

Alan Newell

Estate Agents & Valuers

No 14 CRAWFORD PARK
Church Road, Belfast BT6 9RS



This is a very attractive, solidly constructed and comfortable detached bungalow being one of only a few matching in what is a highly regarded, often sought after, but rarely available residential cul-de-sac just a short stroll from the junction of Church Road and Ballygowan Road in East Belfast from where it enjoys excellent transport connections into the City. The particular property occupies a mature well screened site with enclosed, wrap around lawn space including to the side which is well positioned for late afternoon and evening sunshine and which offers useful space to extend subject to all necessary approvals. However the present accommodation provides an excellent opportunity for anyone requiring to downsize, or seek accommodation on the same level with no stairs, or to re-locate close to family members, or, who may be required to look after grand children and who can therefore make best use of the space with little home improvement to do but move in. Special features are numerous, TWO separate well proportioned reception rooms, oil fired central heating with a modern boiler in the garage, excellent kitchen with stylish Oak door units and space for casual dining, THREE bedrooms all with useful wardrobe or cupboard space, large bathroom with modern suite including a walk in shower. The property also benefits from having an integral garage, Upvc clad fascia and soffits with new rain water guttering and a concrete driveway behind double entrance gates. . Early inspection strongly recommended, this property will not remain available long. EPC: G16/E47

Asking Price: Offers Invited Around £225,000-00

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14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Enclosed Porch: 4/6 x 3/6 with mahogany Upvc double glazed entrance door and matching side screen. Tiled floor.

Spacious Entrance Hall: 9/9 x 5/7 plus 21/7 x 3/0 a bright L shaped hallway with wooden framed glazed entrance door and matching glazed side pane. Useful cloaks storage cupboard.

Excellent Lounge: 19/11 x part 15/11 and part 12/9 with large window to front, two central heating radiators and attractive wooden surround fireplace with marble hearth and piped for gas fire. Ceiling cornice. Wall light points. Access to:



Dining Room: 10/4 x 9/7 large window to side, ceiling cornice. Leading to:



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Superb kitchen: 13/11 x part 9/3 and part 6/2 with window overlooking rear garden and Upvc glazed door, part tiled walls and cushion flooring. Well fitted with excellent range of modern Oak wooden door high and low level units with contrasting worktops and an inset stainless steel one and a half sink top with mixer tap and draining board. Chimney style extractor hood over space for slot in cooker, housing for upright fridge freezer, space for microwave oven. Recessed ceiling lighting and both over and under cupboard concealed lighting. Fixed breakfast table matching worktops with space for casual dining



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Bedroom 1: 13/4 x 9/6 window to front and built in double wardrobe with sliding doors



Bedroom 2: 10/3 x 9/6 window to front and built in double wardrobe with sliding doors



Bedroom 3: 10/1 x 8/11 outlook to rear, built in double cupboard



Large Bathroom: 8/11 x 5/7 plus walk in-shower. Part tiled walls and cushion flooring. Modern white suite comprising panelled bath with chrome mixer taps, large vanity unit with wash hand basin, low flush W.C. Walk in shower cubicle with folding door and Mira sport electric shower fitting. Extractor fan. Recessed ceiling lighting. Chrome wall mounted towel radiator. Separate hot press with lagged copper cylinder and immersion heater.



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Roof space: useful domestic storage area, insulated.

Central Heating: Oil fired heating is installed with a Worcester boiler positioned in the garage.

Garage: Attached garage 20/6 x 9/2 with up and over door plus rear pedestrian door, light and power points, plumbing for washing machine

Gardens: Mature well screened garden space in lawn to front, rear and side.

Tenure: Leasehold subject to an Annual Ground Rent of £28-00

Rates: Capital Value £180,000-00 as confirmed by Land & Property Services web site making the Domestic Rates payable for the year 01 April 2019 as £1,422-18

EPC: G16/E47

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		



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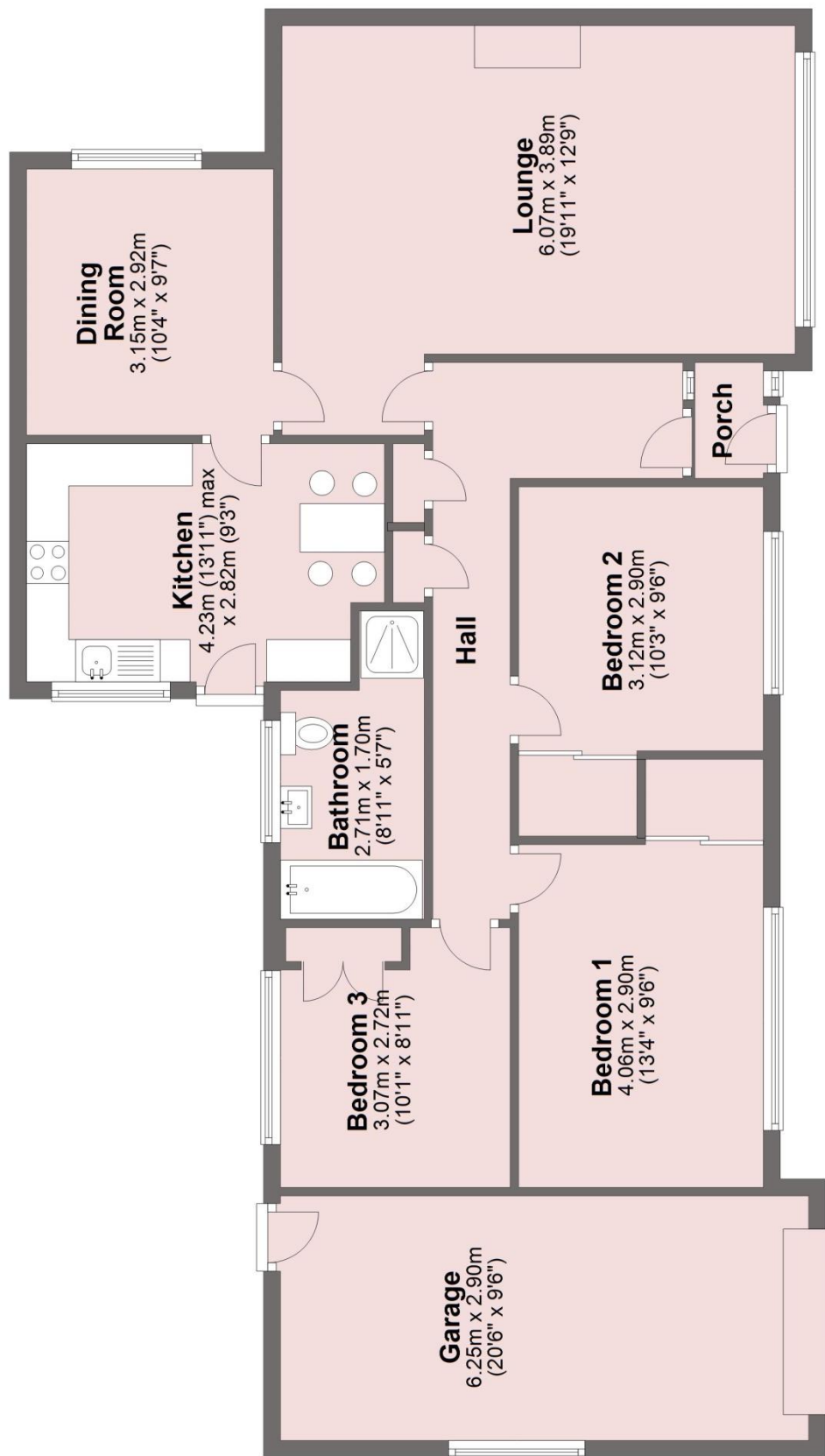


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

14 Crawford Park, Belfast

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