

SALE AGREED

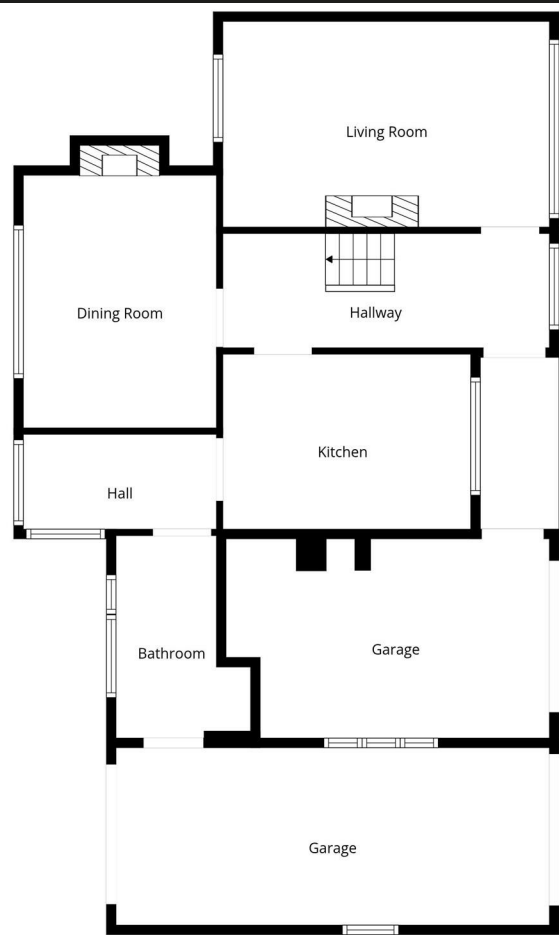
17 Ballyhill Road, Nutts Corner, Crumlin, BT29 4TN

- Detached Family Home
- Lounge; Separate Dining Room
- Bathroom; Separate Utility Shower Room
- Generous Private Driveway Area
- Generous Gardens; Mature Site
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- 'Powmatic' Hot Air Heating System
- Two Attached Garages; Separate Pre-Fab Garage
- Rural Views; Convenient Location

Offers Over £239,950

EPC Rating F





ies Only And Is Not To Scale

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Wood panelling to walls. PVC double glazed window to front elevation. Open tread stairwell leading to first floor.

LOUNGE 16'10" x 10'11"

Focal point, decorative, tiled fireplace with tiled hearth. Dual aspect windows with picture window to front elevation.

DINING ROOM 12'9" x 9'11"

Open fire (with back boiler link up system) in tiled fireplace with matching hearth and tiled mantle over. PVC double glazed picture window to rear elevation.

KITCHEN WITH INFORMAL DINING AREA 12'9" x 8'11"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated four ring hob with retractable extractor canopy over. Integrated under counter electric oven. Integrated under counter fridge. Part tiled walls. Tile effect lino floor covering. PVC double glazed picture window to front elevation.

REAR HALL

Tiled floor. PVC double glazed rear door and matching double glazed window. Access into:



UTILITY SHOWER ROOM 10'2" x 4'10"

Walk in, fully tiled shower enclosure with electric shower unit, pedestal wash hand basin and WC. Plumbed for automatic washing machine. Fully tiled walls. Tiled floor. Access into garage.

LANDING

Access into partially floored roof space via slingsby style ladder with light. Wood panelling to walls. Built in shelved hot press.

BEDROOM 1 12'8" x 9'0"

PVC double glazed picture window to rear garden. Range of bedroom furniture encompassing headboard, bedside lockers and four door wardrobe.

BEDROOM 2 13'5" x 8'11"

Picture window to front elevation. Range of fitted wardrobes, drawers and dressing unit.

BEDROOM 3 11'3" x 8'11"

PVC double glazed picture window to front elevation. Fitted wardrobe, drawers and vanity unit. Access into:

WALK IN DRESSING ROOM / WARDROBE 7'7" x 5'8"

With light, fitted office desk, part wood panelled walls and access into partially floored eaves storage.

BATHROOM 7'4" x 5'11"

Coloured three piece suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and WC. Part tiled walls.

EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac. Generous sized front, side and rear gardens finished in lawn, paved patio area, and range of mature hedging, plants, trees and shrubbery. PVC oil storage tank. External lighting. Outside tap.

INTEGRAL GARAGE 16'11" x 9'11"

Up and over door. Service door to entrance porch. Light, power and hot air heat exchanger system.

ATTACHED GARAGE 22'3" x 9'1"

Dual access up and over doors. Covered pit access. Separate service door into utility shower room. Light and power.

DETACHED PRE-FABRICATED GARAGE 23'10" x 9'8"

Up and over door 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.





Well presented, three bedroom, two reception, detached family home with attached garaging and generous sized gardens, occupying a mature site enjoying rural views, conveniently located on the Ballyhill Road, situated off the Belfast Road, Nutts Corner.

The property comprises entrance hall, lounge with focal point fireplace, separate dining room with open fire (back boiler link up system), kitchen with informal dining area, rear hall, utility shower room, three well proportioned bedrooms with one including access to walk in wardrobe/dressing room, and bathroom with three piece suite.

Externally, the property enjoys double gates leading to generous sized private driveway finished in tarmac, two attached garages, separate detached pre-fabricated garage, and generous sized front, side and rear gardens finished in lawn, paved patio area, and range of mature hedging, plants, trees and shrubbery.

Other attributes include 'Powrmatic' hot air heating system and double glazing.

Potential to purchase adjacent building site with outline planning permission via separate negotiation.

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		47
(21-38) F	24	
(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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