



46 Church Road, Crossgar, BT30 9HR

Offers in the region of £420,000

SIMPLE ABODE are delighted to welcome to the market this charming detached cottage on the picturesque Church Road, on the outskirts of Crossgar. Following significant extension, this lovely property has three reception rooms, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, including master with ensuite, there's plenty of space for everyone to unwind.

Private gardens surround the property, offering a tranquil setting for enjoying nature or hosting outdoor gatherings. The property sits on approx half an acre site. The detached garage provides convenient storage space or can be used as a workshop.

The modern decor enhances the cottage's appeal, creating a warm and inviting atmosphere throughout.

Viewing **STRICTLY** by appointment only.

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- Recently Extended Cottage
- Private Garden Space
- Three Reception
- Beautiful Decor
- Detached Garage
- Master With Ensuite
- Three Bedrooms

DOWNSTAIRS

Living Room

13'00" x 12'00" (3.96m x 3.66m)

Open fire with marble hearth. carpet flooring

Kitchen

12'11" x 6'10" (3.96m x 2.1)

Range of high/low units & island with granite worktops, integrated induction hob, extractor & oven. Ceramic sink. Wooden flooring.

Lounge

16'4" x 13'1" (5 x 4)

Bathroom

Low flush WC, vanity unit, walk in electric shower

Sunroom

12'9" x 11'05" (3.89m x 3.48m)

Wooden flooring, rear aspect toward private gardens. Dining space.

Master Bedroom

13'5" x 12'5" (4.1 x 3.8)

Wooden flooring, built in wardrobe, patio doors leading to rear garden & decking area

Ensuite

Low flush WC, pedestal wash basin, walk-in shower, tiled walls

UPSTAIRS

Bedroom Two

13'00" x 10'00" (3.96m x 3.05m)

Built in storage

Bedroom Three

13'00" x 10'00" (3.96m x 3.05m)

Built in storage



Tel: 02844898048





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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