

75 Long Rig Road, Crumlin, BT29 4YX



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£369,950

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Positioned on a superb mature private site of approximately 2 acre's with far reaching panoramic views over the surrounding countryside. This impressive detached family home is accessed via a long private driveway in with electric gates. Enjoying a well planned spacious living layout circa 1943 sq ft incorporating a luxury German engineered contemporary kitchen, two bathrooms, a master suite 10'1" X 17'7" with balcony. Externally there are exceptionally well maintained gardens with a decked area, garden room and a large detached garage suitable for a variety of uses. Whilst located in the heart of the countryside, this is in a centralised position to both Antrim and the greater Belfast area. Early viewing is strongly recommended.

FEATURES:

- Superb 5 Bedroom Detached Residence
- 2 Separate Reception Rooms
- Modern German Engineered Fitted Kitchen
- 3 Ground Floor Bedrooms
- 2 Separate Bathrooms
- Balcony to Master Bedroom with views over Landscaped Gardens
- Large Landscaped South Facing Rear Garden
- Extensive Private Parking for a number of cars
- Large Detached Garage
- Exceptional Landscaped Gardens Set in Over 2 Acres of Idyllic Countryside

ACCOMODATION:

ENTRANCE HALL

Wood laminate flooring. Understairs storage with integrated 'Beam' vacuum unit. Double radiator. Leading too:

LOUNGE / INFORMAL DINING

21'4" x 10'0"

Tiled effect wood laminate floor. Feature gas fireplace with glass surround and tiled hearth. Two brush stainless steel radiators.

KITCHEN 10'10" x 12'9"

Contemporary style 'Anthracite' German engineered kitchen with a full range of high and low level units with led under counter lighting. Single drainer stainless steel sink unit with chrome mixer tap. 'Belling' electric range cooker with contrasting splashback and 'Airforce' overhead extractor fan. Integrated dishwasher. Space for fridge-freezer. Brushed stainless steel radiator.





BEDROOM 1 11'2" x 8'00"

Wood laminate flooring. Double radiator.

BEDROOM 2 9'5" x 8'4"

Wood laminate flooring. Double radiator.

BEDROOM 3 11'10" x 9'3"

Wood laminate flooring. Double radiator.

GROUND FLOOR BATHROOM 8'2" x 5'4"

Modern white suite comprising 'P' shaped panel bath with chrome mixer taps and integrated shower. Pedestal wash hand basin with chrome mixer tap. Low flush push button W/C. Low voltage downlights. PVC paneling to walls with decorative tiled border. Extractor fan. Double radiator.



RECEPTION 15'0" x 10'6"

Wood laminate flooring. Low voltage down lights. Double radiator. Leading too:

CONSERVATORY 16'6" x 14'4"

PVC double glazed windows. Fully tiled floors.

FIRST FLOOR LANDING

Hot press with shelved storage. Access to loft.

MASTER BEDROOM 17'7" x 10'0" (at max)

Wood laminate flooring. Walk in wardrobe with shelved storage. Inset dressing area. Low voltage downlights. Double radiator. Sliding patio door leading too:

BALCONY

Low voltage downlights. Solid timber flooring. Custom chrome rails with glass panels.



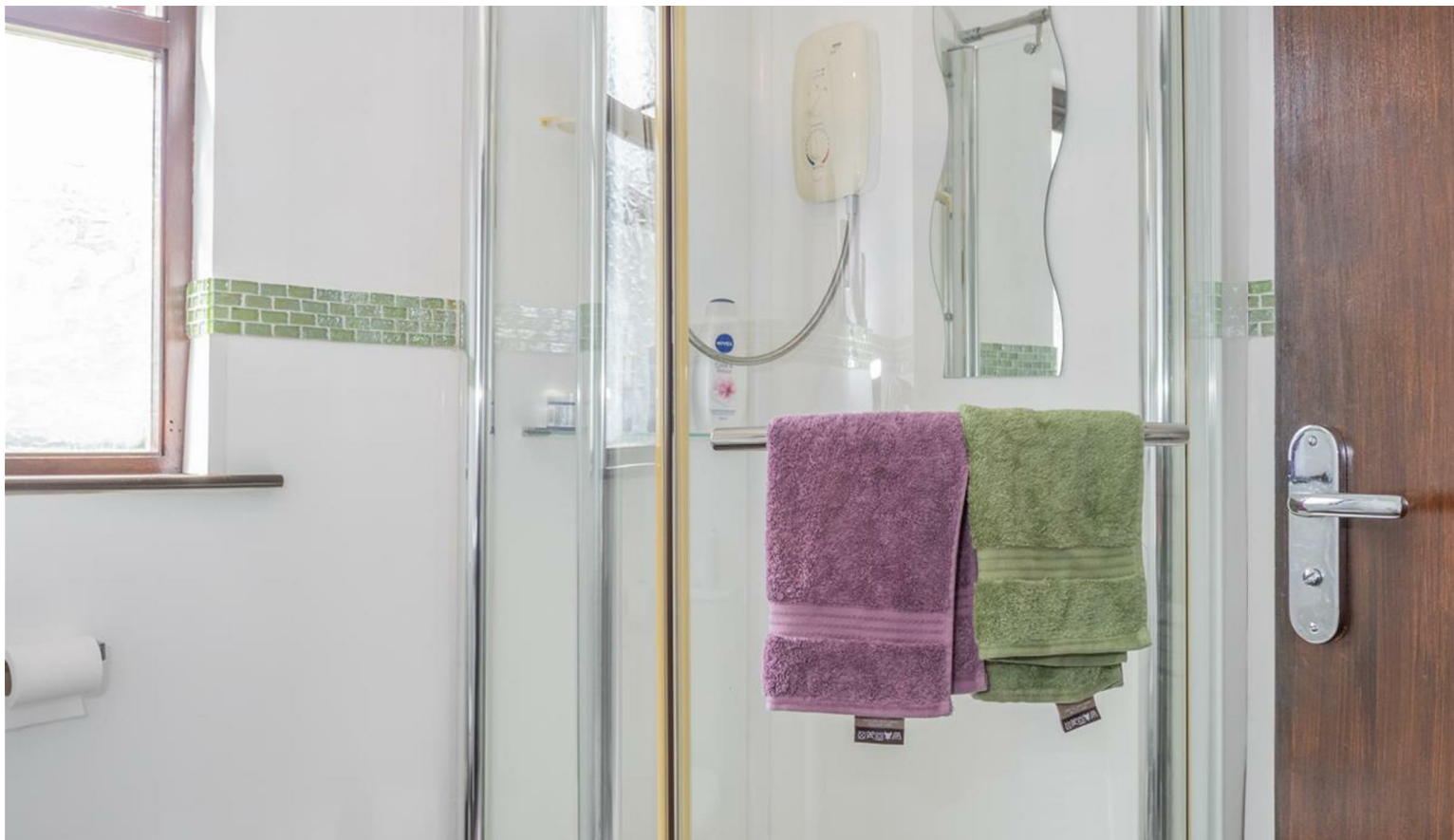


BEDROOM 5 20'1" x 13'7"

Integrated storage with shelved insets. Double radiator.

FIRST FLOOR BATHROOM 7'6" x 7'2"

Modern white suite consisting of pedestal wash hand basin with chrome mixer tap. Low flush push button W/C. Enclosed shower unit with 'Mira' thermostatic shower. PVC panelling to walls with decorative tiled border. European shaver points. Extractor fan. Chrome towel radiator.



DETACHED GARAGE / WORKSHOP 23'6" x 16'6"

Utility area plumbed for washing machine and tumble drier. Perfect for additional storage if required. Up and over door.

OUTSIDE

Electric gates to driveway with intercom. PVC soffits and fascias with low voltage downlights. Fully landscaped site extending to over two acres with extensive private, gardens. South facing rear garden with raised decking area to conservatory. Outside taps and lights. Fenced perimeters. Extensive private parking suitable for a number of vehicles.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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