



16 CRAWFORD PARK

Belfast, BT6 9RS

Offers around **£475,000**



DETACHED | 4  | 2  | 2 

We are delighted to bring to the market this exceptionally presented, detached family home, situated in a quiet cul-se-sac, off the Ballygowan Road. The owners have updated the property over the years to a high standard and this is evident both internally and externally.

Inside, the accommodation is split over three levels; a spacious entrance hall, lounge with feature fireplace and a modern kitchen/dining area with an excellent range of high and low level units and integrated appliances. On the lower level there is a further reception room, utility room and furnished cloakroom with access to rear and integral garage. On the upper level there are four well-proportioned bedrooms, principal with modern ensuite shower room and separate luxury family bathroom.

Outside there is a large brick paved driveway for ample off street parking, leading to a double integral garage with insulated electric doors. There are immaculately maintained gardens in lawn and an enclosed private rear garden in lawn with Tobermore paved patio areas and views towards Stormont Estate and the surrounding countryside.

Early viewing is highly recommended to avoid disappointment.



KEY FEATURES

- Close To Main Arterial Routes Offering Ease Of Access To Belfast And Surrounding Countryside
- Within Walking Distance To Many Local Amenities And Regular Public Transport Links
- Located In Close Proximity Near Many Leading Primary And Post Primary Schools
- Bright and Spacious Reception Hall
- Separate Lounge and Family Room
- Bespoke Modern Fitted Kitchen with Excellent Range of Units and Integrated Appliances With Space for Casual Dining
- Furnished Cloakroom and Utility Room
- Four Well Appointed Bedrooms
- Principal Bedroom With Contemporary Ensuite Shower Room with Modern White Suite
- Separate Modern Family Bathroom
- Enclosed Rear Garden with Excellent Privacy And Views Towards Stormont Estate
- Brick Paved Driveway For Ample Off-Street Parking
- Integrated Double Garage With Electric Shuttered Doors
- Electric Vehicle Charging Point
- Gas Fired Central Heating With Manual And Wifi Enabled Control
- UPVC Double Glazing Throughout
- Broadband Speed – Ultrafast
- Sensor Alarm System



ROOM DETAILS

Ground Floor

- Entrance Hall
- Lounge
18' x 13'
- Kitchen/Diner
27'2" x 9'9"

Lower Level

- Family Room
14'2" x 11'2"
- Furnished Cloakroom
- Utility Room
11'2" x 7'10"
- Integral Garage
22' x 17'6"

First Floor

- Landing
- Bedroom One with
Ensuite
12'8" x 11'2"
- Bedroom Two
12' x 11'2"
- Bedroom Three
11'2" x 10'
- Bedroom Four
11'9" x 9'4"
- Bathroom

Outside

- Paved Driveway
- Double Integral Garage
- Gardens Laid in Lawn.
- Paved Patio Areas to Rear
- Paved Pathway Around
Property.
- Private Rear Garden, Laid
in Lawns, with Mature
Planting
- Fenced Bin Storage Area





FLOOR PLANS





DIRECTIONS

Travelling country bound along the Ballygowan Road, at the traffic lights just past Glen Road turn right onto Church Road, Crawford Park is the third road on your left. Follow the road round to the right and No 16 is on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	72	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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