

**Tim Martin**  
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Crossgar  
BT30 9HB

Offers Around  
£159,950

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## SUMMARY

A well presented and spacious semi detached chalet bungalow, situated in this quiet cul-de-sac on the outskirts of Crossgar village.

Perfect for the first time buyer, young couple or family, the accommodation comprises of a spacious lounge which opens out to the dining area, fitted kitchen, three excellent sized bedrooms and shower room, fitted with a modern white suite. Outside, a spacious driveway provides off street parking, whilst the front and rear gardens are laid out in lawn with a paved patio area, allowing for excellent entertaining space for all to enjoy! The property is further enhanced by oil fired central heating and uPVC double glazed windows, Fascia and Soffits to allow for easy maintenance.

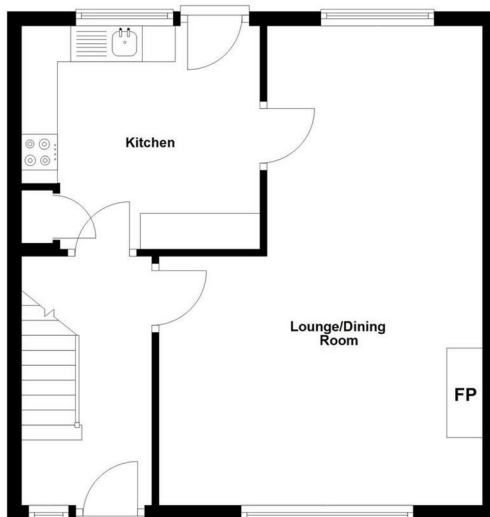
The property is located close to St Colmcille's High School and many local amenities within the town centre. The property remains a convenient commute to Downpatrick, Saintfield and Belfast by an excellent road network and public transport.

## FEATURES

- Well Presented Semi Detached Chalet Bungalow
- Spacious Lounge Open Through To The Dining Room
- Fitted Kitchen
- Three Excellent Sized Bedrooms
- Shower Room With Modern White Suite
- Oil Fired Central Heating and uPVC Double Glazing Windows, Fascia And Soffits
- Spacious Driveway Providing Excellent Off Street Parking
- Enclosed Rear Gardens With Patio Area
- Within Walking Distance Of Crossgar Village And Many Local Amenities
- Perfect For The First Time Buyer, Young Couple Or Family

### Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

## Entrance Hall

Glazed uPVC entrance door with matching side light; telephone connection point.

## Lounge / Dining Room 21'11 x 14'10 (6.68m x 4.52m)

Maximum Measurements; L Shaped

TV aerial connection point; sandstone fireplace.

## Kitchen 10'10 x 10'1 (3.30m x 3.07m)

Range of oak high and low level cupboards and drawers with matching leaded glass display cupboard and incorporating a single drainer stainless steel sink unit with mixer taps; space for electric cooker; concealed extractor fan over; space and plumbing for dishwasher; space for fridge/freezer; laminate worktops; tiled walls; built-in larder cupboard; glazed uPVC door to rear.

## First Floor / Landing

Access to roofspace; hotpress with copper cylinder; built-in storage cupboard.

## Bedroom 1 11'4 x 7'7 (3.45m x 2.31m)

Built-in storage cupboard.

## Bedroom 2 11'4 x 8'11 (3.45m x 2.72m)

Built-in wardrobes

## Bedroom 3 9'11 x 9'10 (3.02m x 3.00m)

Maximum Measurements

## Shower Room 7'5 x 6'4 (2.26m x 1.93m)

Maximum Measurements

White suite comprising, separate tiled shower cubicle with Mira Vie electric shower unit and wall mounted telephone shower attachment; fitted sliding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; towel radiator; tiled walls and floor; recessed spotlighting.

## Outside

Bitmac driveway providing off street parking.

## Gardens

Front gardens laid out in lawn with hedging and shrubery; enclosed rear gardens laid out in lawn; paved patio area; PVC oil storage tank; outside lights and water tap; enclosed oil fired boiler.

## Capital / Rateable Value

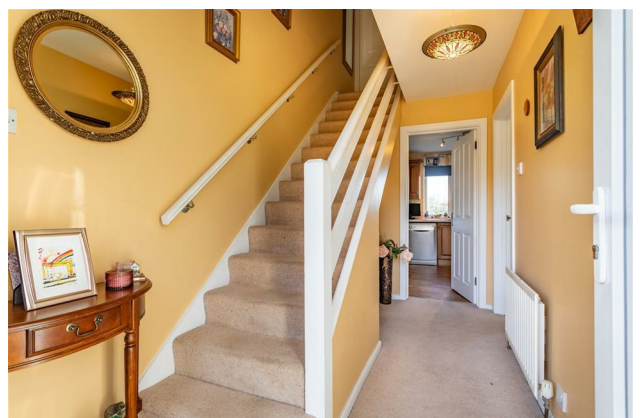
£105,000. Rates Payable = £1020.39 per annum (approximately)

## Tenure

Freehold

## Ground Rent

To Be Confirmed

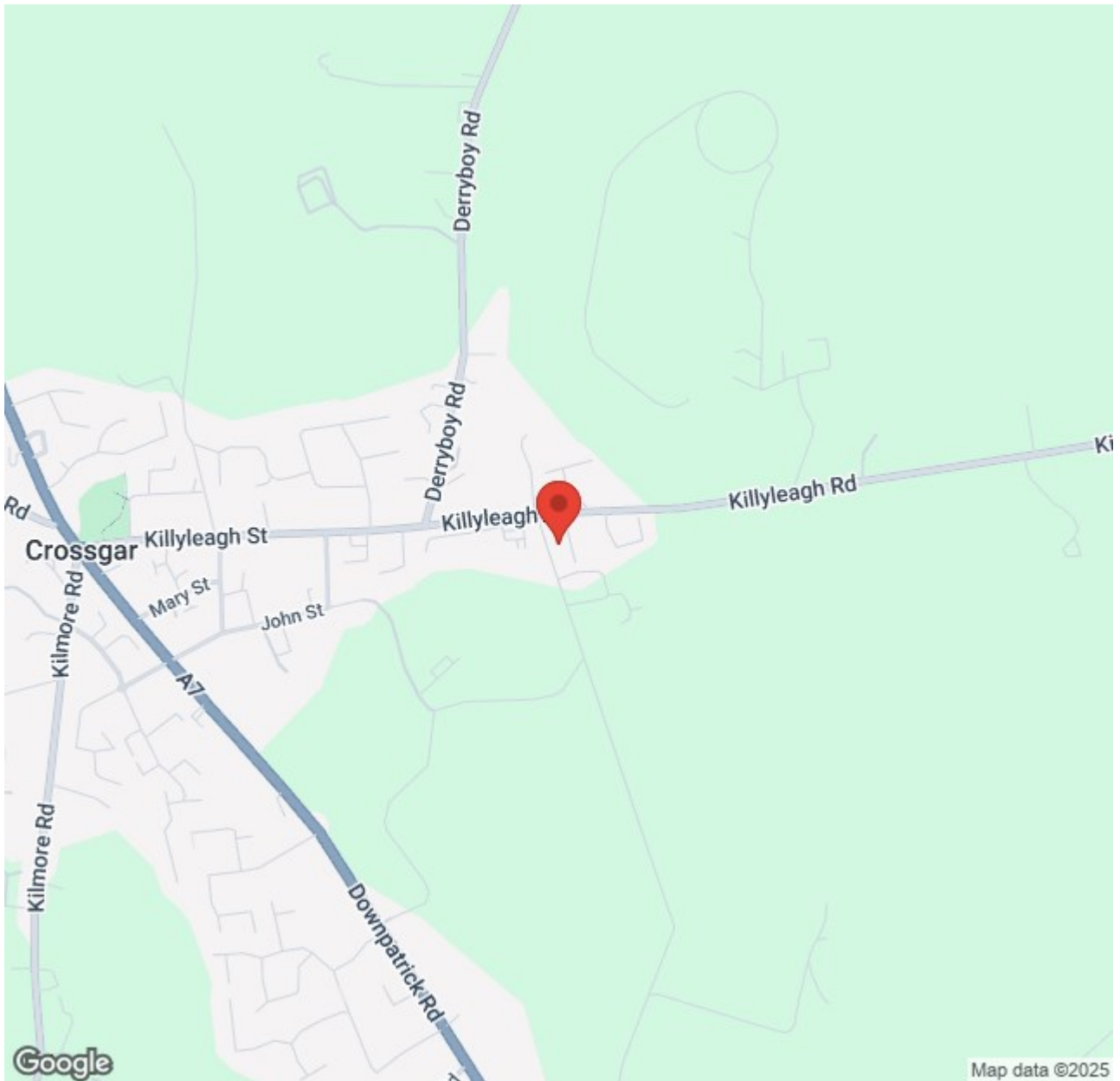












Map data ©2025



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	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			69

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