



11 Ballynadrentagh Road, Crumlin, BT29 4AP

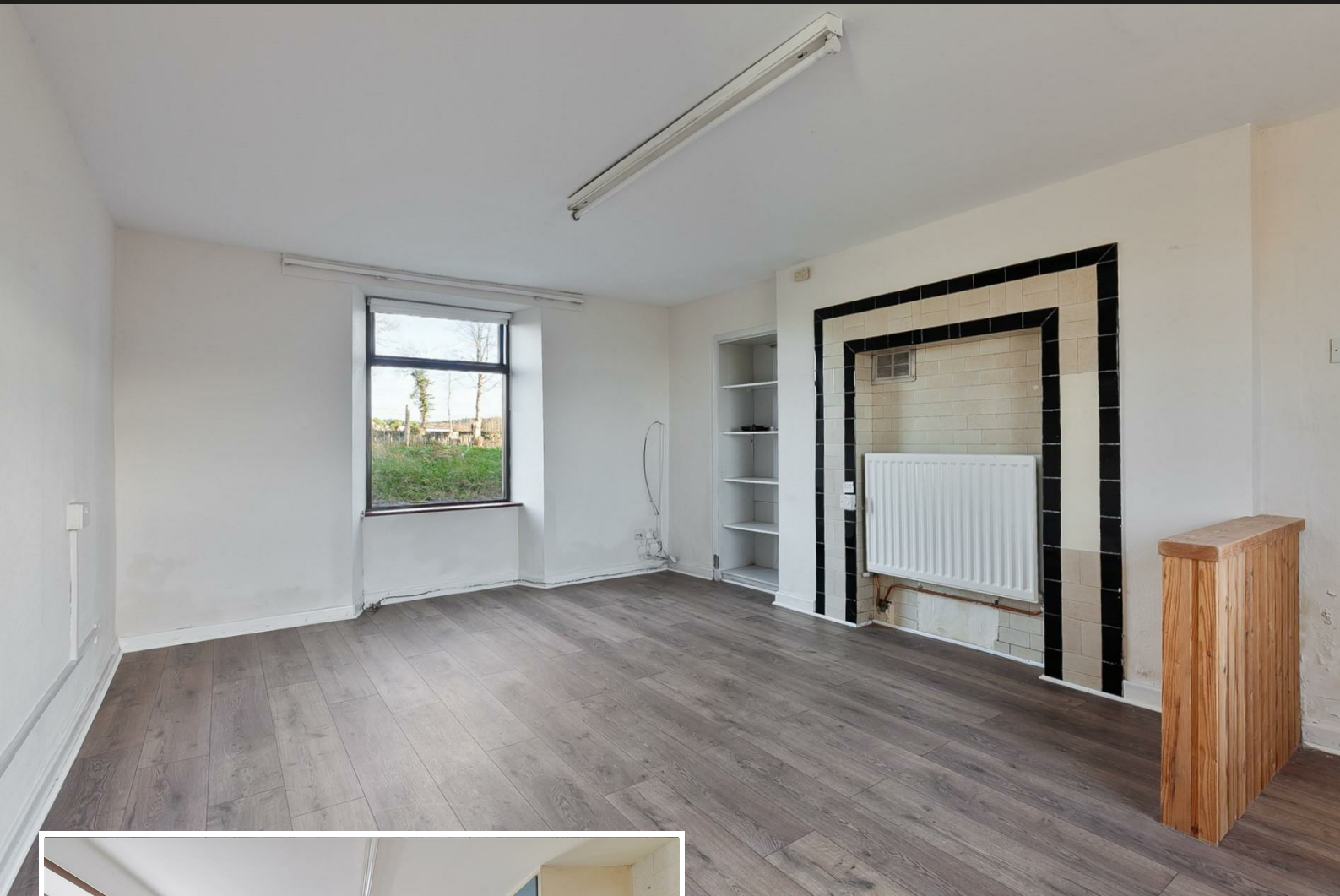
- Farmhouse Style Detached
- Kitchen With Informal Dining Area
- Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Gardens Front and Rear
- Four Bedroom; Two+ Reception
- Utility Room
- Oil Heating; Double Glazing
- Comprehensive Range Of Outbuildings
- Adjoining Grass Paddock

Offers Over £239,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hard wood glass panelled front door. Tiled floor to entrance porch area. Stairwell to first floor.

LOUNGE 16'7" x 11'7"

Open fire in marble fireplace. Triple aspect windows. Rural views.

FAMILY ROOM 16'7" x 11'9"

Dual aspect windows.

BEDROOM 4 10'7" x 10'4"

Wood laminate floor covering.

REAR HALL

Tiled floor. Access to store. External door.



KITCHEN WITH INFORMAL DINING AREA 15'9" x 10'1"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with twin draining bays. Cooker point. Splashback tiling to walls. Tiled floor.

UTILITY ROOM 11'0" x 7'2" (wps)

Plumbed for automatic washing machine. Glass panelled door leading to rear porch.

SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat control main shower unit. Chrome towel radiator. Half tiling to walls.

FIRST FLOOR

LANDING

Access to built in storage. Access to roofspace.

BEDROOM 1 14'11" x 7'2" (wps)

BEDROOM 2 14'10" x 8'11" (wps)

BEDROOM 3 11'8" x 9'10"

BATHROOM

Three piece suite comprising panelled bath, vanity unit and WC. Access to shelved hot press. Fully tiled walls.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.

Front garden finished in lawn.

Fully enclosed rear garden finished in lawn and patio area.

External lighting.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

Garden store.

ATTACHED STORE 19'8" x 16'5"

STORE ABOVE 41'0" x 16'11"

STORE/GARAGE 17'4" x 15'8"

Timber double doors.

ATTACHED STORE/STABLE 15'7" x 14'11"

ADJOINING GRASS PADDOCK TO REAR

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Farmhouse style detached home with range of outbuildings and adjoining grass paddock, situated off Ballynadrentagh Road, Crumlin.

The property comprises entrance hall, lounge, family room, ground floor bedroom, kitchen with informal dining area, utility room, shower room, three first floor bedrooms, and bathroom.

Externally, the property enjoys generous sized private driveway area, front and rear gardens, range of outbuildings and attached store rooms, and adjoining grass paddock to rear.

Other attributes include oil fired central heating and double glazing.

The property is in need of renovation, as generously reflected within marketing figure.

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		
	25	34
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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