



## 8 Houston Road, Crossnacreevy, Belfast, BT6 9SE

**Asking Price £209,950**

Houston Road is located just a few miles from Belfast, along the Ballygowan Road enjoying good access to surrounding towns and villages as well as offering an excellent platform into and out of the City. This detached bungalow has been well maintained by its current owners and sits on a commanding site with well maintained gardens to the front and rear. The bungalow also offers fantastic potential to extend and convert the bungalow further (subject to relevant planning). The accommodation is adaptable and could be used as a 4 bedroom and 1 reception home or also as a 3 bedroom and 2 reception rooms. In addition there is an spacious fitted kitchen and a white bathroom suite. Bungalows are in high demand but also in short supply at present and we are confident this property will appeal to a wide range of purchasers, view early!

- Detached Bungalow
- Or 3 Bedroom / 2 Reception
- White bathroom suite
- Double glazed windows
- Ample off street parking
- 4 Bedrooms / 1 Reception
- Fitted kitchen
- Oil fired central heating
- Mature and well maintained gardens to the front and rear
- Detached garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) <b>A</b>		
(41-47) <b>B</b>		
(45-49) <b>C</b>		
(55-63) <b>D</b>		
(59-64) <b>E</b>		
(61-65) <b>F</b>		
(61-65) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



### The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

### Entrance porch

Glass panelled inner door leading to the entrance hall.

### Entrance hall



Access to the roof space, partial flooring, light.

### Lounge 15'1 x 10'4 (4.60m x 3.15m)



Brick fireplace with raised tiled hearth housing an open fire.

### Bedroom 1 / dining room 13'4 x 10'6 (4.06m x 3.20m)



### Bedroom 2 12'4 x 11'4 (3.76m x 3.45m)



### Bedroom 3 11'6 x 9'2 (3.51m x 2.79m)





**Bedroom 4 8'9 x 7'9 (2.67m x 2.36m)**



Built in storage.

**Kitchen 12'4 x 11'4 (3.76m x 3.45m)**



Full range of high and low level built in units, work surfaces, sink unit with mixer taps, 4 ring hob and double oven, extractor canopy, plumbed for washing machine, vented for tumble dryer, part tiled walls, hot press.

**Bathroom 7'4 x 6'5 (2.24m x 1.96m)**



White suite comprising panelled bath, Triton exite shower, low flush w/c, pedestal wash hand basin, part tiled walls, wood panelled ceiling, tiled floor.

**Outside**

Ample off street parking leading to the detached garage.

**Detached garage 16'7 x 9'6 (5.05m x 2.90m)**

Roller door, Light and power. Oil fired boiler.

**Front gardens**



Mature gardens to the front laid in lawn with an extensive range of plants, trees and shrubs.

## Rear gardens



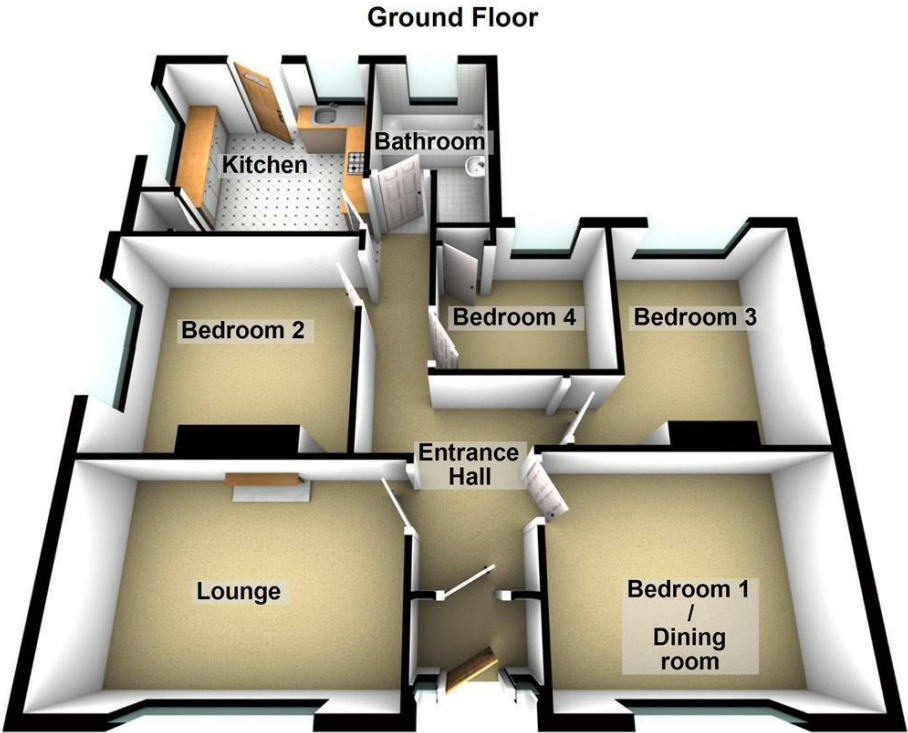
Mature gardens to the rear laid in lawn, flagged patio area, outside tap, pvc oil tank.

## Rear elevation



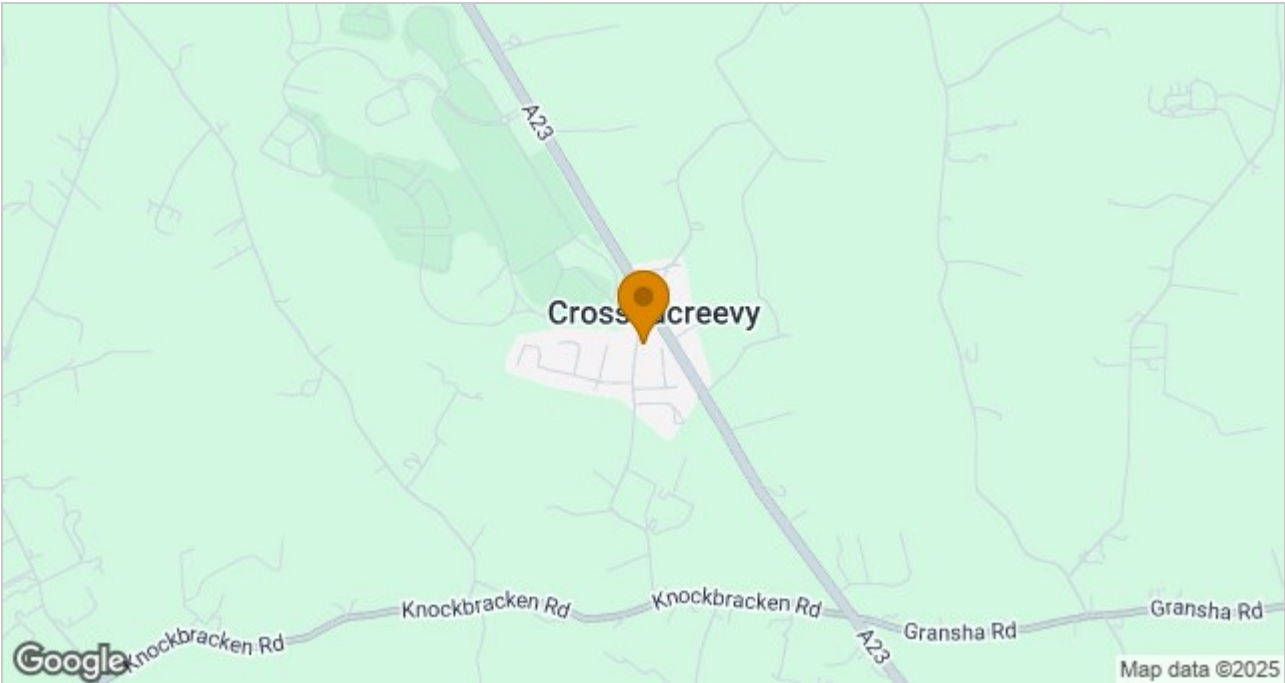


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Area Map



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