



Portmore Hall Ballydonagh Road,

**Offers in the region of
£232,500**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Portmore Hall Ballydonaghy Road, Crumlin, County Antrim

Offers in the region of £232,500

A stunning recently built detached home in this sought after residential development of Portmore Hall in Crumlin. Ideal for the growing family this home is in excellent decorative order and leaves any purchaser little to do but move in. This property is within close proximity to main arterial routes leading to Lisburn, Belfast and beyond. Internally the ground floor of this property features a bright reception hall, cloakroom with WC, Living room, lounge with feature stove, utility room and a modern fitted kitchen open plan to the dining area and sun room. The first floor features three good sized bedrooms (master with luxury en-suite shower room) and a bathroom with modern suite. To the outside there is a driveway to parking which leads to the detached garage. The rear garden is enclosed and is well suited to outside entertaining or for children to play. All in all a superb home in a quiet and sought after location, we fully recommend internal inspection to appreciate what this home has to offer. Viewings can be arranged by calling our sales team on (028) 9267 5321.

PLAY ROOM / STUDY

3.40m x 3.10m (11'2" x 10'2")
Feature wooden flooring. Front aspect.

LOUNGE

5.21m x 3.18m (17'1" x 10'5")
Feature fire place with multi fuel burning stove, wooden mantle and slate hearth. Front aspect.

MODERN FITTED KITCHEN OPEN PLAN TO DINING / SUN ROOM

6.40m x 5.44m (21'0" x 17'10")
Superb fitted kitchen with excellent range of high and low level units. Soft closing doors. Granite work surfaces. Built in double oven and 4 ring 'Nordmende' hob. Double

'Airforce' stainless steel extractor fan. Space for American fridge freezer. Integrated dishwasher. Single drainer 1.5 stainless steel sink unit with mixer taps and pull out filter. Pelmet lighting. Glazed display cabinets with lighting. Downlighters. Pull out larder. Double glazed French doors to garden.

UTILITY ROOM

2.16m x 1.91m (7'1" x 6'3")
Range of low level units. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Space for tumble dryer. Granite effect work surfaces. Door to garden. Extractor fan.

DOWNSTAIRS WC

1.85m x 1.02m (6'1" x 3'4")
White suite comprising low flush WC. Wash hand basin with mixer taps and feature part stone cladding. Tiled splash back. Tiled floor.

STAIRS TO FIRST FLOOR

LANDING

Low voltage spotlights. Access to floored roof space via slings-by type ladder. Hot press with shelving and water cylinder.

BEDROOM 1

4.44m x 3.12m (14'7" x 10'3")
Rear aspect over countryside.

EN-SUITE SHOWER ROOM

2.18m x 1.91m (7'2" x 6'3")
Luxury white suite. Low flush WC. Wash hand basin with stainless steel Monza waterfall tap. Walk in shower cubicle with rainfall shower head, handheld shower filter. Part tiled walls. Extractor fan. Low voltage spotlights. Light up mirror.

BEDROOM 2

3.99m x 3.07m (13'1" x 10'1")
Wooden flooring. Front aspect.

BEDROOM 3

3.38m x 3.10m (11'1" x 10'2")

Wooden flooring. Front aspect.

BATHROOM WITH MODERN WHITE SUITE

3.12m x 2.84m (10'3" x 9'4")

Aquatica free standing tub with stainless steel Monza waterfall tap. Vanity unit with ceramic bowl with pull out drawers. Chrome heated towel rail. Part tiled walls. Tiled floor. Low voltage spotlights. Tiled splash back. Extractor fan. Light up mirror.

EXTERNAL

Front garden in lawn. Well presented enclosed rear garden in lawn, shrubs and paved brick patio area with space for seating. Oil tank. Driveway to generous parking space and detached garage. Uplighters.



For full EPC please contact the branch

DETACHED GARAGE

6.15m x 3.40m (20'2" x 11'2")

Roller door. Light and power. PVC door to side. Oil fired boiler.

DIRECTIONS

Off the Ballydonaghy Road, Crumlin.

EPC

FLOOR PLAN

Not to scale

BOOK YOUR FREE VALUATION

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only

