

SALE AGREED

26 Tullywest Road, Nutts Corner, Crumlin, BT29 4SP

- New Constructed Detached Family Home
- Four Separate Reception Rooms
- Bathroom Plumbed For Four Piece Suite
- Utility Room; Furnished Cloakroom
- Generous Site Extending To c.0.70 Acres
- Five Bedrooms; Two With En Suite
- Kitchen Through Living / Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway Area; Large Detached Garage
- Rural Aspects; Convenient Location

Offers Over £595,000

EPC Rating



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Floorplan Is For Illustrative Purposes Only And Is Not To Scale

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH 10'5" x 5'5"

PVC double glazed front door with contrasting PVC double glazed side screens. Internal door with glazed side panels leading into:

ENTRANCE HALL 16'7" x 11'5"

Stairwell leading to first floor. Access to under stairs store.

LOUNGE 18'6" x 13'2"

Dual aspect windows with twin windows to front elevation. Recess for wood burning stove.

FAMILY ROOM 13'3" x 13'0"

Recess for wood burning stove. Access into sun lounge and dining room.

SUN LOUNGE 14'11" x 13'0"

Triple aspect windows with PVC double glazed French patio door. Vaulted ceiling.

DINING ROOM 10'11" x 10'11"

Dual aspect picture windows, enjoying rural views. Open arch into:



KITCHEN THROUGH LIVING / DINING ROOM 22'3" x 14'0"

First fix and plumbed for installation of kitchen. PVC double glazed picture window to rear elevation.

REAR HALL

Dual tone, PVC double glazed rear door. Access into built in store.

UTILITY ROOM 8'5" x 8'1"

First fix ready and plumbed for installation of appliances, flooring and storage units.

FURNISHED CLOAKROOM 8'10" x 5'1"

Plumbed for two piece suite.

BEDROOM 5 14'0" x 13'1"

Twin windows to front elevation.

FIRST FLOOR

GALLERY STYLE LANDING

Picture window to front elevation. Recess for study/office area. Access into roof space and built in hot press.

PRINCIPAL BEDROOM 18'0" x 15'10"

Picture window to rear enjoying elevated rural views.

EN SUITE SHOWER ROOM 10'0" x 6'6"

Plumbed for three piece suite encompassing shower enclosure, wash hand basin and WC.

GUEST BEDROOM 13'2" x 12'11" (wps)

Twin windows to front elevation.

EN SUITE SHOWER ROOM 9'1" x 5'2"

Plumbed for three piece suite encompassing shower enclosure, wash hand basin and WC.

BEDROOM 3 14'0" x 13'1"

Twin windows to front elevation.

BEDROOM 4 13'3" x 13'1" (wps)

Feature corner window enjoying elevated rural views.

FAMILY BATHROOM 11'9" x 8'9" (wps)

Plumbed for four piece suite encompassing bath, separate shower enclosure, wash hand basin and WC.

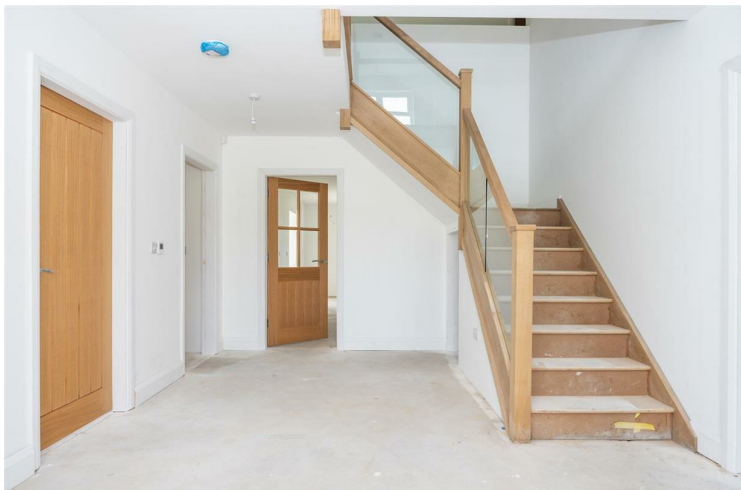
EXTERNAL

Newly installed, concrete laneway accessed by two houses only, (to include number 26), leading to twin pillars with electricity supply in situ. Generous sized, private driveway area finished in stone. Large front, side and rear gardens to be sown out.

LARGE DETACHED GARAGE 21'5" x 17'1"

PVC coated roller shutter door, separate PVC double glazed service door, light and power.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





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.

Impressive, newly constructed, detached family home extending to c.3,200 sq ft plus large matching detached garage, occupying a generous sized c.0.70 acre site enjoying rural views, located off the Tullywest Road, Nutts Corner, convenient to Belfast International Airport, Antrim Area Hospital and main commuter networks to Belfast, Lisburn and the North Coast.

The property comprises entrance porch, entrance hall, lounge with recess for wood burning stove, family room with recess for wood burning stove, sun lounge, separate sitting/dining room, kitchen through living/dining room, rear hall, utility room, furnished cloakroom, five well proportioned bedrooms, to include principal and guest bedrooms with en suite shower room, and family bathroom.

The property will be offered with a PC sum allowance of £25,000 to contribute towards kitchen, utility room, wood burning stoves, and sanitary ware.

Externally, the property enjoys generous sized private driveway area finished in stone accessed via shared concrete lane, large matching detached garage, and generous sized gardens.

Other attributes include oil fired central heating with underfloor heating to ground floor, PVC double glazing, and rural views.

Early viewing highly recommended to avoid disappointment.



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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