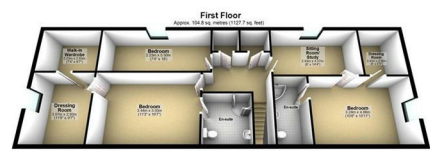


# 13a Ballymather Road, Crumlin, BT29 4UL



Total area: approx. 319.8 sq. metres (3442.8 sq. feet)  
(Including ground floor, first floor and garage)  
 For information only  
 13a Ballymather Road, Nuts Corner

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£425,000**

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*Nestled in the serene countryside of Ballymather Road, Nutts Corner, Crumlin, this detached chalet bungalow is a true gem waiting to be discovered. Boasting 21 rooms in total with 4 reception rooms and 6 bedrooms spread across the property, there is ample space for all your needs.*

*The property features a family bathroom and three ensuites, ensuring convenience and comfort for you and your guests. The layout includes three ground floor bedrooms, one with an ensuite, and three first floor bedrooms, two of which are luxurious suites complete with living rooms, dressing rooms, and ensuite shower rooms.*

*With three reception rooms, a sunroom, spacious kitchen with an informal dining area, and a separate utility room, this bungalow offers a perfect blend of elegance and functionality lending itself perfectly to intergenerational living in a mature rural location. The large private garden is a nature lover's paradise, featuring a neat lawn, well-stocked borders, mature trees, and a spacious patio area for outdoor relaxation.*

*The detached double garage adds to the convenience and storage options of this property, making it a practical choice for those seeking both comfort and space. Whether you are looking for a peaceful retreat, a spacious family home or somewhere within easy access of Belfast International Airport and the city centre for the purpose of a potential B&B (subject to necessary approvals), this property caters to a variety of needs.*

*Don't miss the opportunity to make this charming bungalow your own. Embrace the tranquillity of rural living while enjoying the modern comforts this property has to offer.*

## **FEATURES**

- Entrance hall with fully tiled floor and staircase to first floor
- Lounge with feature marble composite fireplace and inset multi-fuel stove / Glazed French doors to;
- Dining room 13'4 x 12'6 with French doors to Sunroom / PVC double glazed windows
- Kitchen with informal dining area / Full range of white coloured country style high and low level units / Integrated gas corner hob, double oven and grill and dishwasher / Utility room
- Study / Office 13'0 x 11'3 and separate Snug / Living room 12'6 x 11'1
- Two ground floor bedrooms / Bed 1 with ensuite and dressing / Ground floor bathroom with modern white suite
- First floor landing with storage cupboards / Two full Bedroom Suites both with living areas, dressing rooms and ensuites / Bedroom 5 with wood laminate floor
- PVC double glazed windows / Oil-fired central heating / Pine internal doors / PVC fascia and soffits
- Tarmac drive to off street parking and access to detached double garage with twin roller shutter doors
- Spacious mature site laid in neat lawns and generous paved patio areas / Easy access to Belfast International Airport and Belfast City Centre



## ACCOMMODATION

PVC double glazed entrance door and matching side lights to:

### SPACIOUS ENTRANCE HALL

Fully tiled floor with inlaid "Celtic" design and mosaic effect border. Stair case to first floor with pine moulded hand rail and turned balustrade. Four wall light points. Small under stair storage. One double and two single radiators.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner wall mounted wash hand basin with tiled splash back. Mosaic effect fully tiled floor.



### LOUNGE 17'1 x 14'9 (5.21m x 4.50m)

(max) Feature marble composite fire surround with polished granite inset and hearth. Glass fronted multi-fuel stove. Picture light point. Two double radiators. 6 pane glazed door to entrance hall. 6 pane glazed French doors to:



### DINING ROOM 13'4 x 12'6 (4.06m x 3.81m)

Mostly carpeted floor with wood laminate banding on two edges. Double radiator. 6 pane glazed French doors to:





**SUN ROOM 10' x 10'1 (3.05m x 3.07m)**

(max) PVC double glazed windows. Fully tiled floor. Double radiator. Powder coated double glazed sliding patio doors to rear garden.





## **KITCHEN INTO INFORMAL DINING 18' x 12'6 (5.49m x 3.81m)**

(max) Full range of white coloured country style high and low level units with feature handles, glazed display cabinets and open fronted shelving. Feature ceramic sink unit with directional mixer tap. Over window pelmet. Granite effect work surfaces. Extensive range of integrated appliances to include "Kenwood" five ring gas corner hob with wok burner and digital over head extractor fan. low level "Bosch" combination oven and grill and mid level "Bosch" double oven and grill. Integrated dish washer. Space for American fridge freezer. Microwave recess. Textured wall tiling to work surfaces with inlaid patterned design to hob splash back. Fully tiled floor. Double radiator. Wall light points. Six pane glazed doors to entrance hall and utility.



## **UTILITY ROOM 7'9 x 5'10 (2.36m x 1.78m)**

Three cupboards to include tall larder style unit and low level storage cupboard with "Butler's" sink and contrasting granite effect work surfaces. Tiled splash back to sink area. Plumbed for washing machine. Fully tiled floor. Single radiator. PVC double glazed door to rear.

## **STUDY 13' x 11'1 (3.96m x 3.38m)**

(max) Wood laminate floor. Double radiator. 6 pane glazed door to entrance hall.

## **SNUG / LIVING 12'6 x 11'1 (3.81m x 3.38m)**

Wood laminate floor. Double radiator. 6 pane glazed door to entrance hall.

## **BEDROOM 1 13'11 x 12'2 (4.24m x 3.71m)**

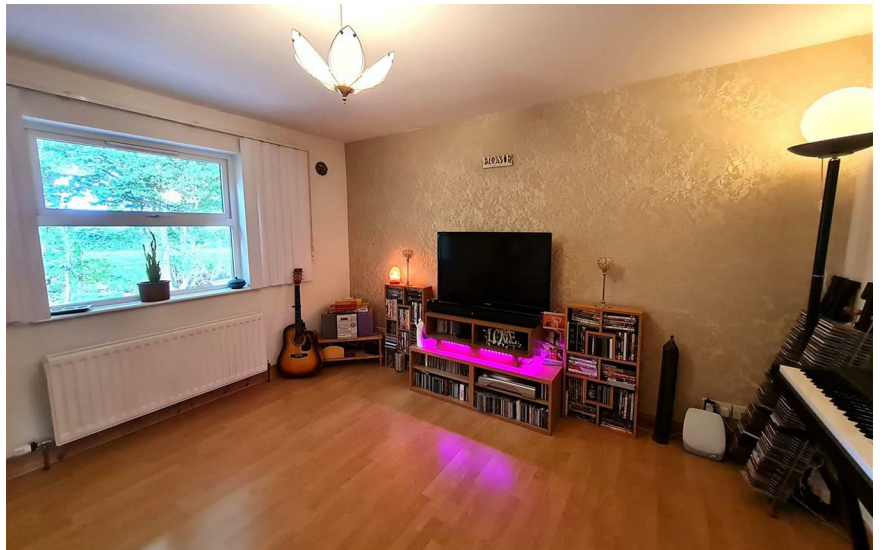
Wood laminate floor. Single radiator.

## **WALK-IN WARDROBE 7'4 x 6' (2.24m x 1.83m)**

Wood laminate floor.

## **ENSUITE 5'10 x 5'6 (1.78m x 1.68m)**

Modern white suite comprising push button low flush W/C with pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Polished chrome heated towel rail.







**BEDROOM 2 12'7 x 9'8 (3.84m x 2.95m)**

Wood laminate floor. Single radiator.



**BATHROOM 12'6 x 5'11 (3.81m x 1.80m)**

Modern white suite comprising panelled bath with off set mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin with "monobloc" spout style mixer tap. Shaver point. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Bidet with spout style mixer taps. Fully tiled floor and walls with decorative border. Extractor fan. Double radiator.



**FIRST FLOOR LANDING**

Wood laminate flooring. "Velux" double glazed roof light to stair well. Hot press with pressurized water tank. Shelving. Adjoining storage cupboard with shelving.

Two full bedroom suites comprising.

**SUITE 1**

**BEDROOM 16'6 x 11'3 (5.03m x 3.43m)**

Wood laminate floor. Access to eaves. Double glazed "Velux" roof light. Single radiator. 8 pane glazed door to:

**LIVING ROOM 11'8 x 9'5 (3.56m x 2.87m)**

Gable end escape window. Single radiator. Wood laminate floor. Access to:

**DRESSING 9'6 x 6'10 (2.90m x 2.08m)**

Wood laminate floor.







**ENSUITE 7'6 x 7'3 (2.29m x 2.21m)**

(accessed directly from bedroom) Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer and tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic unit and sliding cubicle doors. Tiled effect flooring. Extractor fan. Single radiator.

**SUITE 2**

**LIVING AREA 14'4 x 8'0" (4.37m x 2.44m)**

"Velux" double glazed roof light. Wood laminate floor. Single radiator. 8 pane glazed door to:

**BEDROOM 4 15'11 x 10'6 (4.85m x 3.20m)**

Wood laminate floor. Gable end escape window. Single radiator.

**ENSUITE 10'6 x 5'2 (3.20m x 1.57m)**

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic mixer tap and sliding cubicle doors. Tiled effect floor. Extractor fan. Single radiator.

**DRESSING ROOM 7'9 x 6'10 (2.36m x 2.08m)**

Wood laminate floor.





## BEDROOM 5 18'2 x 7'4 (5.54m x 2.24m)

Wood laminate floor. Access to eaves storage. "Velux" double glazed roof light. Single radiator.

## OUTSIDE

Twin entrance pillars to tarmac drive leading to tarmac parking for 5 plus cars. Access to:

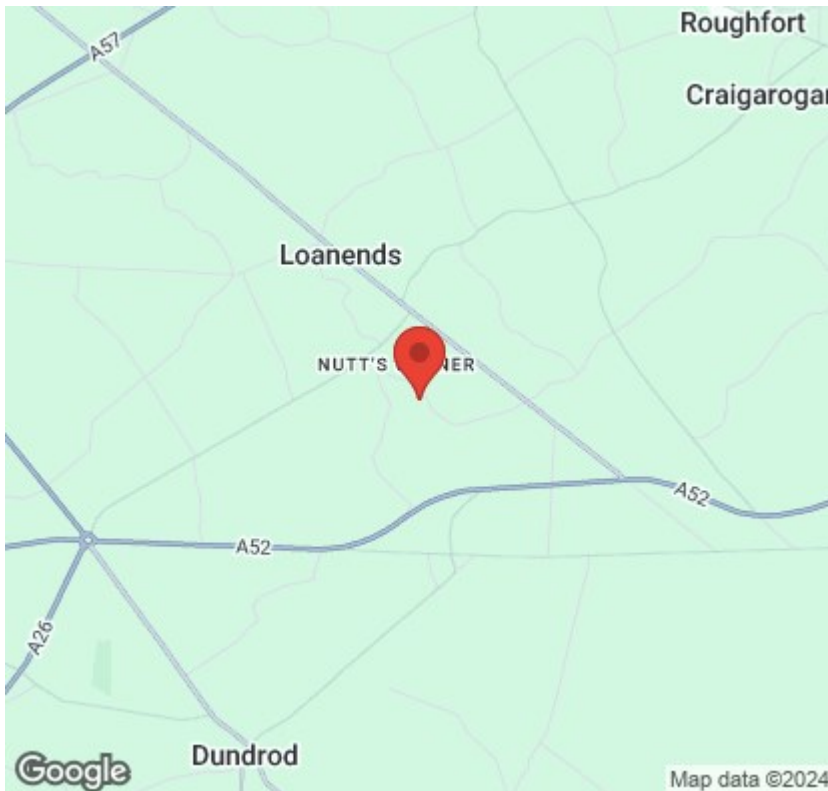
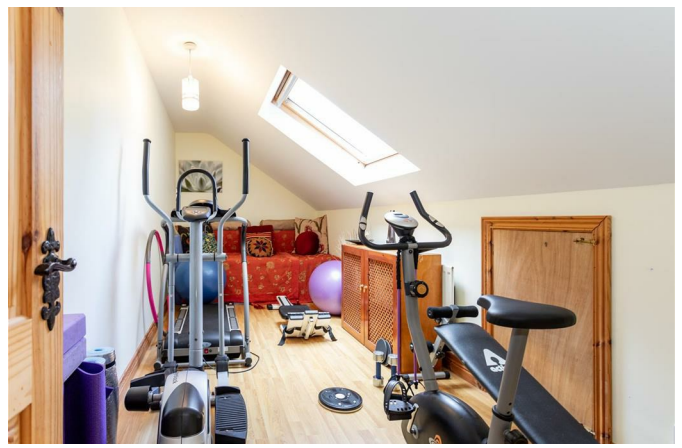
## DETACHED DOUBLE GARAGE 19'6 x 18'11 (5.94m x 5.77m)

Twin roller shutter doors. Power and light. Oil fired boiler. PVC double glazed window to side.

Bin recess to side of garage with access to PVC oil tank, Mix of 6Ft. timber fencing. mature conifers, natural hedging and trees to boundaries. Paved pathway to front and rear with access to large paved patio adjoining the sun room. Low level walling and feature circular paved area with miniature conifers. Steps down through pergola to extensive gardens to side and rear in neat lawn. Specimen trees and well stocked borders. Pink stone display. Water feature. Outside tap and light. Greenhouse 7'10 X 5'10.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

Please note, none of the services or appliances have been tested at this property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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