



669 Crumlin Road
Belfast, BT14 7GD

Asking price

£225,000



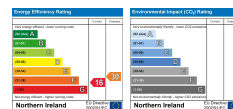
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, Belfast, BT14 7GD

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CASH OFFERS OR LARGE DEPOSITS CONSIDERED!! A sizeable detached property located on a large plot which is sure appeal to the savvy investor with endless possibilities to add value and generate significant rental yields.

Retaining many of its original features and priced to allow for modernisation this large family home comprises a vestibule entrance, hallway, three large receptions, spacious kitchen with ample dining space, downstairs shower room, first floor family bathroom and four well proportioned bedrooms (primary with en suite). Outside there is a generous driveway to the front and large enclosed gardens to the front and rear. The property further benefits from oil fired central heating and partial double glazing.

Given the size and layout of the property it will be of particular interest to investors keen to offer serviced accommodation/HMO options (subject to appropriate approval). A previous planning application was approved for the conversion and extension of the attached annex to provide a self contained dwelling.

669 Crumlin Road is conveniently located close to many leading schools, shops and amenities including Ballysillan Leisure Centre, Iceland, Tesco, Lidl and several prestigious primary and secondary schools. It also shares excellent transport links with Belfast City Centre with the closest bus stop just seconds from the front door.

Contact Rea Estates now for further details or to arrange an appointment to view.

NB. Due to a low energy rating, only cash offers and those with large deposits will be considered.

Ground Floor

Vestibule Entrance

Hardwood front door with glass inset, tiled flooring, enclosed electricity meter, hardwood internal door with stained glass inset leading to:

Hallway

Under stair storage, tiled effect vinyl flooring, double panelled radiator, stairs leading to first floor, access to external covered yard

Reception 1 21'10" x 13'10" (6.66m x 4.22m)

Into bay, attractive fireplace and surround, wood laminate flooring, double panelled radiator, access to side garden

Reception 2 33'2" x 13'10" (10.13m x 4.22m)

Into bay, attractive fireplace and surround, wood laminate flooring, 2 double panelled radiators, access to rear yard

Reception 3 10'11" x 18'1" (3.33m x 5.52m)

Into bay, attractive fireplace and surround, panelled radiator, access to side garden

Downstairs Shower Room

Classic white three piece bathroom suite including low flush WC, pedestal wash hand basin and free

standing shower, tiled flooring, double panelled radiator

Kitchen 17'10" x 21'5" (5.44m x 6.53m)

Large fitted kitchen with a wide range of high and low level units, tiled splash backs and worktops, bowl and a half sink with mixer taps, integrated double oven and hob with extractor hood, plumbed for a dishwasher and washing machine, tiled flooring, 3 double panelled radiators, ample dining space, double patio doors leading to garden

First Floor

Landing

Juliet balcony, enclosed storage cupboard housing hot press, double panelled radiator, single panelled radiator

Family Bathroom 12'1" x 7'10" (3.69m x 2.39m)

Classic white four piece bathroom suite including low flush WC, bidet, pedestal wash hand basin and panelled bath, vinyl flooring, panelled radiator

Master Bedroom 14'8" x 21'3" (4.49m x 6.49m)

Wood laminate flooring, 3 double panelled radiators, stained glass skylight

En Suite

Four piece coloured bathroom suite including low flush WC, bidet, pedestal wash hand basin and panelled bath, tiled flooring, panelled radiator

Bedroom 2 33'3" x 13'10" (10.15m x 4.23m)

Into bay, wood laminate flooring, 2 panelled radiators, access to roof space

Bedroom 3 16'4" x 13'10" (5.00m x 4.24m)

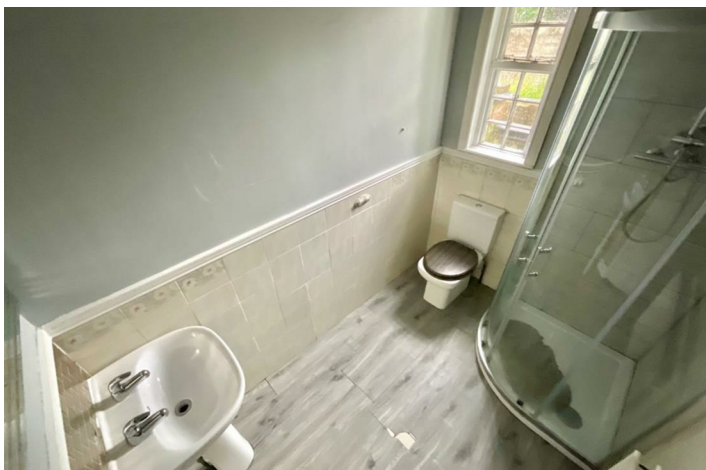
Into bay, wood laminate flooring, double panelled radiator

Bedroom 4 12'1" x 13'1" (3.70m x 4.00m)

Attractive fireplace and surround, wood laminate flooring, panelled radiator

Outside

Generous tarmac driveway, large enclosed side and rear gardens laid out with various shrubs and trees



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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