



32 MAPLE PARK, CRUMLIN, BT29 4WZ



Ideally positioned in this exclusive and Georgian-inspired development built by multi-award-winning Porter & Co, this fashionable three-story home has been beautifully presented and upgraded throughout and enjoys ease of access to all the amenities in Crumlin's Main Street, including a Tesco superstore, leisure centre, and eateries. There are excellent road connections, and the property is around 20 minutes to Andersonstown, 15 minutes to Belfast International Airport, and less than 20 minutes to Lisburn, as well as being accessible to the motorway network.

With eye-catching accommodation throughout, this home is ready for the lucky new owners to simply add their furniture, and the well-appointed living space is briefly outlined below.

A beautiful entrance door with a fanlight welcomes you to a spacious and welcoming entrance hall with a beautiful tiled floor and a handy positioned downstairs W.C. There is also a cosy living room with a feature open fire and contemporary double doors that lead to an upgraded, luxury-fitted kitchen that is open plan to a sizable dining/entertaining space that has double doors leading to the private garden.

On the first floor, there is a spacious landing and two good-sized bedrooms as well as a white bathroom suite.

The second floor also has two good-sized bedrooms and a modern shower room.

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			
		65	68
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £199,950

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Key Features

- Ideally positioned in this exclusive Georgian-inspired development built by multi-award-winning Porter & Co.
- Four large bedrooms.
- Cosy living room with a feature open fire and contemporary double doors.
- Off-road car parking leading to a matching detached garage.
- Easy access to Belfast, Lisburn, and Antrim, as well as arterial routes and Belfast International Airport.
- Superb, fashionable, and upgraded living space spread over three stories and extending to around an impressive 1353 sq ft!
- Two bathrooms—a white bathroom suite on the first floor and a modern shower room servicing the second floor.
- Luxury upgraded fitted kitchen open plan to an impressive dining/entertaining space that has double doors leading to the gardens.
- Well-maintained, privately enclosed, good-sized rear garden with decking and pergola.
- Eye-catching interior throughout and a rare opportunity to purchase within this extremely sought-after location; early viewing is strongly recommended!





GROUND FLOOR

Hardwood front door with fanlight to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, extractor fan, beautiful tiled floor, chrome effect sanitary ware.

LIVING ROOM

14'6 x 11'4

Wooden effect strip floor, attractive fireplace with open fire, feature double doors to:

LUXURY UP-GRADED FITTED KITCHEN

18'3 x 9'8

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, single drainer stainless steel sink unit, stainless steel extractor fan, integrated fridge and freezer, wooden effect strip floor, spotlights, open plan to sizeable dining space, Upvc double glazed double doors to enclosed garden.

FIRST FLOOR

Spacious landing.

LANDING

Hotpress / storage.

BEDROOM 1

20'0 x 11'2

BEDROOM 2

12'10 x 11'2

WHITE BATHROOM SUITE

Bath, shower unit, low flush w.c, pedestal wash hand basin, tiled floor, tiled walls, extractor fan.

LANDING

Stairs to:

BEDROOM 3

12'1 x 11'4

Wooden effect strip floor, keylite window.

BEDROOM 4

14'8 x 11'11

SHOWER ROOM

Shower cubicle, low flush w.c, pedestal wash hand basin, keylite window, tiled walls and floor.

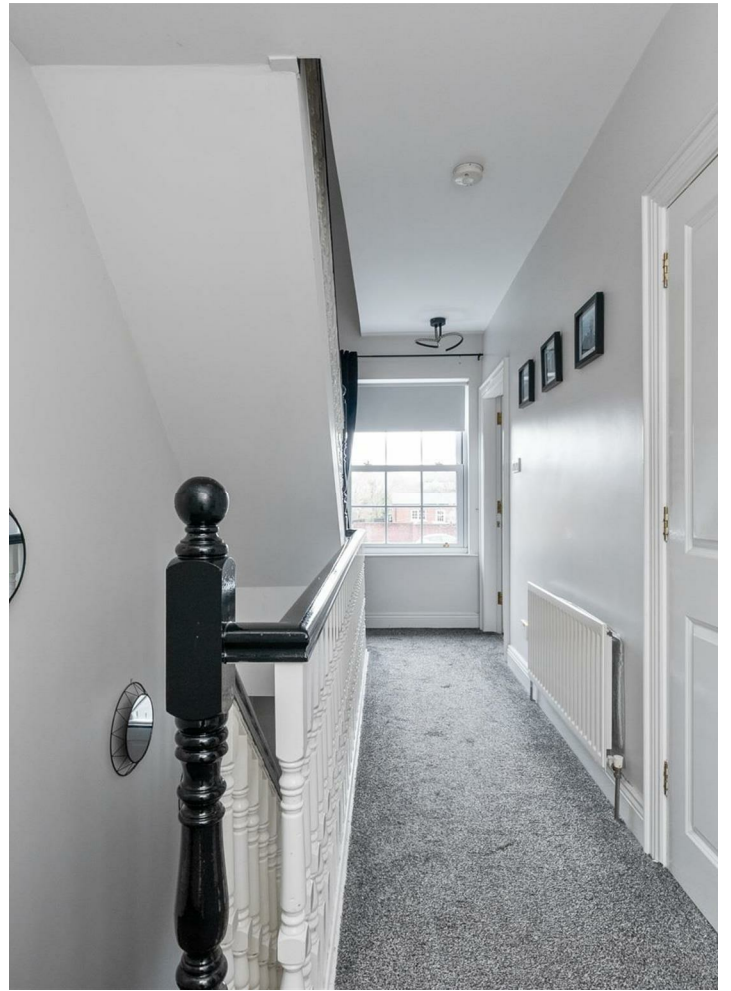
OUTSIDE

Well maintained, private enclosed, low maintenance, flagged rear garden, flowerbeds, off road carparking to:

GARAGE

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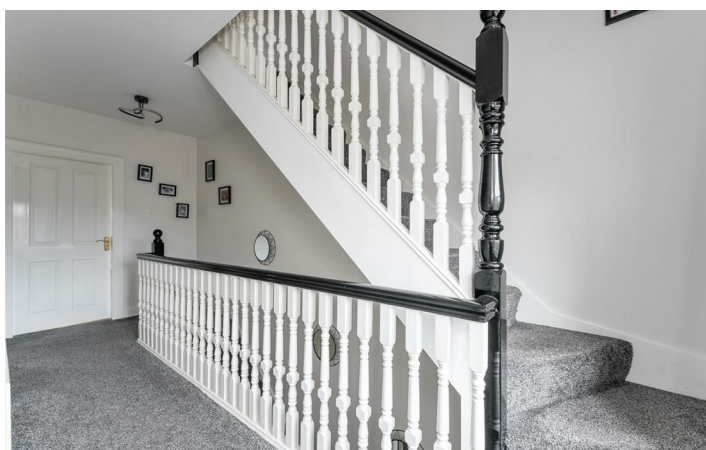








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Questions you may have.

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 Andersonstown 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. 18284911

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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