

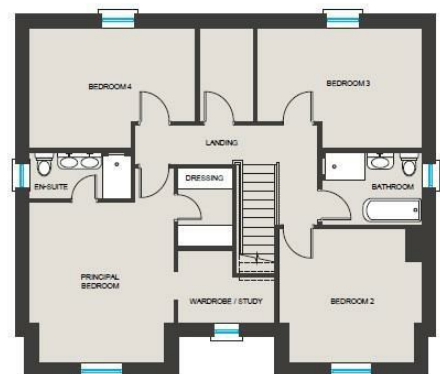
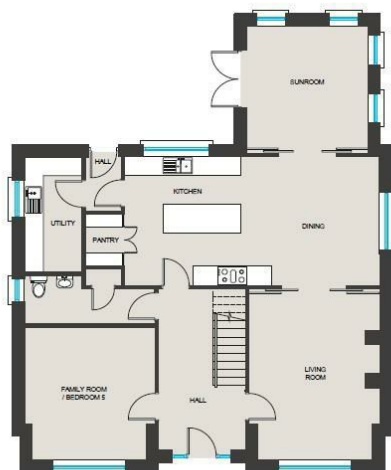


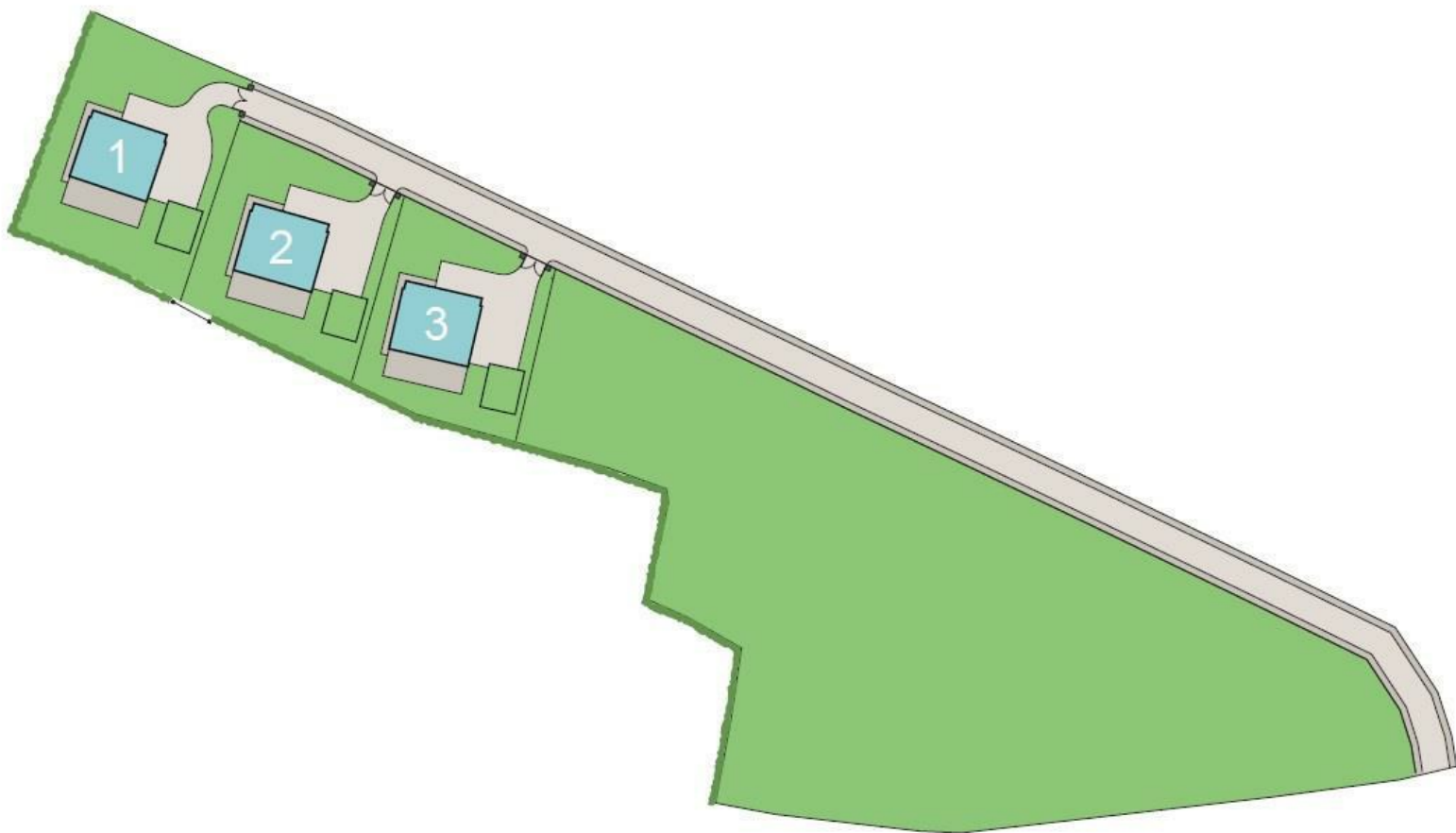
New Build Dwelling Adjacent To 34 Crumlin Road, Crumlin, BT29 4AG

- New Build Detached Family Home (c.2,200 sq ft)
- Lounge; Recess For Wood Burning Stove
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Matching Detached Garage
- 5 Bed; 2+ Rec or 4 Bed; 3+ Rec
- Kitchen Through Dining; Open To Sun Lounge
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front And Rear; Rural Aspects

Offers Over £395,000

EPC Rating





**COLIN
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RESIDENTIAL**
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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

FURNISHED CLOAKROOM 13'3" x 3'7" (wps)

LOUNGE 17'5" x 13'3" (wps)

Recess for wood burning stove.

FAMILY ROOM / BEDROOM 5 13'6" x 13'3" (wps)

KITCHEN THROUGH DINING ROOM 25'10" x 13'1"

SUN LOUNGE 12'5" x 9'10", 25'10"

REAR HALL 5'6" x 3'7"

UTILITY ROOM 11'9" x 5'10"

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 17'11" x 13'3" (wps)

WALK IN DRESSING ROOM 8'10" x 6'8" (wps)



WALK IN WARDROBE 7'2" x 5'0" (wps)

EN SUITE SHOWER ROOM 9'3" x 4'3"

BEDROOM 2 13'3" x 12'4" (wps)

BEDROOM 3 15'2" x 11'1" (wps)

BEDROOM 4 15'2" x 11'1" (wps)

FAMILY BATHROOM 9'3" x 6'8" (wps)

EXTERNAL

Private driveway finished in stone.

Gardens front and rear top soiled and seeded.

MATCHING DETACHED GARAGE 18'3" x 14'11"

SPECIFICATION

KITCHEN, UTILITY ROOM AND BATHROOM

PC sum of £15,000 to choose your kitchen to include appliances, utility and contemporary sanitary ware.

ELECTRICAL

Comprehensive range of electrical outlets.

TV points in lounge, kitchen / dining and principal bedroom.

CAT5e point to lounge and bedrooms.

Smoke, heat and carbon monoxide detectors.

Prewired for security alarm and broadband.

Downlighters in kitchen, bathroom and en suite.

Cabling installed to entrance to enable you to fit your own electric gates.

HEATING

Oil fired heating system with Wi-Fi enabled heating controls.

MVHR – Heat recovery system.

INTERNAL FEATURES

Solid internal doors with quality ironmongery.

Open string stairwell with oak treads and handrail.

White painted walls and ceilings.

Insulated to new building standards with extremely high SAP ratings.

EXTERNAL FEATURES

Composite front and rear doors.

UPVC double glazed windows.

Driveways finished in stone.

Front and rear gardens top soiled and seeded.

Paved patio area.

Feature external lighting to front door.

Outside cold water supply.

BUILDING WARRANTY

Each home will be issued with an Global Homes 10 year warranty certificate giving quality assurance to homeowners.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

We have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary. Images are for illustrative purposes only. Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

PLEASE NOTE:

As required under the Estate Agency Act we advise that this property is owned by an employee/director, or relation of an employee/director, of Colin Graham Residential.



Impressive, new build detached family home extending to c.2,200 sq ft plus matching detached garage, occupying a prime site enjoying rural views, located off the Crumlin Road, Crumlin.

Offering adaptable accommodation, the property comprises entrance hall, furnished cloakroom, lounge with recess for wood burning stove, family room / bedroom five, kitchen through dining room open through to sun lounge, rear hall, separate utility room, four well proportioned first floor bedrooms, to include principal bedroom with walk in dressing room, separate walk in wardrobe, and en suite shower room, and separate family bathroom with four piece suite.

The property will be offered with a PC sum allowance of £15,000 to contribute towards kitchen, utility room, and contemporary sanitary ware.

Externally the property enjoys private driveway finished in stone, matching detached garage, and gardens top soiled.

Other attributes include oil fired central heating (high efficiency pressurised system), PVC double glazing, and 10 year structural warranty.

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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