



1085 Crumlin Road, Belfast, BT14 8RX

- Detached Family Home
- Sun Lounge
- Utility Room
- Three En Suite Shower Rooms
- Generous Sized Private Driveway; Low Maintenance Garden
- Four Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- Family Bathroom
- Oil Heating; Owned Solar Panels; PVC Double Glazing
- Elevated Rural Views Towards Belfast

Offers Over £265,000

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor, gallery landing. Vaulted ceiling. Access to hot press.

LOUNGE 18'0" x 14'11" (wps)

Open fire in cast iron fireplace with granite hearth and surround. Dual aspect windows. Elevated, rural views. Tiled floor.

SUN LOUNGE 10'10" x 10'6"

Vaulted ceiling. Elevated, rural views. Wood laminate floor covering. PVC double glazed, French doors to garden.

KITCHEN WITH INFORMAL DINING AREA 15'0" x 13'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, gas hob with extractor hood over. Integrated oven. Space and plumbed for dishwasher. Twin, glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. Access to utility room and sun lounge.



UTILITY ROOM 10'5" x 5'2"

Low level, fitted storage units. Stainless steel sink unit with draining bay. Space for American style fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed, French door, leading to rear garden.

BEDROOM 3 11'8" x 10'7"

Elevated, rural views towards Belfast. Timber flooring.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit.

BEDROOM 4 10'4" x 9'4"

Timber flooring.

FAMILY BATHROOM

White, three piece suite comprising panelled corner bath, vanity unit and WC. Half tiling to walls. Tiled floor.

FIRST FLOOR

GALLERY LANDING

PRINCIPAL BEDROOM 15'1" x 12'3" (plus wardrobe space)

Wall to wall fitted wardrobes in mirror panelled, sliding doors. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Towel radiator. Tiled floor.

BEDROOM 2 14'11" x 11'6" (wps) (plus wardrobe space)

Wall to wall fitted with mirror panelled, sliding doors. Wood laminate floor covering. Dual aspect windows.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

Double gates, leading to, generous sized, private driveway area, finished in brick pavior.

External lighting.

PVC soffits, fascia and rainwater goods.

Owned solar panels.

Low maintenance rear garden.

Outside tap.

External power points.

Oil fired central heating boiler.

PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this





property. Purchasers should make/commission their own inspections if they feel it is necessary.



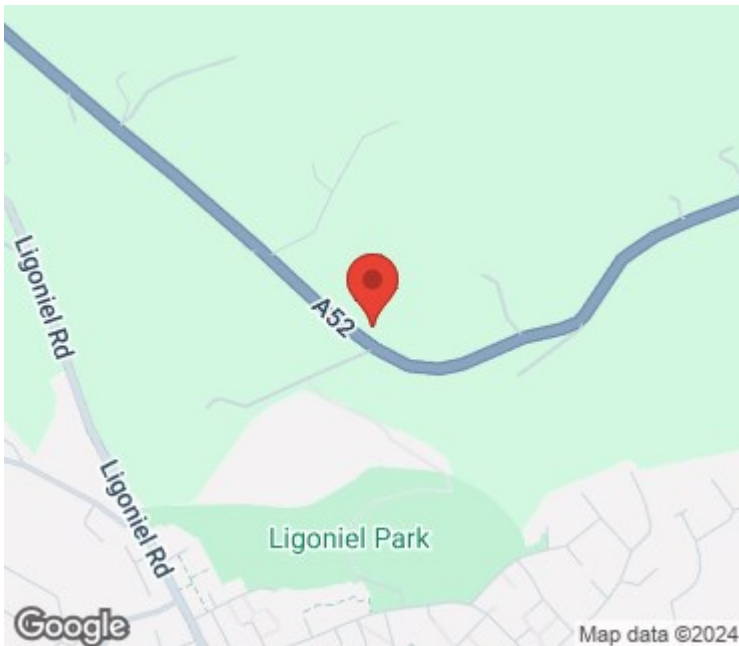
Well presented, four bedroom/three en suite/two+ reception, detached family home with elevated rural views towards Belfast, conveniently located on the Crumlin Road, North Belfast.

The property comprises entrance hall with gallery landing, lounge, sun lounge, kitchen with informal dining area, utility room, four bedrooms, three with en suite facilities, and separate bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway area, finished in brick pavior, and low maintenance rear garden.

Other attributes include PVC double glazing, oil fired central heating, owned solar panels, and optic fibre broadband connection.

Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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