

**5 Glendarragh Park, Crumlin, BT29 4AE****PRICE Offers Over £159,950**

We are delighted to offer for sale this superbly presented three-bedroom end terrace home occupying an excellent position within a peaceful cul-de-sac on the outskirts of Crumlin village. This property enjoys an attractive open aspect to the front while offering easy access to a wide range of local amenities. Internally, the property features a bright and spacious living room leading to an open-plan kitchen and dining area with a range of fitted units, a rear hallway with access to a useful downstairs W.C., and three well-proportioned bedrooms on the first floor complemented by a modern white bathroom suite. Outside, the property is situated on a generous, low-maintenance site with a privately enclosed rear garden featuring a flagged patio area and outdoor tap. The property further benefits from ample off-road parking and an attached garage/studio offering excellent flexibility for a variety of uses, subject to the usual consents.

Early viewing is strongly recommended to avoid disappointment.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 15'10" x 12'3" with feature electric fire
- Open plan kitchen dining area / Seperate utility space
- Downstairs W.C
- Three well proportioned bedrooms / Two with built in storage
- Three piece family bathroom
- Tarmac drive with parking for a number of vechiles
- PVC double glazed windows / PVC soffits and Facia boards / Oil-fired central heating
- Ideally positioned for easy access to Belfast, Lisburn and Antrim, with Belfast International Airport, major road networks and Crumlin's many amenities all close by.
- Attached garage/studio equipped with light and power, providing flexible space ideal for multiple uses (subject to the necessary consents).

## ACCOMMODATION

PVC front door into:-

### ENTRANCE HALL

Laminate floor. Stairwell to first floor.

### LOUNGE

15'10 x 12'3 (4.83m x 3.73m)

Wooden effect stripped floor. Feature electric fire. Double radiator.

### KITCHEN / DINING

18'11 x 8'10 (5.77m x 2.69m)

Equipped with a range of high and low level units with contrasting work surfaces, inlaid double drainer sink unit with swan neck mixer tap, space for freestanding cooker and hob with concealed overhead extractor, partially tiled walls, laminate strip floor. Open plan into dining area. Double radiator.

### REAR HALLWAY / UTILITY

Plumbed for washing machine and tumble-dryer. Double radiator. Leading into:-

## DOWNSTAIRS W.C

Low-flush W.C, wash hand basin. Tiled floor.

## FIRST FLOOR

### LANDING

Single radiator. Access to partially floored loft via pull down ladders.

### BEDROOM 1

12'6 x 8'11 (3.81m x 2.72m)

Laminated wood effect floor, built-in wardrobes. Double radiator.

### BEDROOM 2

13'1 x 10'7 (3.99m x 3.23m)

Laminated wood effect floor, built-in wardrobes. Double radiator.

### BEDROOM 3

9'4 x 7'9 (2.84m x 2.36m)

Double radiator.

## BATHROOM

Comprising panel bath, low flush wc, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls. Single radiator.

## OUTSIDE

Ample off road car-parking to front. Privately enclosed, low-maintenance flagged rear garden, outdoor tap.

## GARAGE / STUDIO

19'3 x 7'8 (5.87m x 2.34m)

Insulated roller door, light and power, studio (Usages subject to consent), electric shower unit, light and power, pedestrian door. Double radiator.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</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	



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