

Tim Martin
— .co.uk



125 Derryboy Road
Crossgar
BT30 9DH

Offers Around
£295,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Set within this pleasing rural location with fabulous views over the surrounding countryside, this spacious and well presented detached bungalow is suitable for a range of purchasers, including the growing and established families or those looking to downsize.

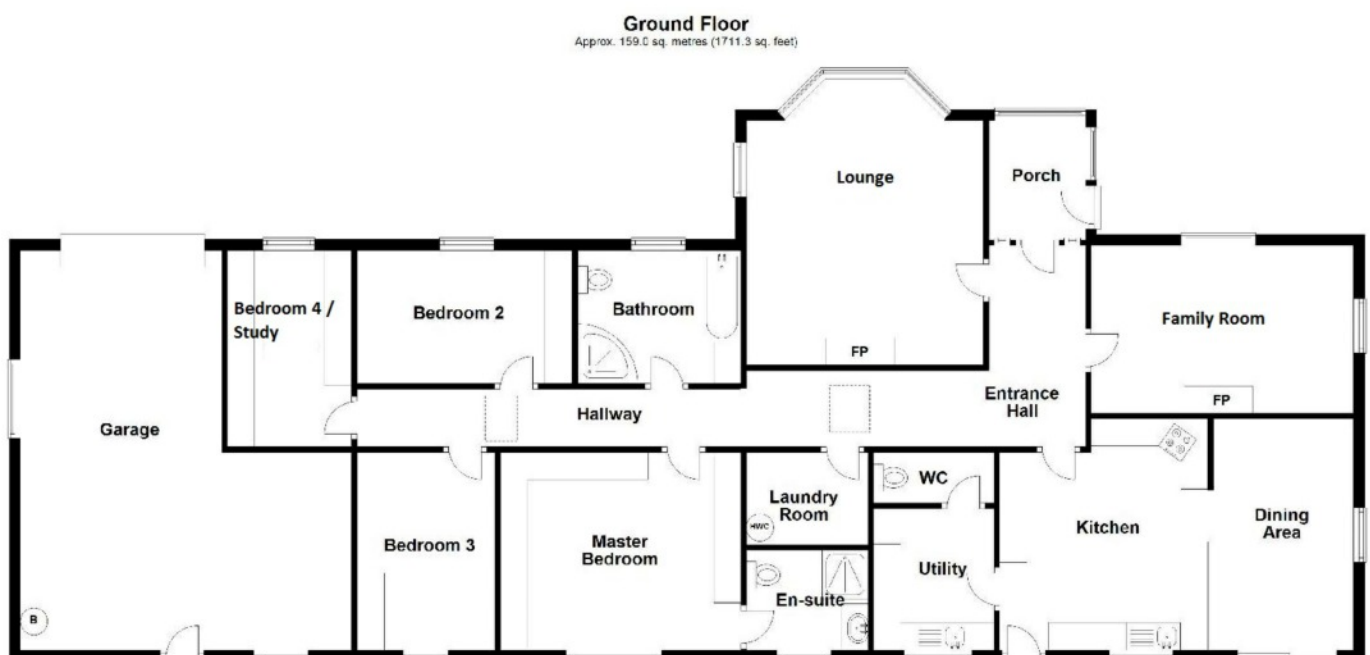
The property, fitted with oil fired central heating and double glazing, boasts spacious and versatile accommodation throughout, comprising of four bedrooms, master with en suite shower room, two reception rooms, modern fitted kitchen, open plan to a dining area, separate utility room with WC and a family bathroom, fitted with a modern white suite.

Outside, a spacious driveway provides parking for multiple cars leading to the attached garage. Beautiful gardens surround the property, which are laid out in lawn with a spacious patio area, all of which enjoy a stunning rural outlook.

Enjoying the best of rural life with convenience in mind, this superb property is situated a short distance away from the surrounding towns of Killinchy, Crossgar and Saintfield, whilst many of the top grammar schools in the surrounding and Greater Belfast area are easily accessible. For those wishing to commute, Downpatrick, Lisburn and Belfast are all within convenient commuting distance.

FEATURES

- Modern & Well Presented Detached Bungalow
- Four Well Proportioned Bedrooms - Master En Suite
- Two Reception Rooms
- Modern Fitted Kitchen With Dining Area
- Utility Room And Separate WC
- Family Bathroom With Modern White Suite
- Oil Fired Central Heating
- Double Glazing
- Attached Large Garage
- Spacious Gardens And Patio Area
- Perfect for Families Or Those Wishing To Downsize
- Close To Killinchy, Saintfield & Downpatrick



ACCOMMODATION

ENTRANCE PORCH

Glazed hardwood entrance door; slate tiled floor; hardwood door through to:-

ENTRANCE HALL

Wood laminate floor; Beam vacuum point; telephone connection point; walk in hotpress with Gleahill hot water tank.



LOUNGE 5.08m (16'8) x 4.32m (14'2)

Into Bay Window

Beautiful marble fireplace with matching hearth; gas fire inset; mahogany fire surround; corniced ceiling; bay window; tv aerial connection point.



FAMILY ROOM 4.88m (16'0) x 3.05m (10')

Beautiful inglenook stone fireplace with cast iron wood burning stove (back boiler heats water); slate tiled hearth; sleeper mantle over; wood laminate floor; tv and telephone connection points.

KITCHEN / DINING AREA

6.53m (21'5) x 4.22m (13'10)

Excellent range of modern painted finish high and low level cupboards and drawers with matching leaded glass display cupboards; incorporated Maid 1½ tub stainless steel sink unit with swan neck mixer tap; Bosch electric cooker with Tricity Bendix 4 ring ceramic hob; concealed extractor fan over; integrated fridge and Bosch dishwasher; formica worktops; tiled splashback; part tiled floor; glazed pvc door to rear; sliding patio doors to rear patio area.



UTILITY ROOM 2.59m (8'6) x 2.21m (7'3)

Good range of wood laminate high and low level cupboards incorporating single drainer stainless steel sink unit with mixer tap; space and plumbing for washing machine; space for fridge/freezer; laminate worktops; tiled floor; tiled splashback.



WC 2.21m (7'3) x .89m (2'11)

Low flush wc; tiled floor.

BATHROOM 2.97m (9'9) x 2.44m (8')

Modern white suite comprising panelled bath with mixer tap and telephone shower attachment; separate shower cubicle with Mira Events electric shower unit and wall mounted telephone shower attachment; sliding shower door; pedestal wash hand basin; low flush wc; tiled walls and floor; extractor fan.



MASTER BEDROOM 4.42m (14'6) x 3.63m (11'11)
Good range of built in bedroom furniture.

EN SUITE SHOWER ROOM
2.01m (6'7) x 1.78m (5'10)

Modern white suite comprising separate shower cubicle with Mira Vigour shower unit and wall mounted telephone shower attachment; folding shower door; dual flush wc; recessed wash hand basin with mixer tap; vanity unit under; tiled walls and floor; extractor fan; towel radiator.



BEDROOM 2 3.86m (12'8) x 2.46m (8'1)
Built in wardrobes; wood laminate floor.



BEDROOM 3 3.63m (11'11) x 2.62m (8'7)
Built in bedroom furniture; wood laminate floor.

BEDROOM 4 / STUDY 3.66m (12'0) x 2.26m (7'5)
Built in office furniture.

OUTSIDE

Spacious bitmac driveway leading to the front and side of the property and to:-



ATTACHED GARAGE

7.42m (24'4) x 6.07m (19'11) L Shaped

Electric roller shutter door; light and power points; access to rear; Beam control vacuum unit' Riello oil fired boiler; solar panels on 3.6kw invertor.

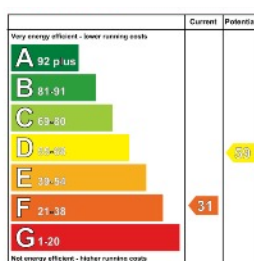
GARDENS

Beautiful gardens surround the property and are laid out in lawn, partially enclosed by feature stone walls; range of ornamental and flowering shrubs and hedging; spacious paved patio area to the rear, all enjoying fabulous views over the surrounding countryside; outside lights and water tap; pvc oil storage tank.



CAPITAL / RATEABLE VALUE

£210,000 = Rates payable = £1,801.38 per annum (approximately)



Comber

27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA
T 028 97 563300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.