

Tim Martin
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78 Killyleagh Street
Crossgar
BT30 9DQ

Offers Around
£225,000

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SUMMARY

A delightful detached bungalow set in private spacious gardens, ideally located a short walk to the shops, school, countryside and to Crossgar Golf Club.

The tastefully presented residence includes a modern integrated kitchen and dining, shower room, lounge and two double bedrooms. Gas fired central heating has recently been installed and is enhanced by the double glazing.

The property is approached by a generous asphalt driveway providing good parking. The mature gardens to the front and rear enjoy sunlight throughout the day and have been expertly laid out for ease of maintenance and are planted with a selection of ornamental and flowering shrubs, fruit trees and are hand landscaped with flagged patios, ideal for al-fresco dining.

FEATURES

- Delightful, Detached Bungalow Set In Private Spacious Gardens
- Modern Integrated Kitchen / Dining
- Two Double Bedrooms One With Double Built-In Wardrobe
- Shower Room
- Gas Fired Central Heating And Double Glazing
- Spacious Asphalt Drive
- Large Landscaped Gardens With Play House And Garden Shed
- Convenient To The Centre Of Crossgar Village
- Access To Public Transport

Entrance Porch

Ceramic tiled floor; wall light.

Entrance Hall

Cloak cupboard; linen cupboard.

Lounge

13'4 x 13'3 (4.06m x 4.04m)

Feature embossed cast iron fireplace with a cast iron surround and polished black granite hearth; 2 wall lights.

Kitchen / Dining

18'5 x 9'8 (5.61m x 2.95m)

1½ tub single drainer stainless steel sink unit with mixer taps; good range of modern light oak eye and floor level cupboards and drawers; formica worktops; integrated 'Belling' electric under oven and 'Zanussi' induction ceramic hob with pull-out canopy concealing extractor unit and light over; plumbed and space for washing machine; integrated fridge and freezer; ceramic tiled floor; 'Worcester' gas fired boiler; part tiled walls.

Bedroom 1

12'2 x 10'1 (3.71m x 3.07m)

Double built-in wardrobe; tv aerial connection point.

Bedroom 2

12'11 x 7'10 (3.94m x 2.39m)

Shower Room

9'8 x 5'8 maximum measurements (2.95m x 1.73m maximum measurements)

White suite comprising, quadrant tiled shower with 'Mira Sport' electric shower; glass sliding shower doors and side panel; pedestal wash hand basin; close coupled wc; ceramic tiled walls and floor; pine tongue and groove ceiling with recessed spot lighting; extractor fan.

Outside

Double wrought iron gates and asphalt drive with ample parking leading to enclosed matching parking to the side.

Gardens

Gardens to front laid out in lawns and flowerbeds; private enclosed rear garden laid out in lawns with extensive beds of ornamental and flowering shrubs, fruit trees including, apple, plum, pear, gooseberry, rhubarb and hand landscaped with flagged patios; water tap.

Wooden Play House

7'5 x 5'7 (2.26m x 1.70m)

Garden Shed

9'3 x 7'5 (2.82m x 2.26m)

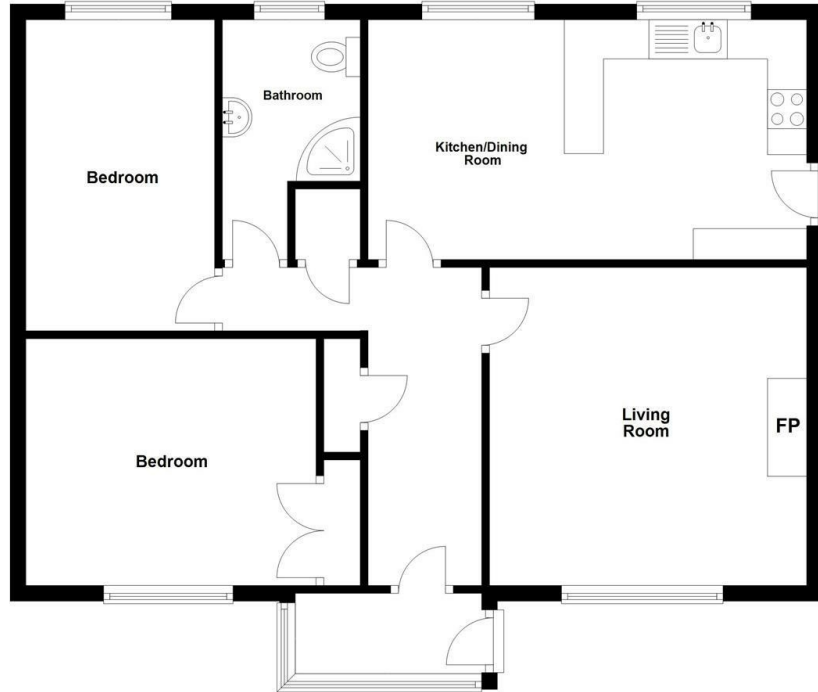
Light and power points; partially shelved.

Capital / Rateable Value

£100,000 = Rates Payable £971.80 per annum (approximately)

Ground Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



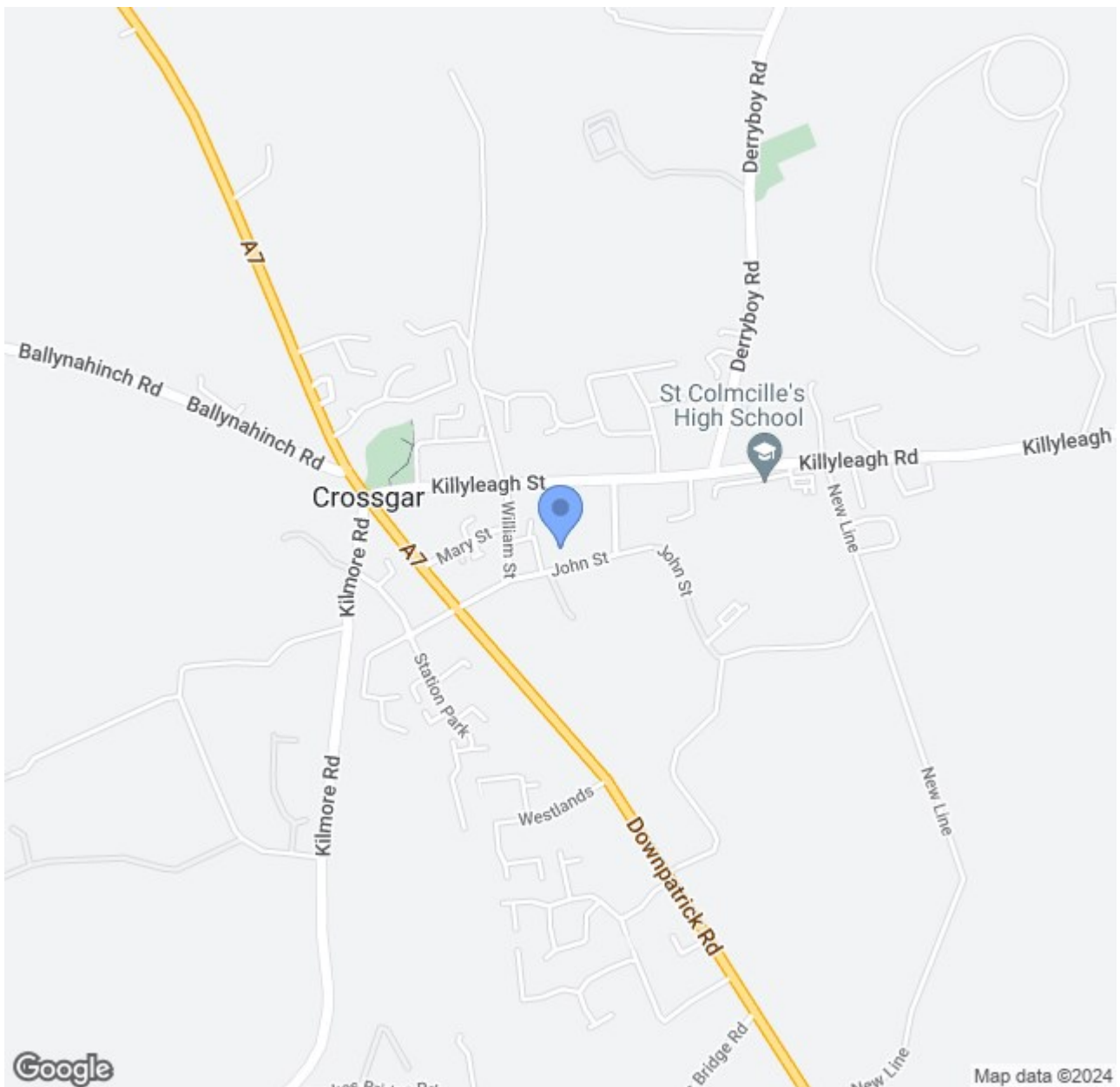
Total area: approx. 74.8 sq. metres (805.4 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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