



This attractive red brick detached family home offers a superb combination of spacious family accommodation in a peaceful picturesque rural setting along with convenience to Belfast and many other parts via the motorway network. The property is beautifully presented offering modern convenience along with a feeling of warmth and character. The accommodation is further enhanced by the self-contained one bedroom apartment. Viewing is required to fully appreciate the location, surroundings and standard of this superb family home.

Offers Over  
£375,000

46 Tullywest Road,  
Nutts Corner,  
Crumlin,  
BT29 4SP

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Superb Detached Family Home of Approximately 4000ft<sup>2</sup> on a site of Approximately One Acre
- Self-Contained 1 Bedroom Apartment  
(if needed provision has been made for incorporation back into main house)
- Bright and Spacious Accommodation Set Over Two Floors
- 5 Bedrooms and 4 Reception Rooms
- Entrance Hall with Galley Style Landing
- Luxury French Oak Kitchen with Eating Area
- Modern Bathroom with White Suite on Ground Floor/First floor Shower Room with Separate WC
- Oil Fired Central Heating/Alarm System/Double Glazed Window Frames/PVC Fascia & Soffits
- Detached Matching Double Garage with Utility Area and Room Above Garage Suitable for Gym, Studio or Playroom
- Beautifully Maintained Gardens Surrounding Property Extending to Approximately 1 Acre Including Spacious Private Patio Area

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Glazed front door with glazed side windows to...

RECEPTION HALL: Cornice ceiling, walk in airing/cloaks cupboard.



FAMILY ROOM: 13' 0" x 12' 3" (3.96m x 3.73m) Cornice ceiling.





LOUNGE: 21' 5" x 16' 0" (6.53m x 4.88m) Cornice ceiling, dual aspect, bay window, attractive mahogany fireplace with marble inset and hearth, glazed double door to...



DINING ROOM: 13' 0" x 13' 0" (3.96m x 3.96m) Wood flooring, glazed double door to...



SUN ROOM: 18' 1" x 13' 8" (5.51m x 4.17m) Tiled floor, 2 x Aluminium double glazed doors to rear, vaulted tongue and groove ceiling with low voltage spots and velux windows.



FITTED KITCHEN WITH DINING AREA: 21' 5" x 13' 0" (6.53m x 3.96m) (at widest points) Range of high and low level solid wood units, work surfaces, 1 1/2 basin double drainer stainless steel sink unit with mixer tap, 2 oven Aga, extractor fan, integrated Neff dishwasher, part tiled walls, tiled floor, low voltage spot lights, door to rear, island unit with display shelves and storage, integrated washing machine, integrated fridge freezer.





BEDROOM (1): 21' 0" x 13' 0" (6.4m x 3.96m) (at widest point to include ensuite)  
Cornice ceiling, bay window.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with splash tiling, tiled fully enclosed shower cubicle with thermostatic power shower, tiled floor, extractor fan, low voltage spot lights.

BEDROOM (2): 15' 10" x 12' 8" (4.83m x 3.86m) (at widest points)



FULLY TILED BATHROOM: White suite comprising tiled panelled bath with mixer tap, telephone hand shower, low flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, heated towel rail, low voltage spot lights.



First Floor

LANDING: Sitting area/study area with tongue and groove ceiling, low voltage spot lights, velux window, store room.





BEDROOM (3): 21' 4" x 16' 1" (6.5m x 4.9m) (at widest point) Walk in wardrobe, velux window.



BEDROOM (4): 16' 5" x 12' 10" (5m x 3.91m) Storage in eaves, velux window.



BEDROOM (5): 19' 5" x 13' 1" (5.92m x 3.99m) Storage in eaves, velux window.

SHOWER ROOM: White suite comprising, pedestal wash hand basin with splash tiling, panelled shower cubicle with Mira shower, heated towel rail, tongue and groove ceiling with velux window, tiled floor.

SEPARATE WC:

ADJOINING APARTMENT:

ENTRANCE: Front door with glazed insets to...

ENTRANCE HALL:



LIVING ROOM: 12' 9" x 11' 4" (3.89m x 3.45m) Sliding glazed door to patio.





FULLY FITTED KITCHEN: 10' 1" x 7' 10" (3.07m x 2.39m) Range of high and low level units, work surfaces, 1 1/2 basin single drainer stainless steel sink unit with mixer tap, Hotpoint 4 ring hob with electric oven under, extractor fan over, integrated dishwasher.



BEDROOM (1): 12' 9" x 11' 4" (3.89m x 3.45m) Built in wardrobes.



BATHROOM: White suite comprising panelled bath with mixer tap, telephone hand shower, low flush wc, pedestal wash hand basin with splash tiling, shower cubicle, part tiled walls.



## Outside

Magnificent rural site with extensive surrounding gardens with beautifully planted lawns, boundary hedge and planting. Delightful sheltered sitting area to corner of the garden with spacious private patio area. Sweeping pavior driveway with lighting, leading to parking and turning area to rear.





#### DETACHED GARAGE:

20' 0" x 20' 0" (6.1m x 6.1m)  
Tiled floor, twin up and over door, oil fired boiler, utility area with work surfaces, 1 1/2 basin single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ducted for tumble dryer..



STUDIO/GYM OR PLAYROOM ABOVE: 12' 9" x 19' 7" (3.89m x 5.97m) Velux windows, power and light.

Ground Floor



First Floor



## Location:

At main Airport roundabout from Belfast head towards Nutts Corner, turn right at sign for Killead, continue straight through staggered junction and after 1.1 miles turn left into Tullywest Road and property is approximately 200 yards on right hand side.

## Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

Bangor - 028 91 45 1166  
Holywood - 028 90 42 4747  
Lisburn - 028 92 66 1700

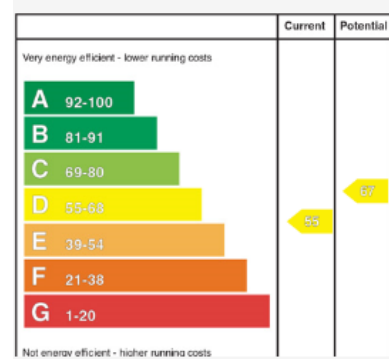
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