



95 ST JAMES MEADOW, CRUMLIN, CO ANTRIM, BT29 4UF



An extraordinary double-fronted detached residence well-placed within this quiet cul-de-sac location that has been beautifully presented and finished throughout, leaving the lucky new owner with little to do but simply add their furniture.

With substantial stylish living spaces extending to around an impressive 1708sqft, and well-appointed sizable rooms that can be hard to find in today's market, we have no hesitation in recommending this large family house-type that seldom becomes available and the superior accommodation briefly comprises.

Four good-sized bedrooms, the principal bedroom with a luxury private en-suite shower room and attractive views towards the surrounding countryside, as well as an eye-catching luxurious white bathroom suite with a feature freestanding bath, separate shower cubicle and magnificent tiling, together with a sizable landing with attractive views complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall, and three separate reception rooms, including a notable living room with an attractive fireplace and featuring a gas fire. The lounge also benefits from a wood burning stove adding to the cosy atmosphere of this comfortable room and has double doors that lead to a luxury fitted kitchen with decorative tiling.

A detached garage with a separate utility room together with oil-fired central heating and fully double glazed as well as a well-maintained, privately enclosed rear garden with a

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

OFFERS OVER £279,950

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Key Features

- Remarkable double fronted detached residence with superior sizeable living space finished to an exceptional standard throughout.
- Three separate reception rooms, notable living room with attractive fireplace and gas fire and cosy lounge with feature wood burning stove.
- Luxurious eye-catching bathroom suite with feature bath, separate shower cubicle and magnificent tiling.
- Off road car-parking to detached garage with light and power and access to separate utility area.
- Easy commuting distance to Belfast, Lisburn and Antrim along with Belfast International Airport.
- Four good-sized bedrooms, principal bedroom with private en-suite shower room.
- Luxury fitted kitchen with decorative tiling.
- Privately enclosed, good sized rear garden with covered decking/entertaining area with outdoor power socket and tap as well as an additional patio.
- Outstanding presentation throughout and leaves the lucky new owner with little to do but simply add furniture.
- Close to all of the amenities in Crumlin's Main Street to include a Tesco superstore and leisure facilities as well as beautiful parklands to name a few.





GROUND FLOOR

Upvc front door to spacious and welcoming entrance hall, wooden stripped floor, storage under stairs / cloakroom;

LIVING ROOM

15'11 11'5
Attractive fireplace with feature gas fire;

DINING ROOM

12'7 11'0
Wooden stripped floor, feature double doors to;

LOUNGE

13'11 11'0
Vertical radiator, wooden stripped floor, feature wood burning stove, feature double doors to;

LUXURY FITTED KITCHEN / DINING AREA

17'7 9'9
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, stainless steel extractor fan, built-in oven, integrated dishwasher, beautiful tiled floor and partially tiled walls, under unit lighting, wine rack, Upvc double glazed back door;

FIRST FLOOR

Impressive landing with attractive views;

PRINCIPAL BEDROOM 1

13'4 11'1
Spotlights, attractive views towards surrounding countryside, access to;

PRIVATE LUXURY EN-SUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, beautiful partially tiled walls and tiled floor, extractor fan;

BEDROOM 2

13'0 10'11

BEDROOM 3

13'2 9'4

BEDROOM 4

12'2 10'9

LUXURIOUS WHITE BATHROOM SUITE

Feature bath with free standing taps, separate shower cubicle, thermostatically controlled shower unit, low flush W.C., wall hung wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, magnificent tiled walls and floor, spotlights, hot-press/storage;

OUTSIDE

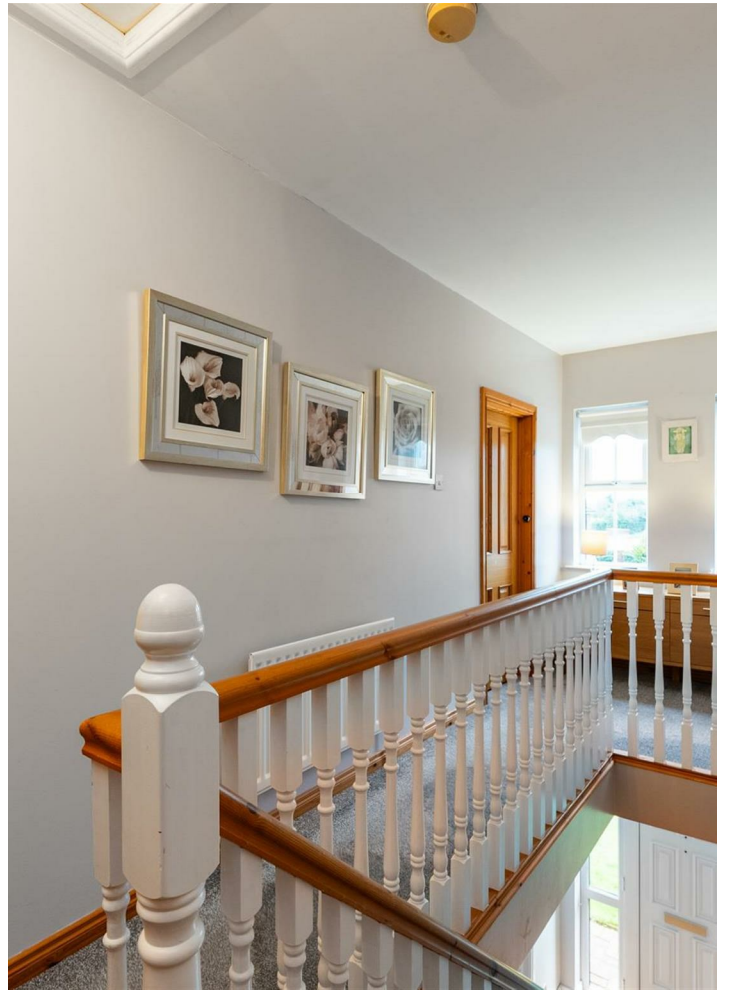
Well maintained front garden, off road car-parking to detached garage. Privately enclosed, well maintained rear gardens, featured covered seating/entertaining area with decking and outdoor power socket, additional flagged patio space, outdoor tap;

DETACHED GARAGE

Light and power, access to separate utility area, plumbed for washing machine.

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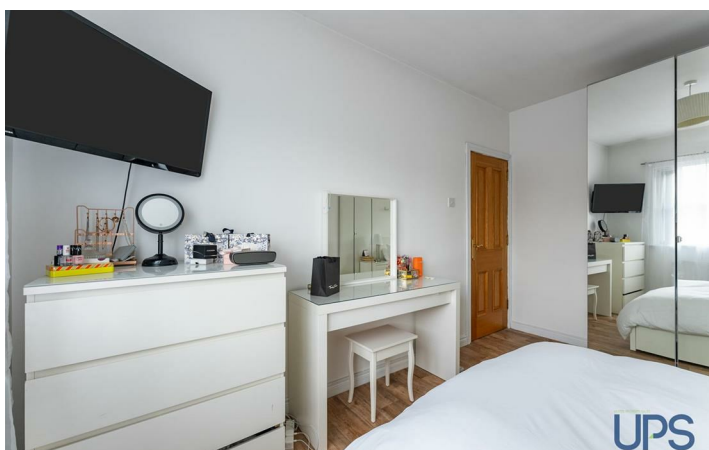
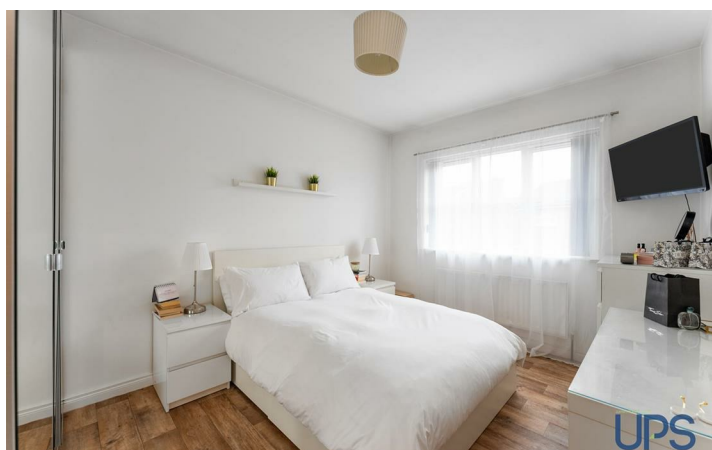








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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16900093

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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