled walls, feature mirror, heated towel rail

BEDROOM (2)

12'8" x 10'8"

BEDROOM (3)

11'6" x 10'8"

BEDROOM (4)

9'11" x 9'0"

BEDROOM (5)/ STUDY

11'4" x 9'7"

Storage

BATHROOM

White suite, corner bath with mixer tap, low flush W/C, shower unit, wash hand basin, ceramic tiled flooring, fully tiled walls, heated towel rail

OUTSIDE

Extensive site with garden to front, side and rear

Front in spacious lawn

Side in lawn

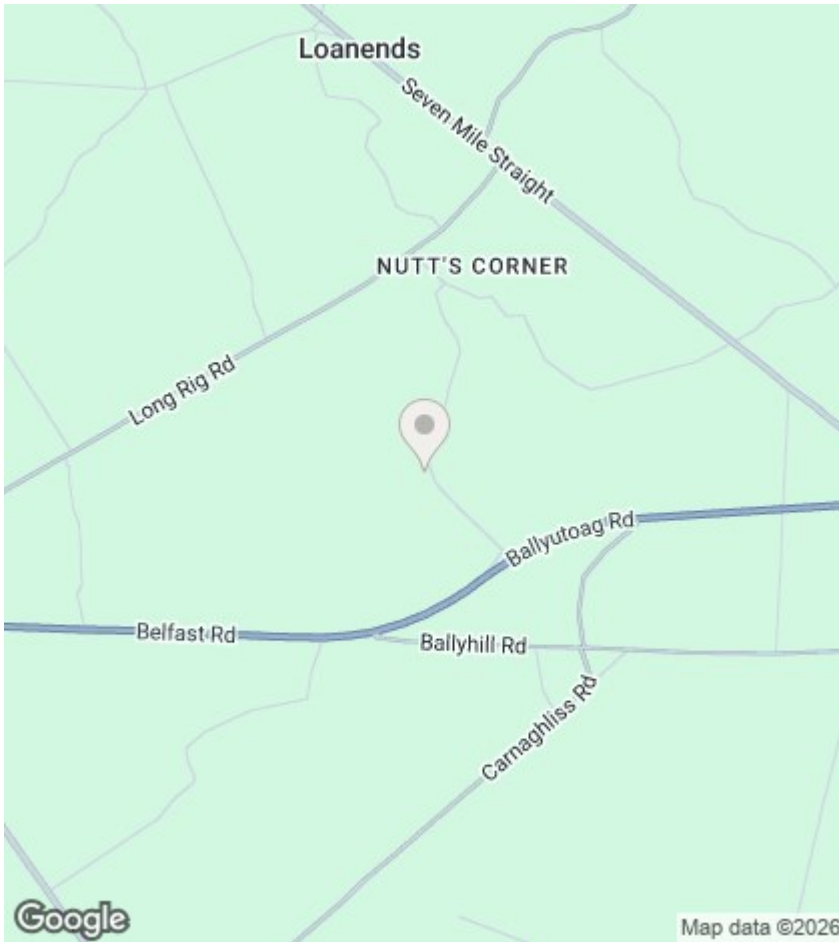
Rear: tarmac driveway, extensive car parking space, oil storage tank

The property is serviced by a septic tank

GARAGE

19'10" x 19'9"

Up and over door, light and power, oil fired boiler, electric charging point



Directions

Viewings

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

EPC Rating:

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