

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



116 The Beeches

Crumlin, BT29 4FF

Asking Price £159,000

KEY FEATURES

- Excellent Semi-Detached Chalet Bungalow
- Deceptively Spacious / Adaptable Accommodation
- Popular, Well Established Development
- Bright And Spacious Living Room
- Dining Room With Doors To Rear Garden
- Third Reception / Fourth Bedroom Option
- Kitchen With Dining Area
- Utility Room
- Three First Floor Bedrooms
- First Floor Shower Room
- Well Appointed Downstairs Bathroom
- Oil Fired Central Heating / Double Glazing
- Large Rear Garden With Aspect Over The Countryside
- Driveway Parking For Several Vehicles



SUMMARY

Very well presented semi-detached chalet bungalow perfectly located in a quiet cul-de-sac in a well established residential development just off the Glenavy Road, Crumlin. Many shops and local amenities are close at hand and Belfast and surrounding towns are easily accessible.

The property has been very well maintained by the present owners and the accommodation briefly comprises of a bright and spacious living room, family room (or fourth bedroom), kitchen with dining area, dining room and utility room on the ground floor. A further three bedrooms and shower room are to the first floor.

The property further benefits from driveway parking for several vehicles, a large rear garden and patio with country views, oil fired central heating and double glazing.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Under stair recess, cloakroom, tiled floor, pvc front door

LIVING ROOM: 15' 7" x 11' 7" (4.75m x 3.53m)
Feature fireplace with wooden mantle and tiled hearth, wood strip flooring

FAMILY ROOM / BEDROOM 4: 12' 1" x 9' 4" (3.68m x 2.84m)

KITCHEN WITH DINING AREA : Excellent range of high and low level units, display shelf, stainless steel sink unit, space for oven and hob, extractor fan over, space for fridge freezer, tiled floor, partly tiled walls, tongue and groove ceiling

DINING ROOM: 11' 3" x 9' 4" (3.43m x 2.84m)
Wooden floor, tongue and groove ceiling, double doors to rear garden

UTILITY ROOM: 8' 3" x 5' 8" (2.51m x 1.73m) Range of units, stainless steel sink unit, plumbed for dish washer, space for tumble dryer and washing machine

BATHROOM: White suite comprising of a panel bath with chrome taps, pedestal wash hand basin with chrome taps, low flush w.c, partly tiled walls

First Floor

LANDING: Linen closet

BEDROOM (1): 14' 2" x 10' 0" (4.32m x 3.05m) Built in double robes

BEDROOM (2): 10' 5" x 8' 9" (3.18m x 2.67m) Velux window

BEDROOM (3): 11' 8" x 8' 6" (3.56m x 2.59m) Velux window

SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with chrome taps, velux window, partly tiled walls

Outside

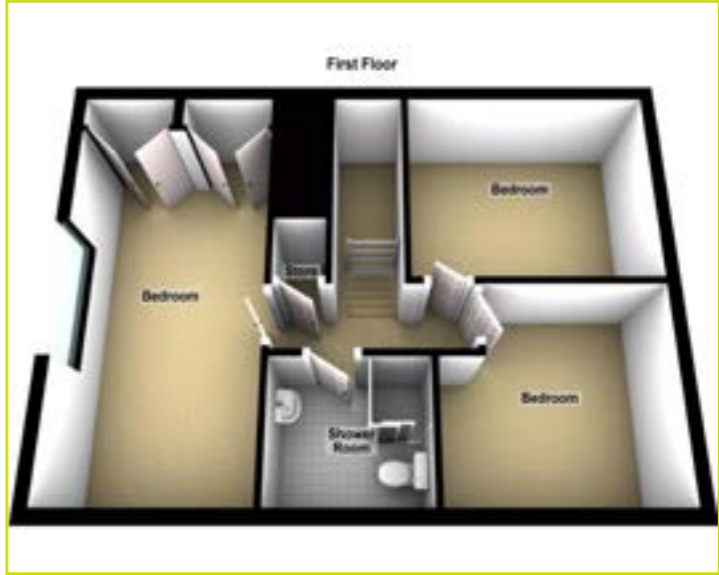
Large rear garden laid in lawn with aspect over the countryside, with patio. Driveway parking for several cars. Front garden laid in lawn with shrubs.







PLANS
(NOT TO SCALE)



LOCATION MAP



EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.