

**Tim Martin**  
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**19 Peggs Wood Lane**  
**Crossgar**  
**BT30 9GR**

**Offers Around**  
**£485,000**

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## SUMMARY

An impeccably presented family residence set in spacious mature gardens and approached of the desirable Church Road.

The spacious residence includes, three receptions, garden room and well appointed and integrated kitchen/dining and adjoining laundry room. The galleried landing leads to four bedrooms, two with en suite shower rooms and luxury principal bathroom.

The sweeping bitmac drive leads to the rear court yard with gym, four car garaging, car port, store, summer house and 'Wendy' house providing for every member of the family with ample space to enjoy the hobbies and leisure facilities.

The property is convenient to Crossgar and Ballynahinch and is an easy commute to Belfast with good transport connections to the local grammar/secondary schools and the majority of top schools in South Belfast.

## FEATURES

- Impeccably Presented Family Residence Set In Mature Gardens
- Three Plus Reception Rooms
- Four Bedrooms (Two En Suite)
- Quality Integrated Kitchen And Laundry Room
- Luxury Sanitary Ware
- Garden Room
- Gym, Four Car Garage, Car Port, Large Store, Summer House
- Oil Fired Central Heating And Double Glazing
- Private Mature Gardens
- Convenient To Crossgar & Ballynahinch And To Local Grammar & Secondary Schools

## **Entrance Porch**

Slate tiled floor; feature brick walls; pine tongue and groove ceiling.

## **Reception Hall**

Brick inglenook fireplace with 'Berry' cast iron electric stove and pine mantle; slate tiled floor; study space under stairs; overlooked by galleried landing.

## **Drawing Room**

**17'8 x 12'11 (5.38m x 3.94m)**

Brick inglenook fireplace with cast iron enclosed stove on a raised flagged hearth with pine mantle over; polished maple tongue and groove flooring; tv aerial and telephone connection points; glazed double doors to terrace; artex and timber ceiling; picture light.

## **Family Room**

**13'7 x 11'9 (4.14m x 3.58m)**

Polished maple tongue and groove flooring; tv aerial connection point

## **Cloakroom**

**6'4 x 5'9 (1.93m x 1.75m)**

White suite comprising, high flush wc; wash hand basin; 'Wainscot' tongue and groove panelling to dado rail; slate tiled floor; extractor fan; built-in cloak cupboard.

## **Lounge**

**13'11 x 11'8 (4.24m x 3.56m)**

Polished granite fireplace with electric coal effect fire on matching hearth and carved maple surround; polished maple tongue and groove flooring; telephone connection point; glazed double doors to:-

## **Garden Room**

**12'2 x 9'10 (3.71m x 3.00m)**

Polished maple tongue and groove flooring; pine tongue and groove ceiling; 5 amp light sockets; 2 wall lights; tv aerial connection point; double glazed patio doors to rear gardens.

## **Kitchen / Dining**

**22'1 x 13'6 (6.73m x 4.11m)**

Excellent range of pine eye and floor level cupboards and drawers with open display shelving and incorporating a double glazed 'Belfast' sink with antiqued swan neck mixer taps; black granite worktops and drainers; recessed 'Belling' electric range cooker with 5 ring ceramic hob; high level mantle, extractor fan and light over; integrated 'Normende' fridge; polished slate floor; part 'Harlequin' tiled walls; tv aerial connection point; 'Artex' beamed ceiling with LED spot lighting; glazed ½ doors to hall; feature stained glass window.

## **Laundry Room**

**11'8 x 8'8 (3.56m x 2.64m)**

Good range of pine eye and floor level cupboards and drawers with feature open display shelving incorporating glazed 'Belfast' sink with antiqued swan neck mixer taps; polished black granite worktops; integrated 'Whirlpool' dishwasher; space and plumbing for washing machine; space for freezer; polished slate floor.

## **Pitched Pine Staircase To First Floor**

### **Bedroom 1**

**11'9" x 11'2" (3.58 x 3.4)**

Engineered wooden flooring; telephone connection point.

## **PRINCIPAL BATHROOM**

**11'8" x 8'9 maximum measurements (3.56m x 2.67m maximum measurements)**

White suite comprising, slipper bath on ball and claw feet with floor mounted chrome pillar mixer tap; pedestal wash hand basin; high flush wc; pine tongue and groove ceiling with 12 volt spot lighting; built-in shelved linen cupboard; ceramic tiled floor; ½ tiled walls; extractor fan.

### **Bedroom 2**

**18'9 x 11'9 maximum measurements (5.72m x 3.58m maximum measurements)**

Telephone and tv aerial connection points; oak laminate flooring.

### **En Suite Shower Room**

**8'3 x 3'9 (2.51m x 1.14m)**

White Suite comprising rectangular shower cubicle with thermostatically controlled shower and adjustable and rain shower heads; PVC clad walls; glass sliding shower door and side panel; pedestal wash hand basin; low flush wc; ceramic floor and walls; pine tongue and groove ceiling with 12 volt spot lighting; extractor fan; heated towel radiator.

### **Bedroom 3**

**13'7 x 12'11 maximum measurements (4.14m x 3.94m maximum measurements)**

Wood laminate flooring.

### **Shower Room**

**8'5 x 3'9 (2.57m x 1.14m)**

White suite comprising rectangular tiled shower cubicle with thermostatically controlled shower; glass sliding shower door and side panel; pedestal wash hand basin; low flush wc; heated towel radiator; tiled walls and floor; pine tongue and groove ceiling with 12 volt spot lighting; extractor fan.

### **BEDROOM 4**

**9'6 x 9'4 (2.90m x 2.84m)**

Oak engineered wooden flooring.

### **GALLERIED LANDING**

**19'8" x 3'8" (5.99 x 1.12)**

Pine tongue and groove with 12 volt lighting.

### **Outside**

Double wrought iron electrically operated gates and cattle grid to illuminated sweeping bitmac drive and leading to rear courtyard.

### **Rear Courtyard**

Large brick pavia patio with raised sun deck.

### **Gym**

**16'9 x 9'10 (5.11m x 3.00m)**

TV aerial connection point; timber beamed ceiling with LED lighting; electric wall heater; ½ doors.

### **Four Car Garage**

**29'8 x 21'0 (9.04m x 6.40m)**

Twin electrically operated roller doors; LED lighting and power points; pine tongue and groove panelling; 2 'Velux' windows; access to loft over gym; vinyl non-slip floor.

### **Car Port**

**15'1 x 14'7 (4.60m x 4.45m)**

Water tap; oil storage tank; drain for car wash.

### **Store**

**8'9 x 6'6 (2.67m x 1.98m)**

Built-in work bench and shelving; light and power points.

### **Garage**

**21'3 x 12'3 (6.48m x 3.73m)**

Roller door; LED lighting and power points; non-slip flooring.

### **Summer House**

**22'0 x 9'2 (6.71m x 2.79m )**

Sub-divided into two rooms; wood laminate floor; pine tongue and groove ceiling; light and power points; sliding patio door.

### **Wendy House**

**7'8 x 5'9 (2.34m x 1.75m)**

Wood laminate flooring; ½ doors; decking to front.

### **Gardens**

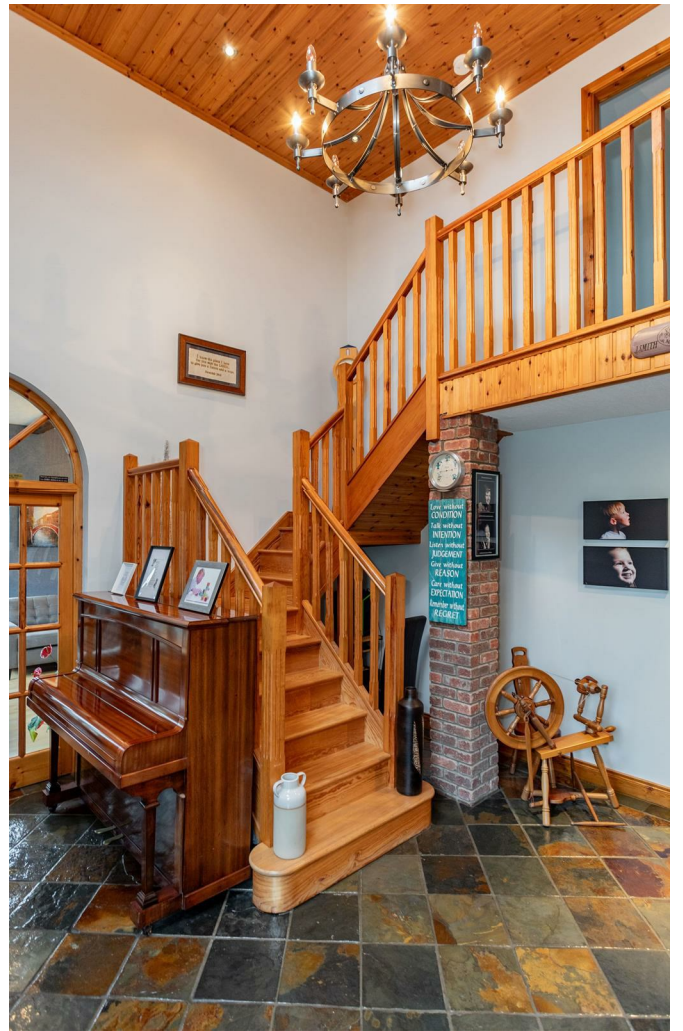
Delightfully landscaped front gardens laid out in sweeping lawns with scree beds of shrubs including Heathers, ornamental grasses, Hebe, variegated Holly etc with flowering Cherries with central feature and partially enclosed with manicured Llyandi hedging. The spacious rear gardens are enclosed with random stone walls and are laid out in lawns with mature architectural treed with a raised flagged terrace enclosed with glass panelling and a brick pavia patio.

### **Boiler House**

'Grant' condensing oil fired boiler; 'Heatrae Sadia Megaflo' pressurised hot water cylinder

### **Capital / Rateable Value**

£250,000 = Rates Payable £2310.75 Per Annum (approximately)



















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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	72

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