



Crumlin Road,

**Offers in the region of
£315,000**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Crumlin Road, Belfast

Offers in the region of £315,000

Reeds Rains are delighted to present for sale this detached residence that dates back to the start of the 20th Century. This fabulous home has been modernised throughout by the current occupiers whilst still holding many original features and design. Boasting approx 2700 Sq Ft this property comprises formal lounge, drawing room and superb open plan kitchen, family and utility area. The ground floor is complete with downstairs shower room. The first floor accommodation offers up to Six bedrooms if required and modern bathroom and shower room. Further features include gas heating and double glazing. Number 681 Crumlin Road offers a gated driveway with ample parking and stunning raised decked area with extensive lawned garden. Internal inspection a must to appreciate all this beautiful home has to offer.

ENTRANCE PORCH

Composite door leading to porch. Complete with mosaic tiled flooring.

HALLWAY

Internal glazed door with stain glass design. Mosaic tiled flooring.

DRAWING ROOM

6.58m x 3.43m (21'7" x 11'3")

Formal drawing room holding many original features including corniced ornate ceiling. Feature open fire and tiled hearth and inset. Bay window aspect to the front of the property. Complete with solid wood strip flooring.

FORMAL LOUNGE

6.02m x 3.40m (19'9" x 11'2")

Naturally bright lounge complete with solid wood strip flooring. Feature open fire and tiled hearth and inset. Bay window aspect to the front of the property.

DOWNSTAIRS SHOWER ROOM

Modern shower room complete with shower cubicle, WC and white pedestal wash hand basin. Part tiled walls.

STUNNING KITCHEN OPEN TO:

8.53m x 8.48m (@ Widest Points) (28'0" x 27'10" (@ Widest Points))

Undoubtedly the hub of this fabulous home offer a wealth of dining and hosting space. This open plan kitchen comprises of a superb range of two tone high and low level units with complimentary Quartz worktops and bespoke Quartz island with twin bowl recessed sink. Integrated twin Gorenje ovens with touch point induction hob and concealed extractor fan overhead. Housing and plumbed for American style fridge freezer. Integrated dishwasher. Complete with tiled flooring and recessed low voltage spotlights. The kitchen offers open plan access to utility and family areas. Double doors to raised decked area.

FAMILY ROOM

Located within the open plan kitchen aspect and offering ideal family or hosting space. Complete with tiled flooring and sliding door access to the rear decking. Glass lantern offering ample natural light.

UTILITY ROOM

6.65m x 1.73m (21'10" x 5'8")

Superb range of fitted units with matching Quartz worktop surfaces with recessed sink. Plumbed for washing machine. Tiled flooring and spotlights. Upvc door access to rear garden.

STAIRS TO FIRST FLOOR LANDING

Split level landings with access to bedroom and bathrooms. Many period features to include stained glass windows throughout.

MASTER BEDROOM

4.39m x 4.11m (14'5" x 13'6")

Spacious master bedroom with feature bay window aspect to the front of the property. Cornice ceiling.

BEDROOM TWO

4.39m x 4.37m (14'5" x 14'4")

Spacious double room with feature bay window aspect to the front of the property. Cornice ceiling

BEDROOM THREE

3.38m x 3.51m (11'1" x 11'6")

Double room complete with carpeted flooring.

BEDROOM FOUR

3.53m x 3.15m (11'7" x 10'4")

Double room complete with carpeted flooring.

BEDROOM FIVE

3.00m x 2.39m (9'10" x 7'10")

BEDROOM SIX

2.97m x 3.84m (9'9" x 12'7")

May be used as home office or study if required.

MODERN BATHROOM

Modern and stylish bathroom suite comprising large walking in shower cubicle with thermostatic mains shower with waterfall attachment overhead, spacious bath with front facing chrome mixer taps. Recessed sink with vanity unit beneath and dual flush WC. Chrome heated towel rail and fully tiled walls and flooring.

SEPARATE SHOWER ROOM

Walk in shower cubicle and WC.

EXTERNALLY

OFF STREET PARKING

Gated entrance offering ample off street parking with concrete driveway.

RAISED DECKED AREA

Accessed via the kitchen and family areas and offering ideal outside space for family and friends. Complete with surrounding spindles and steps to rear garden.

GENEROUS LAWNED REAR GARDEN

Spacious and private rear garden offering generous lawned area. Decked and concrete patio areas.



For full EPC please contact the branch

681 Crumlin Road, Belfast. BT14 7GD



Ground Floor

First Floor

Total Area: 220.6 m² ... 2375 ft²

All measurements are approximate and for display purposes only

