

# For Sale

Asking Price: £475,000

SimonBrien



58 Long Rig Road  
Nutts Corner  
Crumlin  
BT29 4YX

[simonbrien.com](https://simonbrien.com)

## Description

We are delighted to offer for sale this luxurious, new build home with double garage which is under construction and extending to circa 2,535Sq.Ft. Occupying a generous, south-facing circa 0.5 acre site in this sought after semi-rural location.

Ideally suited to those with a growing family who need space both inside and out, this property is positioned close to Nutts Corner Roundabout and main arterial routes providing easy access to Belfast International Airport, Crumlin, Templepatrick, Lisburn and Belfast City Centre.

Being finished to an exceptionally high standard both inside and out, the property comprises five well proportioned bedrooms and includes solar panels as standard offering modern energy efficiency. Two of the five bedrooms have private ensuite shower rooms with the ground floor master bedroom boasting a large walk-in dressing room, future proofing the property for potential purchasers. In addition to the main living room the property comprises a large open plan kitchen, family and informal dining area, together with the added bonus of a spacious separate utility room. In addition to the two ensuites the property boasts two, four piece full bathrooms on both the ground and first floor.

## Accommodation

### GROUND FLOOR

**Entrance Hall** 22'9" x 10'7" (6.93m x 3.05m): At Widest

**Living Room** 19'11" x 14' (6.07m x 4.27m):

**Kitchen / Dining / Family Room** 32' x 23'8" (9.75m x 7.21m):

**Utility Room** 14'4" x 6'10" (4.37m x 2.08m):

**Master Bedroom** 11'7" x 9'10" (3.53m x 3m):

### Ensuite Shower Room

**Dressing Room** 9'10" x 4'7" (3m x 1.4m):

**Bedroom 2** 11'6" x 11'6" (3.5m x 3.5m):

**Bedroom 3** 14'3" x 12' (4.34m x 3.66m): At Widest

**Bathroom** 9'11" x 7'7" (2.7m x 2.1m)

### FIRST FLOOR

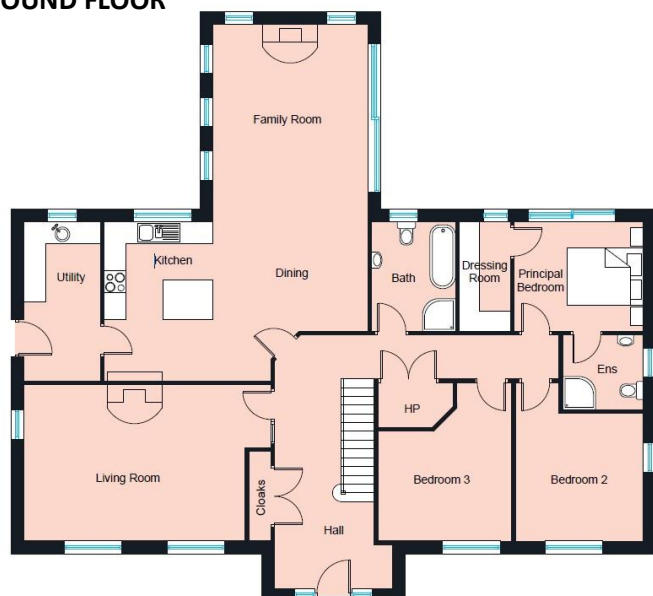
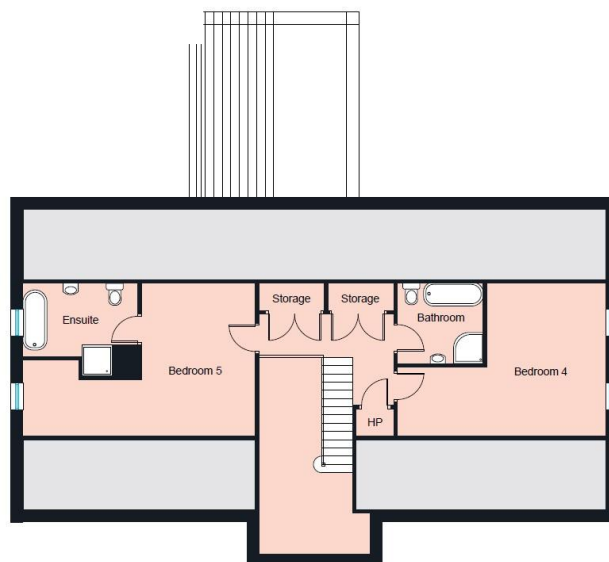
**Bedroom 4** 19'11" x 14'8" (6.07m x 4.47m): At Widest

**Bedroom 5** 22'2" x 14'8" (6.76m x 4.47m): At Widest

### Ensuite Shower Room

### Bathroom



**GROUND FLOOR****FIRST FLOOR****Circa 2,535 Sq.Ft****Specification****KITCHEN**

- High quality units with choice of soft close drawer, door styles and colours. Choice of worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- LED lighting to underside of kitchen units
- Recessed LED down lighters to kitchen ceiling

**BATHROOMS, EN-SUITES & WC'S**

- Contemporary white sanitary ware with chrome fittings
- Dual drencher shower fitting to ensuites
- Heated chrome towel radiator to main bathrooms and ensuites

**FLOOR COVERINGS & TILING**

- Porcelain tiled floor to kitchen/dining area, utility, hall, bathrooms, ensuites
- Full height porcelain wall tiles to shower enclosure
- Porcelain wall tiles to wet areas, bath and sinks
- Carpets with underfelt to lounge, bedrooms, stairs and landing

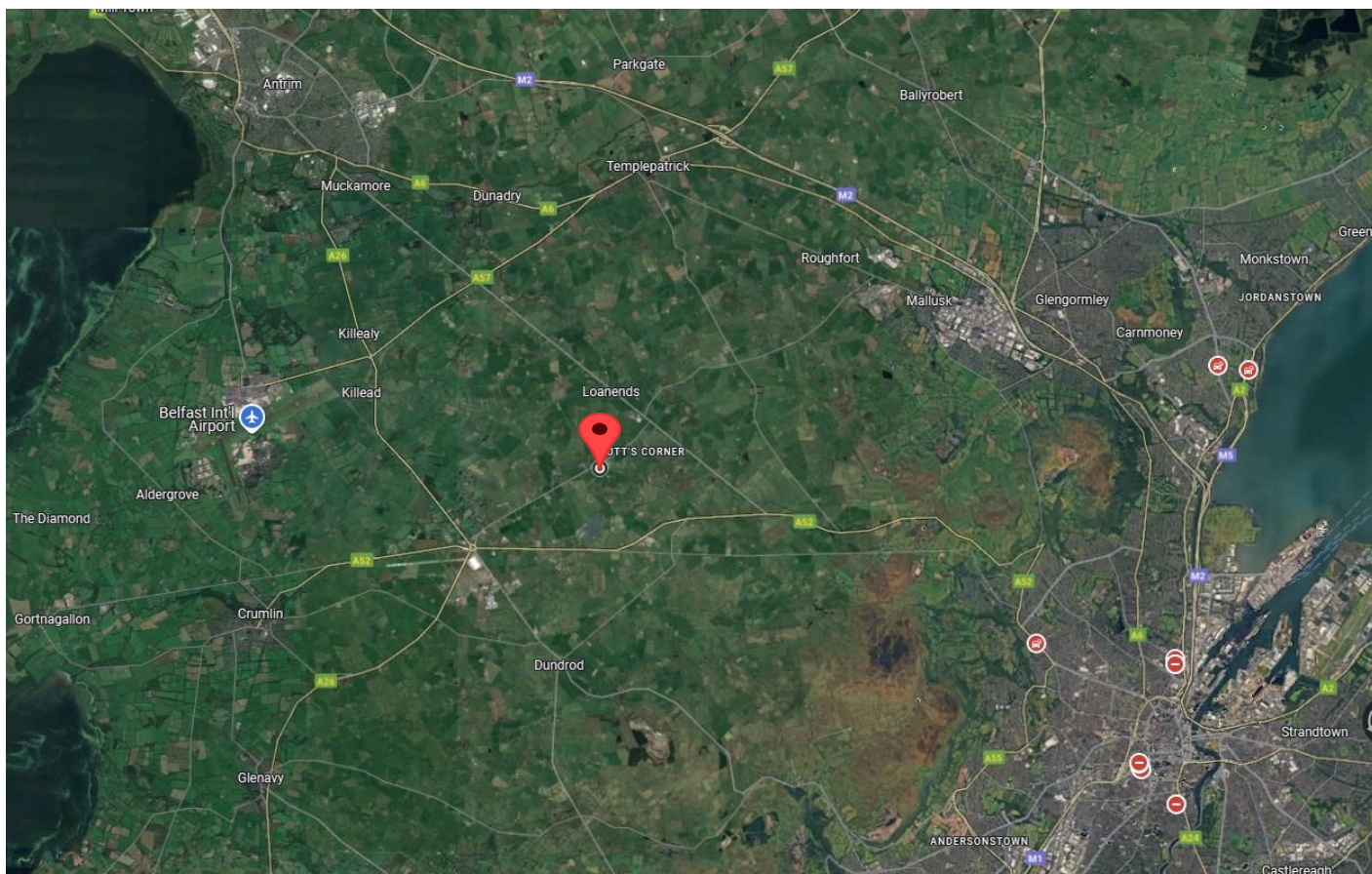
**INTERNAL FEATURES**

- Internal décor, walls and ceilings painted 1 colour from palette of colours
- Mains supply smoke, heat and carbon monoxide detectors
- Chamfered skirting and architraves
- Painted internal doors with chrome ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for BT and fibre optic internet to the property
- Oil fired central heating with zoned heating and a highly energy efficient oil boiler
- Pressurised hot water system
- Pre-wired only security system
- High thermal insulation and energy efficiency rating

**EXTERNAL FEATURES**

- 2.5kW PV solar panels
- Front and rear gardens seeded
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front doors
- Outside water tap
- Boundary fencing to side and rear of gardens
- 10 year Global Homes warranty





Site location map

#### VALUER

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#### MORTGAGE ADVICE

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