



74 PORTMORE HALL, BALLYDONAGHY ROAD, CRUMLIN, BT29 4ZU



A welcomed opportunity, this elegant, detached family home constructed circa 2018 offers stylish, well-appointed living space extending to around an impressive 1361sqft and superbly placed within this attractive Georgian-inspired development that has been traditionally constructed by award-winning 'Porter & Co', renowned for their high-quality craftsmanship.

Positioned just off the popular Ballydonagh Road in proximity to all the amenities in Crumlin's Main Street, including a Tesco Superstore, leisure facilities and shops, this charming, detached home which benefits from a higher-than-average energy rating, EPC C-74 is a star buy and the accommodation briefly comprises.

Four good-sized bedrooms, a principal bedroom with a private en-suite shower room and a modern white bathroom suite with decorative tiling, as well as a large landing that has access to roof-space via a pull-down ladder on the landing providing excellent storage, completes the first floor living.

On the ground floor there is a spacious and welcoming entrance hall with storage under stairs and a handy, located downstairs W.C, as well as two separate reception rooms, including a sizable living room with a feature wood burning stove, along with a luxury fitted kitchen with Quartz worktops and splash back, breakfast bar and open plan dining space with feature double doors leading to the private gardens and access to a separate utility room.

Off road car-parking leading to a detached garage and a well-maintained enclosed rear garden with a feature brick-paviour patio along with oil-fired central heating and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(29-38) F		
(13-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £234,950

Key Features

- Elegant, detached family home constructed circa 2019, and well placed in this Georgian-inspired development traditionally constructed by award-winning 'Porter & Co'.
- Four good sized bedrooms, principal bedroom with private en-suite shower room.
- Two separate reception rooms to include a large living room with feature wood burning stove.
- Off road car-parking to detached garage.
- High quality specification throughout and highly sought-after development close to all of the amenities in Crumlin's Main Street along with schools, shops and a Tesco Superstore / Leisure facilities.
- Stylish and well appointed living space extending to around an impressive 1361sq ft, and benefits from a higher-than-average energy rating, EPC C-74.
- Modern white bathroom suite on first-floor / Downstairs W.C.
- Luxury fitted kitchen with Quartz worktops, breakfast bar and open plan to dining space with feature double doors to enclosed gardens and access to separate utility room.
- Oil fired central heating / double glazed sash windows.
- Early viewing strongly recommended for this stylish home.





GROUND FLOOR

Hardwood front door with side panels and top light.

SPACIOUS ENTRANCE HALL

Beautiful tiled floor, storage understairs.

DOWNSTAIRS W.C

low flush w.c, 1/2 pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor.

LOUNGE

10'11 x 9'8

LIVING ROOM

16'11 x 12'10

Wood burning stove.

LUXURY KITCHEN / DINING AREA

17'6 x 10'6

Excellent range of high and low level units, sink, built-in hob and stainless steel extractor fan, breakfast bar, integrated dishwasher, Quartz work tops and splashback, spotlights, beautiful tiled floor, open plan to sizeable dining space, feature Upvc double glazed double doors to enclosed garden, access to;

SEPARATE UTILITY ROOM

Single drainer stainless steel sink unit, range of units, beautiful tiled floor, extractor fan, Upvc double glazed back door.

FIRST FLOOR

LARGE LANDING

Hot-press / storage, access to roofs pace via a pull down ladder, flooring for storage, light.

PRINCIPAL BEDROOM

13'0 x 10'2

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wall hung wash hand basin with storage, beautiful tiled walls, chrome effect sanitary wall, chrome effect towel warmer, extractor fan.

BEDROOM 1

9'10 x 8'8

BEDROOM 2

10'4 x 7'5

BEDROOM 3

10'11 x 10'1

WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, 1/2 pedestal wash hand basin, low flush w.c, chrome effect sanitary ware, chrome heated towel rail, beautiful partially tiled walls and tiled floor, extractor fan.

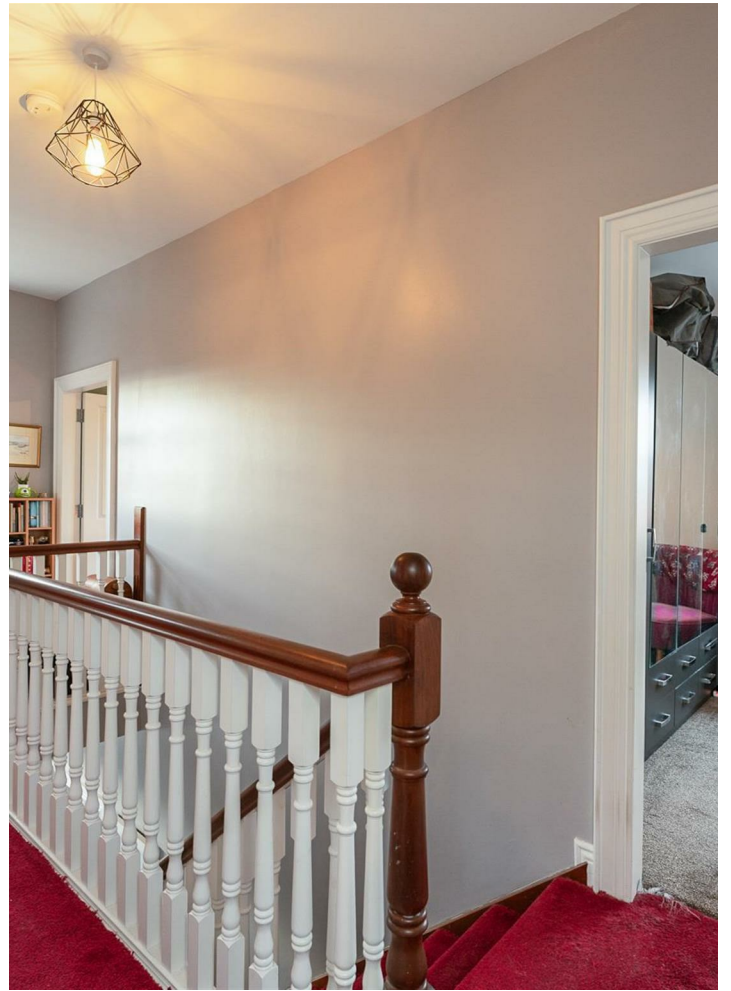
OUTSIDE

Enclosed rear garden, brick paviour patio, off road carparking to;

GARAGE

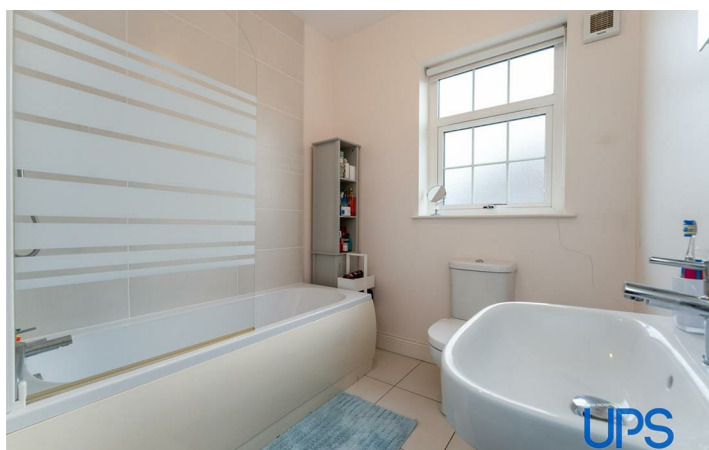
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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17902165

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

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