



A modern recently renovated bungalow with stunning views towards to Lough Neagh.

Set on private and spacious site of c. 1.2 acres with a large separate workshop and yard area ideal for those wishing to work from home.

Recently extended and renovated by its current owner to a high specification throughout. Presenting a modern open-plan living/kitchen/dining area and boasting 4 generous bedrooms (Principal with ensuite shower room).

Just minutes from the A26 carriageway allowing ease of access to Glenavy, Crumlin, Antrim and beyond via M1 motorway connections to the south. Bus links are also close to hand to leading schools in Antrim, Lisburn & Belfast. Early viewing is highly recommended.

Offers Over  
£455,000

10 Crewe Park Road,  
Glenavy,  
CRUMLIN,  
BT29 4NJ

---

Viewing by  
appointment with  
& through agent  
028 9266 1700

- Modern detached bungalow / renovated former cottage on c.1.2 acres
- Separate detached double garage and large workshop with further development potential
- A desirable rural location with outstanding views across the County Antrim countryside
- Convenient to Glenavy, Crumlin, Lisburn and their leading schools
- Contemporary open-plan living/kitchen/dining area ideal for modern family living
- Four well-proportioned bedrooms with ensuite shower room to the Principal Bedroom
- Separate Utility Room
- Luxury family bathroom
- Detached Double garage with driveway for multiple vehicle parking
- Large Separate Workshop and yard, ideal for those running a business from home
- Minutes drive from the A26 Moira Road Allowing ease of access to M1 motorway and beyond
- Early enquiries and viewing is highly recommended



The Property Comprises:

#### Ground Floor

ENTRANCE HALL: White PVC front door with double glazed leaded inset. Attractive wood flooring. Two double panel radiators.

KITCHEN/LIVING/DINING AREA: 49' 3" x 17' 5" (15m x 5.3m) High and low level fitted units. Built-in dishwasher. One and a half bowl stainless steel sink unit with mixer tap and drainer. Built-in fridge/freezer. Built-in oven and microwave. Four ring ceramic hob unit with built-in downdraft extractor fan. Island with breakfast bar. Attractive wood flooring. Sliding doors to patio. Three double panel radiators. Triple aspect windows. Wood-burning stove with granite hearth.



Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

UTILITY ROOM: 9' 2" x 4' 11" (2.8m x 1.5m) High and low level fitted units. Stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine and dryer. Double panel radiator. Wood flooring leading to boot room with wood flooring and double panel radiator.



PRINCIPAL BEDROOM: 16' 9" x 13' 5" (5.1m x 4.1m) Double panel radiator. Double aspect windows

ENSUITE SHOWER ROOM: Low flush WC. Vanity wash hand basin with mixer tap. Shower cubicle. Tiled floor. Ladder style heated towel rail.



BEDROOM (2): 13' 1" x 12' 10" (4m x 3.9m)



BEDROOM (3): 18' 1" x 9' 10" (5.5m x 3m)

BEDROOM (4): 12' 10" x 8' 6" (3.9m x 2.6m)



BATHROOM: 9' 6" x 6' 11" (2.9m x 2.1m) Low flush WC. Half vanity wash hand basin with mixer tap. Panelled bath with mixer tap. Separate shower cubicle with electric shower unit and swinging screen door. Part tiled walls. Tiled floor. Ladder style heated towel rail.



## Outside

DOUBLE GARAGE: 21' 8" x 16' 9" (6.6m x 5.1m) Roller doors. Power points.

WORKSHOP: 60' 4" x 28' 10" (18.4m x 8.8m) Power points

## Tenure

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

## Rates Payable:

For the period April 2023 to March 2024 £1,338.56





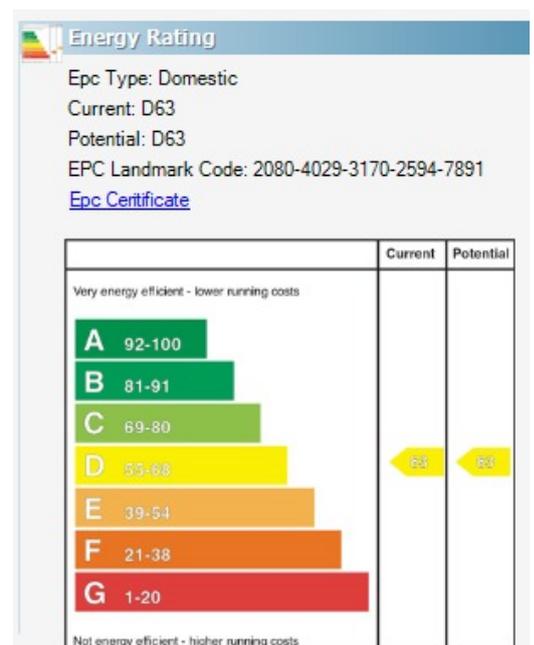
Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



## Location:

When heading north on the A26 Moira Road towards Glenavy from Upper Ballinderry. Turn right into Crewe Park Road and no. 10 is located on the left hand side (behind 10a).

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.