

2C Boltnaconnell Road, Crumlin, BT29 4SZ



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Welcome to Boltnaconnell Road, Nutts Corner, Crumlin - a stunning detached bungalow that offers the perfect blend of space, comfort, and style. This property boasts a large reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, including two with ensuite bathrooms, there is ample room for the whole family to enjoy.

The property features a total of three bathrooms, ensuring convenience and comfort for all residents and guests. Parking will never be an issue with space for up to 10 vehicles, making hosting gatherings a breeze. The detached bungalow spans an impressive 2,366 Sq.Ft., providing plenty of room to move and grow.

Step outside into the expansive garden and discover a large shed, a separate five-car garage, and a spacious enclosed entertainment room - perfect for hosting summer barbecues or enjoying a quiet evening under the stars. The generous site offers an open aspect to the front, providing stunning views over the picturesque countryside.

Not only does this property offer luxury and space, but it also comes equipped with owner-owned solar panels, ensuring energy efficiency and cost savings in the long run. Don't miss out on the opportunity to own this beautiful bungalow in a serene location with all the amenities one could desire.

FEATURES

- Entrance foyer through glazed doors to spacious Entrance Hall / Double doors to;
- Lounge 23'5 x 14'10 with feature corner window / Contemporary style log effect gas fire / Surround sound and projector point
- Kitchen with informal dining 24'8 x 18'8 (max) / Feature corner window and PVC double glazed French doors to rear
- Full range of cream coloured high gloss high and low level units / Contrasting "butcher's block" effect work surfaces / Integrated "Bosch" oven and hob
- Utility room with full range of matching cream coloured high gloss units
- Four large double bedrooms / Two with ensuite shower rooms / Three with walk-in wardrobes
- Family bathroom with modern white suite to include panel bath and walk-in shower area
- Large covered garden entertainment area 26'3 x 15'1 with PVC double glazed windows and door
- Large garage 49'2 x 22'9 with two roller shutter doors / Internal parking for up to five cars plus store rooms / May be suitable for conversion (subject to necessary approvals) / Separate block built shed 44'7 x 17'11 with roller shutter door
- Generous site with gardens to front side and rear in neat lawn / Substantial tarmac driveway and parking for ten plus cars / Open aspect to front with views over open countryside

ACCOMMODATION

Hard wood entrance door with double glazed side and over lights to:

ENTRANCE FOYER 8'2 x 4'10 (2.49m x 1.47m)

Fully tiled floor. Hard wood part glazed door and side lights to:

ENTRANCE HALL

Solid wood floor. Two double radiators. Access to loft via wooden fold out ladder. Double doors to:

LOUNGE 23'5 x 14'10 (7.14m x 4.52m)

Contemporary style wall recessed gas log effect glass fronted fire. Low voltage down lights. Surround sound and projector point. Corner window over looking rear garden. Two double radiators.



KITCHEN WITH INFORMAL DINING

24'8 x 18'8 (7.52m x 5.69m)

(max) Full range of cream coloured high gloss high and low level units with short chrome handles and contrasting butcher's block work surfaces. Single drainer stainless steel sink unit and mixer taps. Integrated four ring "Bosch" halogen hob and mid level "Bosch" combination oven and grill. Glass and stainless steel extractor fan. Plumbed for dish washer and space for fridge freezer. Wall mounted TV point. Part tiled walls to work surfaces. Fully tiled floor. Feature corner full depth window and French doors. Two double radiators. Low voltage down lights. French doors to entrance hall. Part glazed door to:



UTILITY 9' x 7'5 (2.74m x 2.26m)

Full range of matching cream coloured high gloss high and low level units with short chrome handles. "Butchers" block effect work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Fully tiled walls and floor. Low voltage down lights. Double radiator. PVC double glazed doors to rear.



BEDROOM 1 14'5 x 14' (4.39m x 4.27m)

Feature corner window. Two double radiators. Double doors to walk-in dressing room with shelving and hanging space. Part polished door to:

ENSUITE WET ROOM 11'4 x 5'2 (3.45m x 1.57m)

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with "monobloc" mixer taps. Walk-in shower area with glazed screen and thermostatic shower unit. Drench shower head and separate hand held shower. Fully tiled walls and floor. Wood strip ceiling. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.



BEDROOM 2 11'9 x 11'5 (3.58m x 3.48m)

Low voltage down lights. Door to walk-in storage. Double radiator. Part frosted door to:

ENSUITE WETROOM 6'5 x 5'9 (1.96m x 1.75m)

Modern wash hand basin comprising push button low flush W/C, wall mounted wash hand basin and "monobloc" mixer taps. Wet room style walk-in shower area with glazed screen. Thermostatic shower unit with drench shower head and separate hand held shower. Wood strip ceiling. Low voltage down lights. Fully tiled floor and walls. Extractor fan. Single radiator.



BEDROOM 3 11'9 x 11'5 (3.58m x 3.48m)

Low voltage down lights. Door to walk-in wardrobe. Double radiator.



BEDROOM 4 11'9 x 9'1 (3.58m x 2.77m)

Solid wood floor. Low voltage down lights. Double radiator.



BATHROOM 11'5 x 9'3 (3.48m x 2.82m)

Modern white suite comprising panelled bath with mixer taps. Push button low flush W/C and pedestal wash hand basin with mixer taps. Walk-in shower area with thermostatic shower unit comprising drench head and hand held shower. Glazed screen. Fully tiled floor and walls. Wood strip ceiling. Low voltage down lights. Extractor fan. Double radiator.





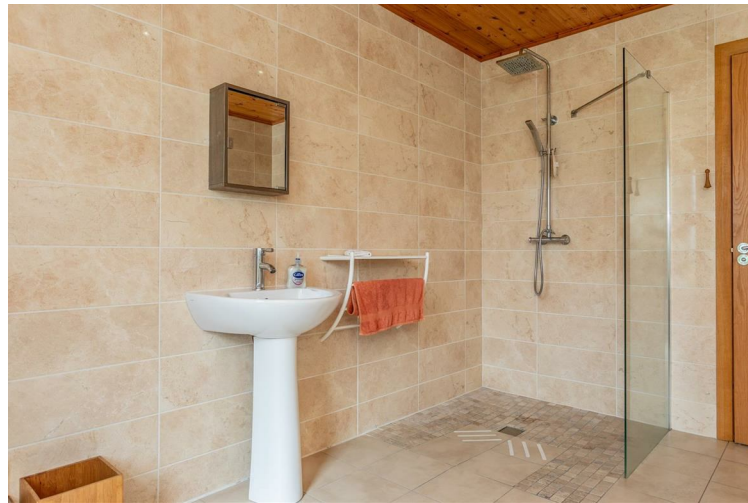
OUTSIDE

Concrete lane with right of way over. Block built entrance pillars. Tarmac and kerbed drive to front, side and rear with substantial parking for up to 10 cars. Paved pathway, patio and pebbled display area. Spacious gardens to front, side and rear in neat lawn. Outside tap and security lights.

WOODEN SHED 11'6 x 9'8 (3.51m x 2.95m)
to house oil fired boiler, PVC tank and gas bottles.

ENTERTAINMENT AREA 26'3 x 15'1 (8.00m x 4.60m)

Perspex roof. PVC double glazed walls and door. Open block work to rear.



BLOCK BUILT SHED 44'7 x 17'11 (13.59m x 5.46m)

Roller shutter door. Power and light. (Includes large spray booth that can be purchased by separate negotiation). Outside tap. Continued tarmac driveway through double pillars to;

LARGE GARAGE 49'2 x 22'9 (14.99m x 6.93m)

(max) PVC double glazed window with two roller shutter doors. Includes store rooms and internal parking for up to five cars. May be suitable for conversion (subject to necessary approvals). Outside tap. Substantial parking for a further six cars to front and side.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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