



51 Station Park, Crossgar, BT30 9FB

Asking price £199,950

SIMPLE ABODE are delighted to bring to the market this beautiful four bedroom townhouse in the heart of Crossgar. Comprising living room with multi-fuel stove, lovely modern kitchen/dining room with integrated appliances, four double bedrooms (including master with ensuite) and modern family bathroom. This spacious family home also benefits from a downstairs WC, Jack & Jill bathroom and pressured heating system.

The exterior features a well maintained rear garden with garden shed and parking bay. At the front sits a well kept lawn area.

Station Park is a popular development in Crossgar and is within close proximity to the towns various amenities including major supermarket, cafes, restaurants, shops and schools. Tobar Mhuire monastery is within walking distance offering lovely trails and views of the surrounding County Down countryside.

Early viewing is highly recommended.

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- Townhouse
- Close To Amenities
- Downstairs WC
- Four Double Bedroom
- Nursery
- Off Street Parking
- Master with Ensuite
- Modern Kitchen/Dining
- Oil Fired Central Heating

GROUND FLOOR

Living Room

15'10 x 14'00 (4.83m x 4.27m)

Wood burning stove, wooden flooring

Kitchen/Dining

14'11 x 10'09 (4.55m x 3.28m)

Range of high/low units. Integrated cooker and hob, stainless steel sink, dishwasher.

Utility Room

7'00 x 4'00 (2.13m x 1.22m)

Plumbed for hot/cold water

Downstairs WC

Low flush WC, wash hand basin

FIRST FLOOR

Master Bedroom (En-suite)

15'11 x 11'05 (4.85m x 3.48m)

Carpet flooring. Ensuite include low flush WC, wash hand basin & electric shower

Bedroom Two

11'05 x 10'09 (3.48m x 3.28m)

Carpet Flooring

Family Bathroom

Freestanding bath, low flush WC, wash hand basin

TOP FLOOR

Bedroom Three

14'11 x 10'00 (4.55m x 3.05m)

Carpet flooring. Jack & Jill bathroom including low flush WC, wash hand basin & electric shower

Nursery

Segregated bedroom space ideal for nursery or work from home space

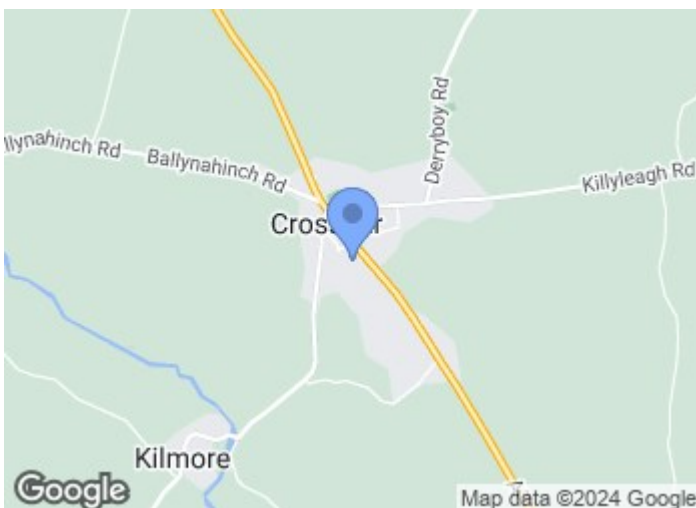
Bedroom Four

14'11 x 10'00 (4.55m x 3.05m)

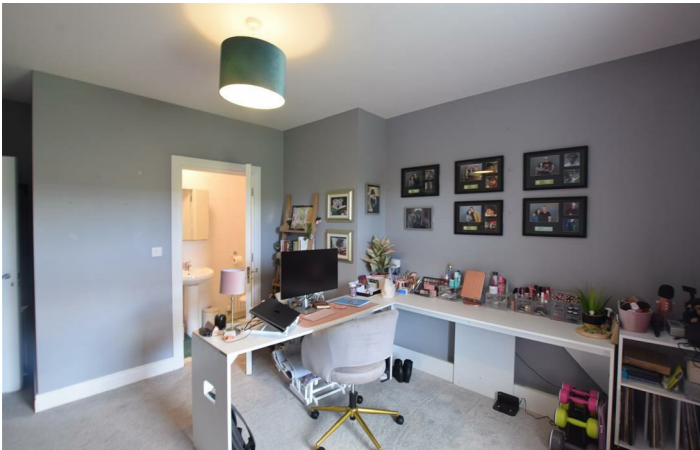
Carpet flooring. Jack & Jill bathroom including low flush WC, wash hand basin and electric shower.

OUTSIDE


Artificial grass, garden shed and parking to the rear. Lawned garden to the front.




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		
(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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Not environmentally friendly - higher CO ₂ emissions		
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