

## 8 Ballydonaghy Road, Crumlin, BT29 4EP



### PRICE Offers Over £119,950

This is an incredibly rare opportunity to purchase a detached potentially three bedroom bungalow with detached garage occupying a generous site on the sought after Ballydonaghy Road, close to the town centre where all local amenities and transport facilities are readily available. The property is believed to be in need of full renovation although it should be noted that it does benefit from PVC double glazed windows and oil-fired central heating. It should also be noted that suspected asbestos has been detected within the construction of the property and all potential purchasers should familiarize themselves with the cost implications of removal.

Ideally suited to those looking for a project or with the intention of redeveloping the site (subject to necessary approvals) it is assumed that the condition of the property may dictate the necessity for cash only purchasers or at least those with a large deposit.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood strip walls
- Living room 11'5 x 11'1 with open fire and tiled surround / Access to;
- Study 12'8 x 7'6 with range of built-in storage and double doors to hotpress
- Kitchen with full range of high and low level units / Feature curved wooden ceiling / "Terrazzo" flooring
- Three bedrooms / Two with open fires
- Shower room with white suite to include easy access fully tiled shower area / "Redring" electric shower unit
- Lean-to shed attached to rear with flagged floor / Doors to either side and access to;
- Store 13'7 x 9'3 with single block built walls and corrugated tin roof
- Mahogany effect PVC double glazed windows / Oil-fired central heating
- Generous site with double width, fully paved off-street parking / Access to detached garage

## ACCOMMODATION

Open arched entrance porch with timber lining. Hardwood part glazed door to;

### ENTRANCE HALL

Woodstrip walls. Double radiator.

### LIVING ROOM

**11'5 x 11'1 (3.48m x 3.38m)**

Open fire with fully tiled surround. Wood panelled walls. Double radiator. Access to;

### STUDY

**12'8 x 7'6 (3.86m x 2.29m)**

Range of built-in storage. Double doors to hotpress with insulated copper cylinder and immersion heater.

### KITCHEN

**12'2 x 9'0 (3.71m x 2.74m)**

Feature curved wooden ceiling. Full range of very basic high and low level units with glazed displays. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker and fridge / freezer. Plumbed for washing machine. Terrazzo floor. Dual aspect windows. PVC double glazed door to;



**LOUNGE / BEDROOM 1**

11'2 x 11'2 (3.40m x 3.40m)

Open fire with dated tiled surround. Beauty board to walls. Polystyrene ceiling tiles. Radiator.

**BEDROOM 2**

11'1 x 10'9 (3.38m x 3.28m)

Open fire with dated tiled surround. Beauty board. Timber ceiling. Radiator.

**BEDROOM 3**

11'7 x 9'8 (3.53m x 2.95m)

Wood panelled walls. Double radiator.

**SHOWER ROOM**

8'0 x 4'10 (2.44m x 1.47m)

White suite comprising low flush W/C, pedestal wash hand basin and easy access fully tiled shower area with "Redring" electric shower unit, folding low level doors and curtain rail. Fully tiled walls and floor. Extractor. Access to loft. Double radiator.

**LEAN-TO SHED**

13'2 x 7'3 (4.01m x 2.21m)

Flagged floor. Door to either side. Access to;

**STORE**

13'7 x 7'3 (4.14m x 2.21m)

Siningle skin block built and corrugated tin roof.

**OUTSIDE**

Double wrought iron gates to fully paved double width off-street parking to side. Pathway to side providing access to overgrown garden to rear. PVC oil tank and oil-fired boiler house. Access to;

**DETACHED GARAGE**

20'1 x 8'0 (6.12m x 2.44m)

Roller shutter door. Please note, the roof of this garage is believed to contain asbestos.

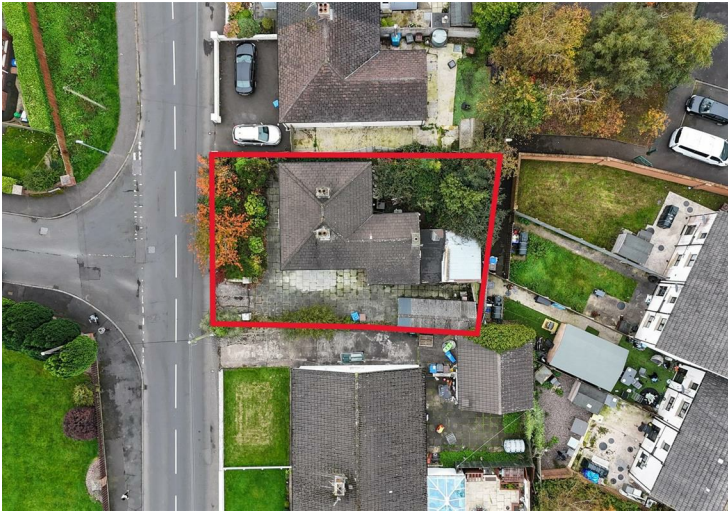
**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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

Evidence of potential asbestos has also been noted and any potential purchaser should familiarise themselves with the cost of removal.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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