

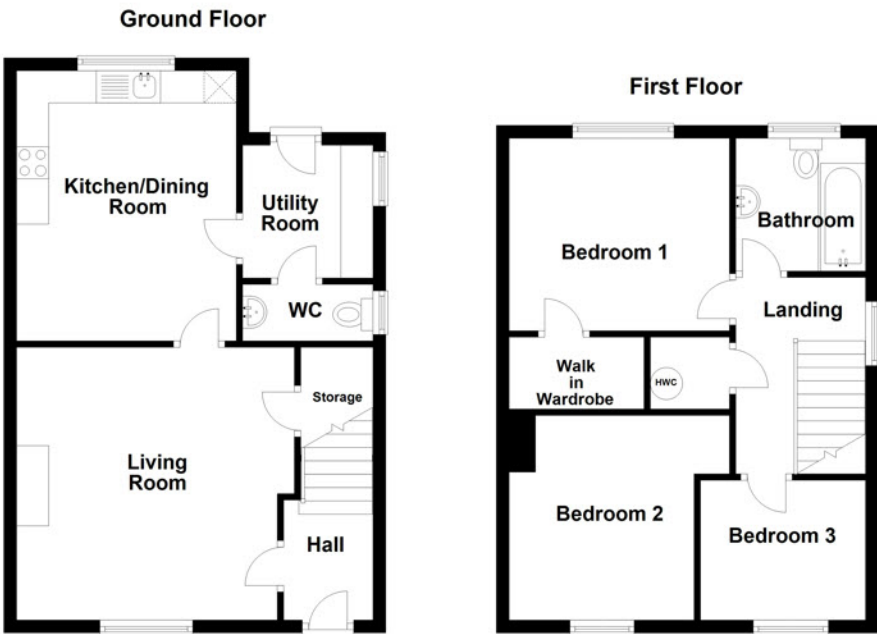
Outside

Driveway parking for multiple vehicles.

Enclosed rear garden with pavior patio area and level lawn. uPVC oil tank, boundary fencing and delightful southerly aspect.

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Set in a quiet location in Crumlin town centre this low-maintenance turnkey property therefore benefits from a broad range of amenities immediately to hand as well as only being a short drive to Belfast, Lisburn, Moira, Templepatrick and Antrim.

The accommodation comprises a living room with feature open fire, modern kitchen with integrated appliances and dining area, separate utility room, ground floor WC and first floor bathroom along with three well proportioned bedrooms. Of special note is the generous walk-in robe to the master bedroom – extremely useful in it's current format but also plumbed for an en suite shower room if desired. Externally there is ample driveway parking and a delightful rear garden enjoying a southerly aspect for al fresco relaxing. With nothing to do but move in and enjoy we recommend a viewing at your earliest convenience.

Offers Over  
£157,000

98 Portmore Hall,  
Crumlin,  
BT29 4ZU

Viewing by  
appointment with  
& through agent  
028 9066 3030

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



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98 Portmore Hall,  
Ballydonagh Road,  
Crumlin, BT29 4ZU

## Property Features

- Fabulous, bright and tastefully-presented family home in popular development
- Convenient location near to many amenities locally and short commute to Lisburn and Belfast
- High-spec finish throughout including solid floors, solid walls, high ceilings and sash windows
- Living room with feature fireplace and storage cupboard
- Modern kitchen with integrated appliances, casual dining area and separate utility room
- Ground floor cloakroom with WC
- First floor family bathroom
- Three well proportioned bedrooms, master with walk in wardrobe (with plumbing for conversion to shower room if desired)
- Driveway parking, enclosed rear garden in lawn and pavements enjoying a delightful southerly aspect
- uPVC double glazed, oil fired central heating, high level of insulation throughout
- Excellent schools and daycare providers close by

## Location:

From the Eurospar in Crumlin centre turn left at T-Junction onto Main Street and after approx. 200m cross the railway line then turn left onto the Ballydonagh Road. Portmore Hall is shortly on the right.

## Property Comprises

### Ground Floor

ENTRANCE: Georgian fan light. Door to...

ENTRANCE HALL:

LIVING ROOM: 14' 0" x 13' 9" (4.27m x 4.19m) Slate fireplace with polished granite hearth and stone surround. Cubby hole under stairs.

KITCHEN: 13' 9" x 11' 2" (4.19m x 3.4m) Modern fitted kitchen with range of high and low level units, work surfaces, 1.5 basin single drainer stainless steel sink unit with mixer taps, integrated dishwasher, integrated oven and 4 ring electric hob, stainless steel extractor fan, integrated fridge, ceramic tiled floor, part tiled walls.

UTILITY ROOM: 6' 10" x 6' 8" (2.08m x 2.03m) Range of high and low level units, work surfaces, plumbed for washing machine, matching tiled floor. uPVC door to rear.

WC: Low flush suite, matching tiled floor.

### First Floor

BEDROOM (1): 11' 2" x 9' 10" (3.4m x 3m)

WALK IN WARDROBE: (Plumbed for ensuite shower room).

BEDROOM (2): 10' 3" x 9' 5" (3.12m x 2.87m)

BEDROOM (3): 8' 5" x 7' 1" (2.57m x 2.16m)

BATHROOM: 6' 9" x 6' 7" (2.06m x 2.01m) White suite comprising wash hand basin, low flush wc, panelled bath with mixer taps and telephone hand shower, corner shower cubicle, extractor fan.

