



**2A CARMNAVY ROAD, KILLEAD,
CRUMLIN BT29 4TF**

**Offers Around
£185,000**

A detached 3 bedroom bungalow occupying a spacious site in a most accessible location close to the International Airport, with Antrim, Lisburn, Belfast and other centres all within easy commuting.

The accommodation comprises entrance porch, entrance hall, lounge, conservatory, dining room, kitchen with dining area, utility room, master bedroom with ensuite shower room, 2 further bedrooms and main bathroom.

The property benefits from oil fired central heating and PVC double glazed windows and has been priced to allow for some general updating.

The property is surrounded by mature gardens, has a large detached garage and ample on site parking for several cars.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH: PVC double glazed outer door. Tiled floor. Hardwood glazed inner door to :

SPACIOUS ENTRANCE HALL: Large storage cupboard. Wooden floor. Spotlights. Double panelled radiator.

LOUNGE: 19' 3" x 15' 11" (5.86m x 4.84m) Mahogany fireplace with granite/marble inset and hearth. Open fire. Bow window. Ceiling rose. Cornice. 2 double panelled radiators. Door to :



CONSERVATORY: 14' 4" x 13' 3" (4.37m x 4.05m) PVC double glazed conservatory. Tiled floor. Double panelled radiator. Patio doors to garden.



DINING ROOM: 11' 5" x 10' 10" (3.47m x 3.3m) Double panelled radiator. Spotlights. Door to Conservatory.

KITCHEN /DINING AREA : 15' 1" x 10' 11" (4.6m x 3.32m) Range of high and low level Oak units. 1.5 bowl stainless steel sink unit, mixer tap. Built in oven, hob and extractor. Integrated dishwasher. Part tiled walls. Tiled floor. Spot lights in panelled ceiling.



UTILITY ROOM: 7' 10" x 7' 10" (2.4m x 2.4m) Range of fitted cupboards. Plumbed for washing machine. Space for tumble drier. Stainless steel sink unit, mixer tap. Tiled floor.

BEDROOM (1): 11' 1" x 9' 8" (3.39m x 2.95m) Single panelled radiator.

ENSUITE SHOWER ROOM: Shower enclosure. Pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floor.

BEDROOM (2): 10' 6" x 9' 9" (3.2m x 2.96m) Built in wardrobes. Single panelled radiator.

BEDROOM (3): 10' 11" x 10' 6" (3.32m x 3.2m) Built in wardrobes. Double panelled radiator.

BATHROOM: Corner bath. Shower enclosure. Pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floor. Double panelled radiator.

Outside

GARAGE: 21' 8" x 15' 2" (6.61m x 4.62m)
Roller door. Window. Light and power.
Pedestrian door.

Pillared entrance and roadside fencing.

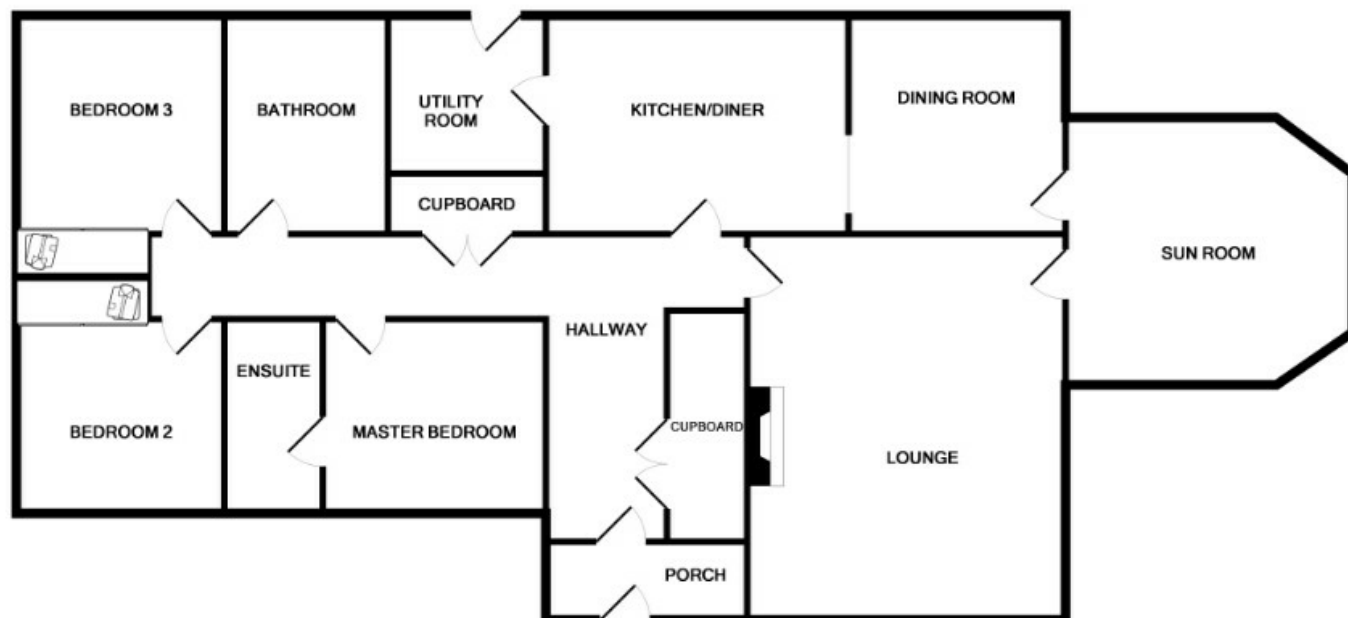
Large gardens to front, side and rear, mostly laid in lawn.

Good on site parking.

Patio area.



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018

VIEWING

By appointment with Agent

VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.



ENERGY PERFORMANCE CERTIFICATE

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		61
E 39-54	42	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

11 Smithfield Square, Lisburn

BT28 1TH

T : 028 9266 3396

E : admin@falloonestateagents.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Dimensions are taken at the widest points and photographs may have been taken using a wide angle lens. Floorplans, if given, are for general guidance only. We have not tested any services in this property and cannot verify their condition. Intending purchasers should make or commission their own reports if necessary

'Falloon' is a trading style of J K Falloon + Co
Partners : K E Falloon BSc(Hons) MRICS H E Halley