



4 KNOCKCAIRN LODGE, DUNDROD, CRUMLIN, BT29 4WY

A competitively priced substantial detached property that offers well appointed family living accommodation of approx 1447 Sq / ft while enjoying a prominent position within a private cul de sac of only four other detached homes. Four good, well appointed, bright double bedrooms, principle bedroom with ensuite shower room. Two separate reception rooms. Fitted kitchen open to a casual dining area / separate utility room / downstairs cloakroom / w.c. Upvc double glazed windows. Oil fired central heating system. Integral garage with roller door. Driveway to front / gardens private and secure to rear. Rural country living while only ten minutes drive from Belfast, Lisburn and Crumlin all accessible. Immediate possession / chain free. Competitively priced to allow for improvements. Sold as seen.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs		66	68

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £189,950

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Key Features

- A competitively priced substantial detached family home within a private cul de sac location of only four other detached homes.
- Two separate reception rooms.
- White bathroom suite.
- Oil fired central heating system.
- Driveway to front / gardens private and secure to rear.
- Four good, well proportioned bright double bedrooms.
- Fitted kitchen open to a casual dining area / separate utility room / downstairs cloakroom / w.c.
- Upvc double glazed windows.
- Integral garage.
- Immediate possession / chain free / Competitively priced to allow for improvements.





GROUND FLOOR

OPEN ENTRANCE PORCH

To:

ENTRANCE HALL

Wooden effect strip floor.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin.

LOUNGE

15'7 x 12'9

Feature fireplace with inset and hearth, wooden effect strip floor.

DINING ROOM

11'9 x 10'2

Wooden effect strip floor, double glazed sliding patio doors.

LARGE KITCHEN / DINING AREA

18'6 x 11'9

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, underoven, tiling, ceramic tiled floor, single drainer stainless steel sink unit, casual dining area.

UTILITY ROOM

9'6 x 5'5

Range of low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor, tiling. Garage access.

FIRST FLOOR

LANDING

Hotpress.

PRINCIPLE BEDROOM 1

15'1 x 13'12

Wooden effect strip floor.

ENSUITE SHOWER ROOM

Low flush w.c, shower cubicle, pedestal wash hand basin, velux window.

BEDROOM 2

19'0 x 10'8

BEDROOM 3

11'9 x 11'2

Velux window.

BEDROOM 4

10'4 x 10'4

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush W.c.

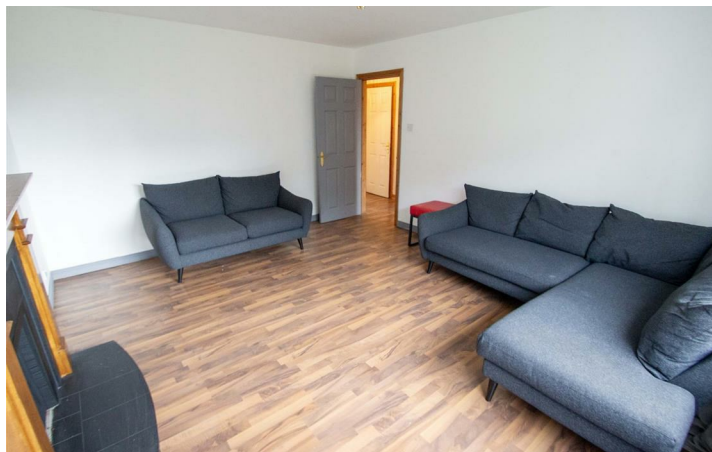
OUTSIDE

Cul de sac location . Driveway to front, enclosed and secure to rear, flagged and graveled beds.

INTEGRAL GARAGE

Feature roller door. Oil fired boiler.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18242314

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.

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