

22 Loughview Road, Crumlin, BT29 4RE



**PRICE Offers
Over £359,950**



We are delighted to offer the rare opportunity of purchasing a stunning detached bungalow occupying an extensive site on the banks of Lough Neagh, with far-reaching views towards the Sperrin Mountains. This highly adaptable home offers a generous contemporary kitchen, two spacious reception rooms and three well-proportioned bedrooms,

Externally, the property benefits from a range of outbuildings, including a large workshop and a steel-fabricated summer house, both fully serviced with power and lighting, with the summer house also plumbed for additional versatility. The internal garage has been thoughtfully converted and is currently utilised as a stylish home salon.

Set on substantial grounds overlooking the serene Lough Neagh shoreline, this unique property is perfect for a variety of lifestyles and uses. Early viewing is strongly recommended to fully appreciate all that this exceptional home has to offer.

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FEATURES

- Entrance hall with ceramic fully tiled floor
- Lounge 16'6" x 12'8" (into bay window) / Feature free standing wood burning stove with polished granite hearth
- Kitchen 14'4" x 12'8" with a fully fitted range of contemporary style high and low level units and polished granite work surfaces
- Utility room with matching kitchen units, work surfaces and space for washing machine and tumble dryer
- Generous second reception 10'8" x 12'8" suitable as dining or further living area
- Converted garage currently used as home Salon / Ideal for home business
- Three generous bedrooms including / Principal with integrated storage
- Steel fabricated summer house with plumbing, power and lighting / Further outbuilding with plumbing and lighting ideal for home business in addition a further large workshop also with power and lighting
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Large site with extensive gardens in neat lawn, paved patios all with stunning views over Lough Neagh and towards the Sperrin Mountains

ACCOMMODATION

OUTSIDE FRONT

Partially enclosed front garden with neat lawns, mixed stone bedding and 4Ft timber fencing. Brick Pavia and asphalt driveway with space for 10+ cars and additional parking to the rear. Canopy entrance with tiled flooring.

ENTRANCE HALL

PVC double glazed hardwood door with sidelights to large welcoming entrance hall with fully tiled floor. Double radiator.

LOUNGE

16'6" x 12'8" (5.054 x 3.878)

(into bay). Feature free standing wood burning stove with polished granite hearth and slate effect tiled splashback. Wood laminae flooring. Double radiator.

KITCHEN / INFORMAL DINING

14'4" x 12'8" (4.380 x 3.874)

Fully fitted cream contemporary style high and low level kitchen units with contrasting polished granite worktops, upstands and short stainless steel handles. Integrated one and a quarter bowl stainless steel sink unit with chrome 'Victorian' style mixer tap. Display cabinets. Integrated appliances to include a five ring halogen hob with granite splashback and stainless steel pyramid style overhead extractor fan. Mid level double oven and grill. Bullet lights to the kickstand. Fully tiled floor. Double radiator. Arched opening to;

RECEPTION 2

10'8" x 12'8" (3.253 x 3.868)

Fully tiled floor. Double radiator.

REAR HALL / UTILITY

9'4" x 6'11" (2.848 x 2.120)

Matching low level kitchen units with polished granite worktops, splashback and upstands. Single drainer stainless steel sink unit with chrome mixer tap. Space for a washing machine and tumble dryer. Fully tiled floor. Double radiator. PVC wood effect double glazed to the rear. Door to;

CONVERTED GARAGE

17'6" x 12'8" (5.350 x 3.869)

Fully converted former garage currently used as a home salon. Fully tiled floor. Double radiator. PVC wood effect 'French' doors to the front. Oil fired boiler.

WC

10'9" x 10'9" (3.282 x 3.278)

White suite comprising a low flush WC. Wash hand basin with stainless steel hot and cold taps and tiled splashback. Fully tiled floor.

BEDROOM 1

10'9" x 10'9" (3.282 x 3.278)

Integrated storage cupboard with sliding mirror doors, clothing rails and storage insets. Single radiator.

BEDROOM 2

14'4" x 9'4" (4.386 x 2.867)

Single radiator.

BEDROOM 3

12'8" x 10'8" (3.880 x 3.273)

Wood laminate flooring. Single radiator.

BATHROOM

10'8" x 8'9" (3.263 x 2.690)

White suite comprising a tiled panel bath with gold effect hot and cold taps. Enclosed wall to wall shower with 'Redring expressions' electric shower and partially glazed door. Pedestal wash hand basin with stainless steel 'Victorian' style mixer tap. Low flush WC. Fully tiled floor and partially tiled walls. Hot press storage with insulated copper cylinder and shelving. Single radiator.

OUTSIDE REAR

Substantial site with stunning views over Lough Neagh and towards to the Sperrin's Mountains. Large neat lawns, paved patio and gravel drive leading to slipway with direct boat access to Lough Neagh. Swan nesting sites.

STEEL FABRICATED SUMMER HOUSE

Power and plumbing. Grey contemporary style low level kitchen units with complimentary worktops. Single drainer stainless steel sink with chrome mixer tap. Double glazed PVC windows and sliding patio doors.

STEEL FABRICATED WORKSHOP

Power and lighting. Roller door. Service door leading to a 'Lean to'.

OUTBUILDING

11'5" x 9'6" (3.504 x 2.910)

Power, lighting and plumbing.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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