

The logo consists of the letters 'OKT' in a bold, black, sans-serif font, arranged vertically. The 'O' is at the top, 'K' is in the middle, and 'T' is at the bottom. The logo is set against a yellow triangular background that points towards the top right corner of the image.The text 'FOR SALE' is written in a large, bold, white, sans-serif font. It is positioned in the lower-left quadrant of the image, overlaid on the grassy area in front of the fence. The text is slightly transparent, allowing the background to be seen through it.

**51 Crosshill Road, Crumlin, BT29 4BL**

Detached Cottage and Outbuildings set on c. 0.04 Acres

# LOCATION

Crumlin is a popular village of c. 5,550 people, located c. 20 miles west of Belfast City Centre, c. 9 miles south of Antrim and only c. 3 miles from Belfast International Airport.

The subject property is situated within the secure RAF Aldergrove Airport amidst family housing. The property is conveniently located within very easy access of the International Airport, Templepatrick and Greater Belfast.

# DESCRIPTION

The subject comprises a detached cottage and generous outbuildings set on a mature site. Internally the property offers two reception rooms, kitchen with high-and low-level oak units, three bedrooms and a family bathroom.

Externally there are spacious front and rear gardens with garage, store and outbuilding.

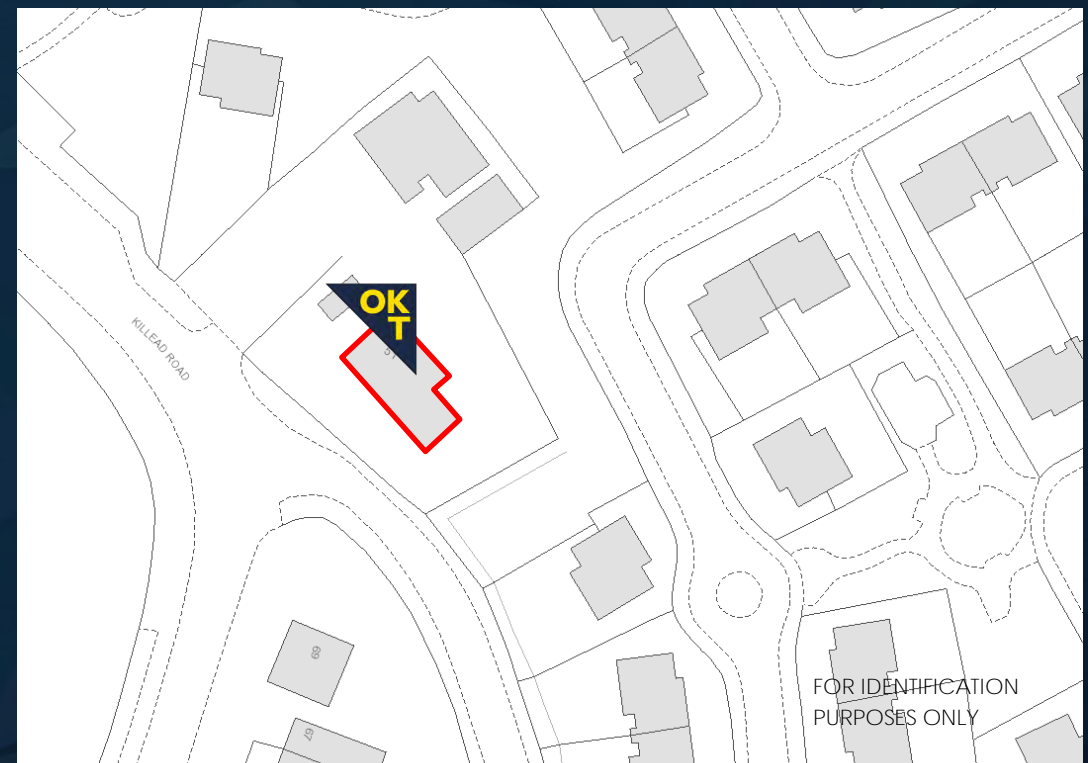
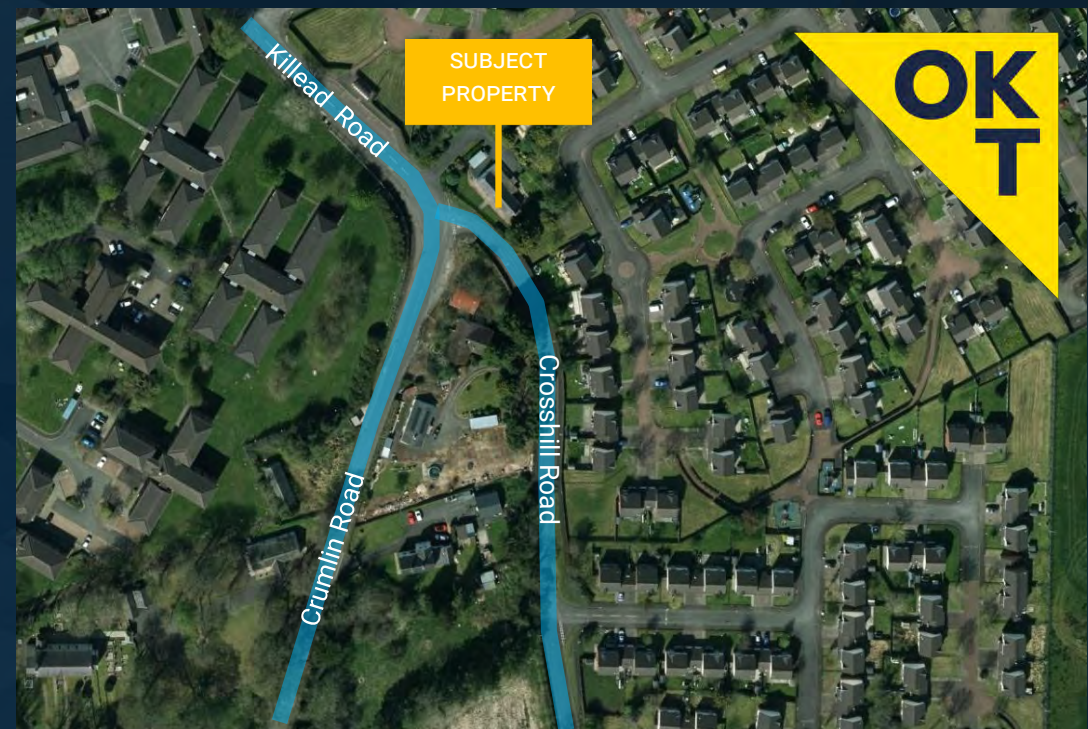
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Entrance Hall	-	-
Living Room	c. 13 sq m	135 sq ft
Lounge	c. 18 sq m	191 sq ft
Kitchen	c. 16 q m	167 sq ft
Walk in Larder	c. 4 sq m	44 sq ft
Bathroom	-	-
Bedroom 1	c. 11 sq m	119 sq ft
Bedroom 2	c. 13 sq m	138 sq ft
Bedroom 3	c. 10 sq m	103 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 85 sq m</b>	<b>897 sq ft</b>
External Store	c. 14 sq m	153 sq ft
Covered Store	c. 122 sq m	1,313 sq ft
Garage	c. 48 sq m	515 sq ft

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9866



# SALES DETAILS

PRICE: £125,000  
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## CAPITAL VALUE (RATES PAYABLE)

Capital Value: £105,000

Estimated rates payable in accordance with LPS Website: £959.28

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	37 F	
1-20	G		

**EXPIRED**



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.