




Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
92 (91) A			
81 (81) B			
69 (61) C			
55 (41) D			
39 (44) E			
31 (26) F			
15 (20) G			
Not energy efficient - higher running costs			
62		67	
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Northern Ireland EU Directive 2002/91/EC			

Offers Around £214,950

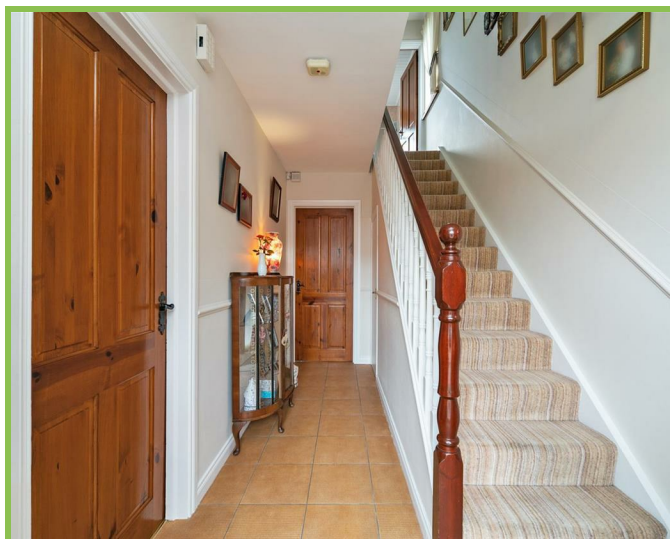
9 Oak Lands, Crossgar, BT30 9NT

CHAIN FREE PROPERTY

This beautifully presented and extended Semi Detached Villa is situated in a quiet cul-de-sac at Darragh Cross and is conveniently located and within close proximity to the villages amenities. Crossgar, Saintfield and Belfast are all within easy commuting distance.

In brief, the accommodation comprises : Entrance Hall with textured ceramic floor tiling, lounge with feature square bow window and Mahogany carved fireplace with open fire and back boiler, Office / Study, Fitted Kitchen open plan to bright Sun Room with picture windows overlooking a south facing private rear garden. On the first floor there are three Bedrooms (all with built in furniture) and a Family Bathroom with separate Shower Room, all benefitting from Oil fired Central Heating System and uPVC Double Glazing.

Outside, there is a driveway with ample car parking, ideal for a Motorhome, Caravan or Boat and a front garden in lawns. To the rear there is a private south facing garden laid in lawns, mature hedging, Sun patios, Garden shed and an attached Garage.



uPVC Front door and side panel to :

Entrance Hall

Dado rail, under stair storage, Textured ceramic tiled floor.

Lounge

16'9" x 13'6"

Into square bay window, Mahogany carved fireplace with tile and cast iron inset and slate hearth, open fire with back boiler, Laminate flooring.

Kitchen

11'0" x 10'9"

1 1/2 bowl stainless steel sink unit, extensive range of high and low level units with wood trim, display units, laminate work surfaces, Breakfast bar, partially tiled walls, ceramic tiled floor.

Open plan to :

Sun Room

19'4" x 10'8"

Picture windows to rear garden, ceramic tiled floor.

Office / Study

11'7" x 9'3"

Laminate flooring, Double glazed sliding patio doors.

First Floor

Bedroom 1

12'0" x 11'2"

To include excellent range of built in robes with mirrored doors, laminate flooring

Bedroom 2

11'2" x 9'6"

Double built in robe, Laminate flooring

Bedroom 3

10'7" x 8'5" at widest point

Built in robe, Laminate flooring.

Bathroom

White suite comprising : Panelled bath with mixer taps, fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc, wall tiling, ceramic tiled floor.

Landing

Hot press with copper cylinder and immersion heater.

Outside

Detached Garage

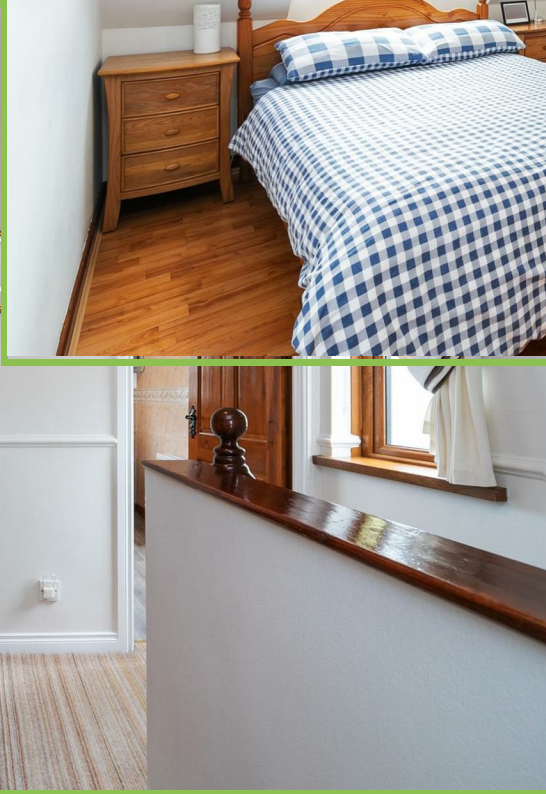
Utility area, plumbed for washing machine, uPVC Front and side doors and window. Roof space storage.

Outside

Tarmac driveway with ample car parking ideal for a Motorhome, Caravan or Boat. Front garden laid in lawns with shrubs. South facing private rear garden laid in lawns, hedging, flower beds, sun patio / BBQ area, Garden shed, pvc oil tank, outside light, outside tap.













Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE



ULSTER PROPERTY SALES

UPS

Unit 7 49-51 Market Street
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County Down
BT30 6LR

ANDERSONSTOWN
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