

## 43B Killead Road, Aldergrove, Crumlin, BT29 4EN



### PRICE Offers Over £194,950

Welcome to this charming semi-detached bungalow on Killead Road in Aldergrove, Crumlin! This delightful property boasts a cosy reception room, two comfortable bedrooms, and a well-appointed bathroom.

One of the standout features of this lovely home is its very large garden, perfect for those who enjoy spending time outdoors. The garden is adorned with mature trees, providing a tranquil and picturesque setting. Imagine enjoying a cup of tea in the garden while taking in the views over the open countryside - a truly idyllic experience.

Conveniently located close to Belfast International Airport, this property offers easy access for those who travel frequently. Whether you're a nature lover, a frequent traveller, or simply seeking a peaceful retreat, this house on Killead Road has something to offer everyone. Don't miss out on the opportunity to make this charming property your new home!

Early viewing strongly recommended.

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## FEATURES

- Entrance Hall with fully tiled floor open to Larger Inner Hall / Half wood pannelled effect walls
- Living room 13'9 x 10'6 with half wood pannelled effect walls / Open square archway to;
- Sunroom with cathedral style gable end window and vaulted ceiling / PVC double glazed windows and French doors
- Kitchen with informal dining area 16'2 x 11 in range of cream coloured "Shaker" style high and low level units
- Rear hall with fully tiled floor / Mahogany effect PVC door to rear with double glazed portlight
- Two well proportioned bedrooms / Both with built-in wardrobes with sliding doors
- Shower room with modern white Victorian style suite to include large format shower cubicle with electric shower unit and sliding cubicle door
- Mahogany effect PVC double glazed windows and front and rear doors to main property / White PVC double glazed windows and French doors to Sunroom
- Oil-fired central heating / Security alarm / Seamless aluminium guttering
- Extensive gardens to front and side in neat lawn, mature trees and hedging / Excellent sun orientation / Views to front and rear over open countryside

## ACCOMMODATION

Mahogany effect PVC double glazed entrance door and side lights to:

### ENTRANCE HALL

Fully tiled floor. Half wood effect pannelled walls. Single radiator. Opens up into:

### LARGER INNER HALL

Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving above.

### LIVING ROOM

**13'9 x 10'6 (4.19m x 3.20m)**

Half wood effect pannelled walls. Double radiator. Open square archway to:

### SUNROOM

**12' x 10' (3.66m x 3.05m)**

Vaulted ceiling with gable end cathedral style windows. PVC double glazed French doors to rear. Double radiator. Superb sun orientation.

### KITCHEN WITH INFORMAL DINING

**16'2 x 11' (4.93m x 3.35m)**

Full range of cream coloured "Shaker" style high and low level units with feature handles and complimentary work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with part glazed over head extractor. Space for fridge freezer. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Double doors to entrance hall. Double radiator.



## REAR HALL

Fully tiled floor. Mahogany effect PVC door to rear with leaded double glazed port light.

## BEDROOM 1

13'8 x 9'10 (4.17m x 3.00m)

Three quarter wall of built-in wardrobes with sliding doors. Dual aspect windows. Double radiator.

## BEDROOM 2

9'11 x 6'10 (3.02m x 2.08m)

into built-in wardrobe with part mirrored sliding doors. Wood laminate floor. Single radiator.

## SHOWER ROOM

13'7 x 5'10 (4.14m x 1.78m)

Modern white Victorian style suite comprising low flush W/C and pedestal wash hand basin. Large format PVC panelled shower enclosure with "Mira Vie" electric shower unit and sliding glazed cubicle door. Tiled effect PVC panelled walls. PVC ceiling. Single radiator.

## OUTSIDE

Double decorative gates with matching pillars to tarmac driveway and kerbed edging. Off street parking for up to 5 cars. Circular rockery finished in stone with inset pink and gold stone center display. Garden to front in neat lawn and mature conifer hedging. Mature border. Extensive garden to side in neat lawn and mature beech trees. Hedging. Post and wire stock proof fence with some 4 Ft lapboard fencing. Paved pathway to enclosed patio. Paved pathway with brick edging to rear. 4 Ft lapboard fencing. Prefabricated galvanized oil-fired boiler house. Views over open countryside. Timber shed with adjoining PVC oil tank.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

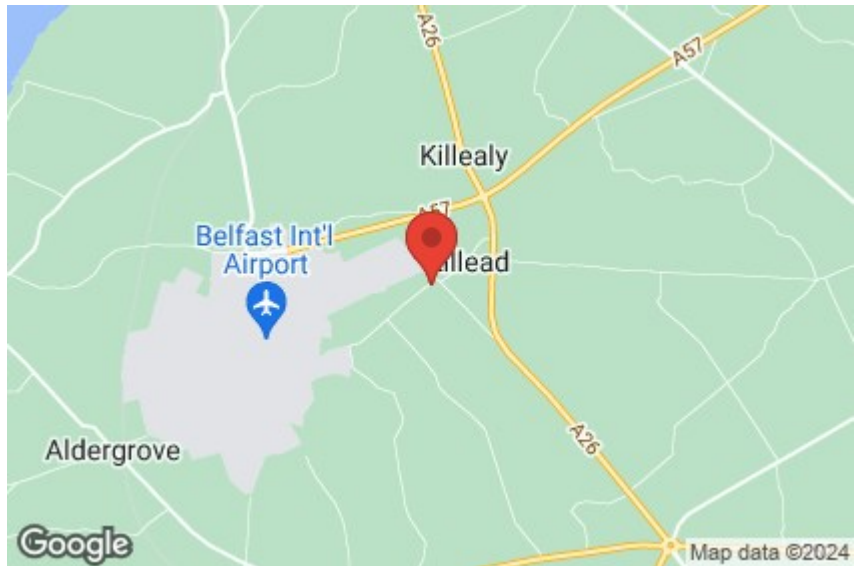






### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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