



2 Kilwood Close, Crossgar, BT30 9DE

Offers in the region of £195,000

Simple Abode is delighted to present this charming and extended detached bungalow, ideally located in a quiet cul-de-sac close to the amenities of Crossgar. The property offers versatile living accommodation, comprising:

- A spacious living room with an open fire.
- Three well-proportioned bedrooms.
- A kitchen with a separate dining room that could also be adapted as a fourth bedroom.
- A bright and inviting sunroom.

Externally, the property benefits from a detached garage, fully plumbed and fitted with electricity, offering excellent storage or workspace potential. Situated in the sought-after Kilwood Close area, this home is within easy reach of local schools, shops, and bus links, making it perfect for families or those seeking a peaceful yet convenient lifestyle.

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- Detached Bungalow
- Off Street Parking
- Detached Garage
- Extended
- Close To Local Amenities
- Oil Central Heating
- Three Bedroom
- Corner Site

Living Room

17'02 x 11'10 (5.23m x 3.61m)

Open fire

Bedroom One

11'01 x 9'11 (3.38m x 3.02m)

Built in storage

Bedroom Two

11'11 x 9'09 (3.63m x 2.97m)

Built in storage

Bedroom Three

8'07 x 8'02 (2.62m x 2.49m)

Built in storage

Kitchen

13'01 x 10'03

Range of high/low units. Stainless steel sink. Includes fridge & cooker. Tiled flooring.

Dining

10'09 x 9'11 (3.28m x 3.02m)

Potential for 4th bedroom.

Sunroom

10'10 x 10'09 (3.30m x 3.28m)

Detached Garage

21'09 x 10'10 (6.63m x 3.30m)

Plumbed for hot/cold water. Electric.

Outside

Off street parking. Excellent corner site with spacious gardens surrounding property.

Bathroom

Low flush WC, pedestal wash basin, bath & power shower.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC	

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