COLIN GRAHAM RESIDENTIAL

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32a Crumlin Road, Crumlin, BT29 4AG

- Detached Villa
- Three Reception Rooms
- Bathroom With White Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Five Bedrooms; Three En Suite
- Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Detached Double Garage
- Rural Views; Sought After Location

Offers Over £325,000

EPC Rating D

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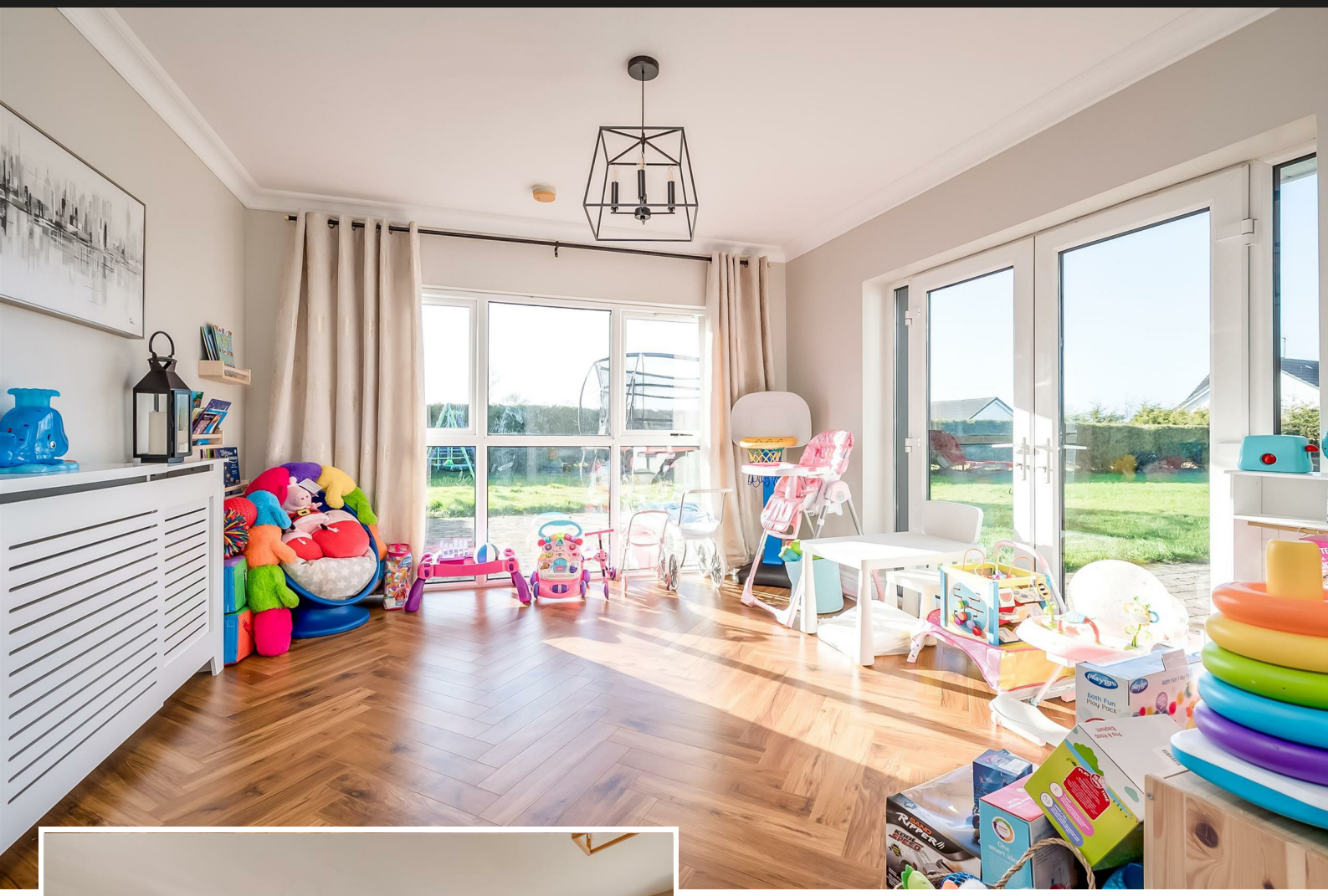
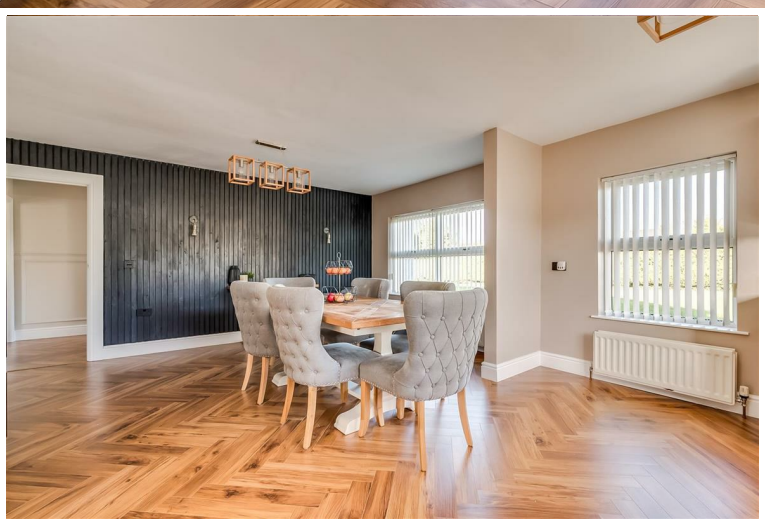




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Herringbone style wood laminate floor covering. Stairwell to first floor. Access to built in store with shelving and hanging space.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Half panelling to walls.

LOUNGE 19'5" x 14'9"

Cast iron, wood burning stove (linked to water) on quarry tiled hearth. Dual aspect corner window. Herringbone style, wood laminate floor covering. Open arch leading to:

SUN ROOM 12'7" x 11'8"

Herringbone style, wood laminate floor covering. PVC double glazed French doors leading to rear garden.

KITCHEN THROUGH DINING ROOM 21'5" x 15'8"

Modern fitted kitchen with range of high and low level French oak storage units and contrasting marble effect, melamine work surface. Colour coded sink unit. Integrated ceramic, touch screen hob with extractor fan over. Integrated eye level double oven. Space for fridge freezer. Plumbed and space for dishwasher. Splash back panelling to walls to match work surface. Timber panelled feature wall. Herringbone style, wood laminate floor covering.

UTILITY ROOM 8'9" x 9'4"

High and low level fitted storage units with marble effect melamine work surface. Plumbed for automatic washing machine and space for tumble dryer. Herringbone style, wood laminate floor covering. PVC double glazed door to driveway.

PRINCIPAL BEDROOM 13'8" x 12'5"

Dual aspect windows.

EN SUITE BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower and glass shower screen over bath. Part tiling to walls. Tiled floor.

GUEST BEDROOM 12'7" x 11'3"

Wood laminate floor covering.

EN SUITE BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower over bath. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to twin stores and hot press.

BEDROOM 3 19'9" x 13'5"

Access to under eaves storage. Built in wardrobe.

EN SUITE BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower unit over bath. Part tiling to walls. Tiled floor.

BEDROOM 4 13'6" x 10'0"

Access to under eaves storage.

BEDROOM 5 13'0" x 7'40"

Built in wardrobes. Access to under eaves storage.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower over bath. Part tiling to walls.

EXTERNAL

Double gates leading to Generous sized private driveway area finished in brick pavior.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Gardens front, side and rear finished in lawn and brick pavior patio area.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank

DETACHED DOUBLE GARAGE 20'0" x 19'9"

Roller shutter door. Separate service door to side. Power and light.

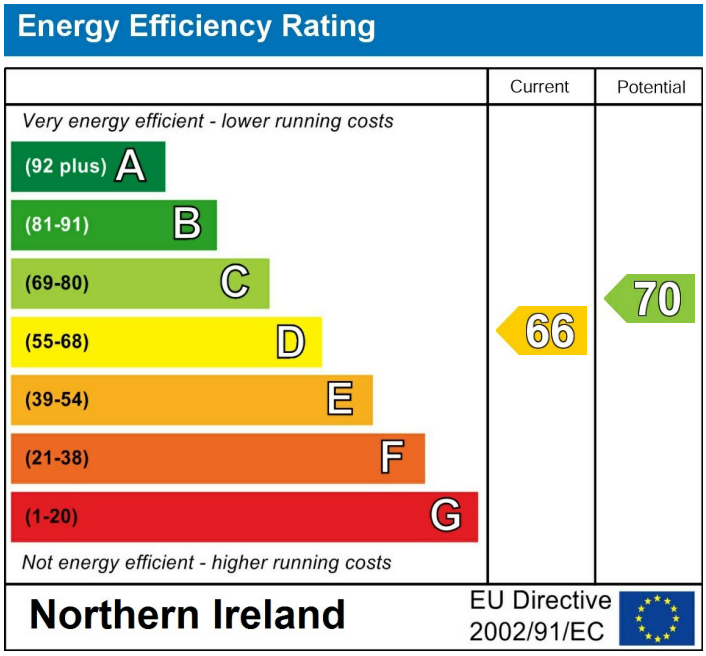
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

[redacted]

Immaculately presented, five bedroom / three reception, detached villa extending to c.2,200 sq ft, plus detached double garage, occupying a generous sized site enjoying rural views, located off the Crumlin Road, Crumlin. The property comprises entrance hall, furnished cloakroom, lounge with glass fronted stove, sun lounge, dining room, kitchen, utility room, five well proportioned bedrooms, to include three bedrooms with en suite bathrooms, and bathroom with white three piece suite. Externally the property enjoys generous sized private driveway with ample parking for several vehicles, detached double garage, and large site with gardens front, side and rear finished in lawn, brick pavior patio area with matching pathways, and mature hedging. Other attributes include oil fired central heating, PVC double glazing and rural views. Early viewing highly recommended to avoid disappointment.



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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Belfast Telegraph PROPERTY AWARDS 2019
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