

9 Diamond Cottages Ardmore Road, Crumlin, County Antrim, BT29 4QU**PRICE Offers Over £154,950**

This is an incredibly rare opportunity to purchase one of the highly sought after labourers cottages at the Diamond on the Ardmore Road, occupying a large site with open aspect to the front and rear commanding views over the surrounding countryside. Benefiting from a kitchen extension to the rear together with a modern shower room, PVC double glazed windows and external doors, oil-fired central heating and quality oak internal doors, this property is likely to appeal to wide range of potential purchasers including first time buyers or those wishing to downsize.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with access to loft
- Living room with open fire and ornate painted wooden surround
- Kitchen with informal dining area
- Full range of matt dark grey coloured high and low level units
- Two well proportioned bedrooms
- Shower room with modern white suite
- PVC double glazed windows and external doors / Light oak internal doors
- Oil-fired central heating
- Tarmac off-street parking to the front for up to three cars
- Large gardens to rear in neat lawn with pavier brick patio / Raised timber decked patio area with superb views over open countryside

ACCOMMODATION

PVC double glazed and leaded entrance door and sidelights to:-

ENTRANCE HALL

High level meter cupboard. Access to loft. Hot press with copper cylinder and immersion heater. Shelving. Single radiator.

LIVING ROOM

13'4 x 9'11 (4.06m x 3.02m)

Open fire with ornate painted wooden surround. Tiled inset and hearth. Wood laminate floor. Double radiator.

KITCHEN INFORMAL DINING AREA

16'1 x 10'9 (4.90m x 3.28m)

Full range of painted matt, dark grey high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit. Space for cooker with pull-out over-head extractor fan. Plumbed for washing machine and space for fridge freezer. Metro style part tiled walls to work surfaces. Fully tiled floor. Broom cupboard enclosed for tumble dryer. PVC double glazed door to side. Double radiator.

BEDROOM 1

12'6 x 9'11 (3.81m x 3.02m)

Double radiator.

BEDROOM 2

10'6 x 7'10 (3.20m x 2.39m)

plus door opening. Single radiator.

SHOWER ROOM

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with monobloc mixer taps. Fully tiled corner quadrant shower cubicle with 'Mira' electric shower unit. Sliding cubicle doors. Polished chrome heated towel rail. Fully tiled floor and walls with decorative border.

OUTSIDE

Decorative wrought iron double entrance gates with tarmac driveway and off-street parking for three cars. Garden to front in neat lawn. Timber fencing to front and side. Outside lights. Concrete path to side leading to large garden to rear in neat lawn. Pavier brick patio and extended concrete seating area. Paved pathway and concrete walk way for washing line. Access to raised timber decking with attached timber garden shed. 4Ft. timber fencing with views over open countryside beyond. Prefabricated oil-fired boiler house. PVC tank. Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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