



## 7 Landgarve Manor, Crumlin

**£209,950** Leasehold

Occupying a good corner site in the popular Landgarve Manor development just off the Glenavy Road Crumlin, this 3 bedroom detached bungalow offers superb family or retirement accommodation.

Detached bungalow | Lounge | Kitchen/dining | 3 Bedrooms | Attached garage | Gas heating | PVC Double Glazing | Corner site | Chain free |

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The property has generous room sizes throughout and briefly comprises entrance hall, lounge, kitchen with dining area, 3 bedrooms and bathroom with both bath and shower, and benefits from gas central heating and PVC double glazing.

The property is within walking distance of the town centre, schools and other amenities.

Externally it offers good on site parking and an attached garage, together with patio and lawned gardens to front, sides and rear.

This is a chain free sale and early completion can be available.

Tenure: Leasehold  
Parking options: Driveway, Garage

**Entrance hall**

Part glazed PVC entrance door. Glazed side panel. Tiled floor. Hotpress cupboard. Single panelled radiator.

**Lounge**

w: 3.6m x l: 4.28m (w: 11' 10" x l: 14' 1")  
Feature fireplace. Laminate flooring. Double panelled radiator.

**Kitchen/dining**

w: 3.31m x l: 5.85m (w: 10' 10" x l: 19' 2")  
Range of high and low level units. Stainless steel sink unit, mixer tap. Inset electric oven. 4 ring ceramic hob. Part tiled walls. Tiled floor. Part glazed PVC door to rear.

**Bedroom 1**

w: 3.2m x l: 4.42m (w: 10' 6" x l: 14' 6")  
Laminate flooring. Single panelled radiator.

**Bedroom 2**

w: 3.33m x l: 4.4m (w: 10' 11" x l: 14' 5")  
Laminate flooring. Single panelled radiator.

**Bedroom 3**

w: 3.02m x l: 3.31m (w: 9' 11" x l: 10' 10")  
Woodblock effect flooring. Single panelled radiator.

**Bathroom**

w: 2.36m x l: 3.13m (w: 7' 9" x l: 10' 3")  
Panelled bath with mixer tap and telephone shower attachment. Wet room style shower with chrome mixer. Pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floors. Single panelled radiator.

**Outside**

Pavior (mostly) driveway. Lawned gardens to front and sides. Paved paths.

Enclosed paved patio garden to rear.

Outside tap.

**Garage**

w: 3m x l: 5.5m (w: 9' 10" x l: 18' 1")  
Roller door. Pedestrian door. Utility area plumbed for washing machine.

'Worcester' gas boiler.

**Required info under Trading Standards Guidance**

**TENURE**

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE**

Details from the LPSNI website - estimated rates bill £1198.88





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	73	73
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.