

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 HARTSWOOD, CRUMLIN,
BT29 4FY**

OFFERS AROUND £214,950

A most striking semi-detached chalet bungalow that has been immaculately maintained and beautifully presented, offering eye-catching interiors and versatile, adaptable, accessible living space that seldom becomes available, together with this preferred and private residential location in proximity to all the amenities in Crumlin's Main Street, which includes a Tesco superstore, shops, and a leisure centre, to name a few.

The accommodation is sizeable and bright and airy throughout and is offered for sale chain-free as well as commanding this generous corner position, enjoying a bright and southerly private position. The eye-catching accommodation is briefly outlined below.

Four bedrooms (two on the first floor and two on accessible ground-floor level) or alternatively three bedrooms and two separate reception rooms – the main reception room has an attractive fireplace with a cosy open fire, and there is also a luxury fitted kitchen which has access to an additional dining/entertaining area ideally placed to the rear of the home with direct access to the private and well-maintained gardens.

There are two luxurious shower rooms, one servicing each floor, and the property offers off-road car parking and a notable privately enclosed, well-maintained rear garden that has a feature covered patio with a fire pit and chimney surround as well as outdoor power sockets and an outdoor tap.

Belfast, Lisburn, Antrim, and Moira are all easily accessible and can be reached in around 20 minutes, with Belfast International Airport being only around 10 minutes away.

This charming and very well-presented home is a star purchase and a much-welcomed addition to today's market, and viewing comes very strongly recommended for what is a very special home!.



Key Features

- A most striking semi-detached chalet bungalow that has been immaculately maintained and presented throughout and offers versatile, well-appointed accommodation of around 1353 sqft!
- Main reception room with an attractive fireplace with a cosy open fire.
- Two luxurious shower rooms, one servicing each floor.
- Belfast, Lisburn and Antrim are all easily accessible, as is Belfast International Airport and arterial routes.
- This charming and very well-presented home is a star purchase and a much welcomed addition to today's market, offering beautifully presented living throughout.
- Four bedrooms (two on the first floor and two on the ground floor level) (or alternatively, three bedrooms and two/three reception rooms to include the dining room)
- Luxury fitted kitchen which has access to an additional dining/entertaining area.
- Off-road car parking and a privately enclosed, well-maintained rear garden with a feature covered patio with a firepit and chimney surround.
- Private residential location in proximity to all amenities in Crumlin's Main Street, including a Tesco superstore, leisure centre and restaurants, plus much more.
- Early viewing is highly recommended for this very special purchase!



GROUND FLOOR

Hardwood front door to

SPACIOUS AND WELCOMING ENTRANCE HALL

To;

LIVING ROOM

Solid wooden floor, attractive fireplace with tiled hearth and surround, open fire, cornicing.

LOUNGE / BEDROOM 4

Wooden effect strip floor.

LUXURY KITCHEN / DINING / ENTERTAINING SPACE

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, extractor canopy, island, access to dining / entertaining area, Upvc double glazed double doors to garden.

BEDROOM 3

Wooden effect strip floor.

LUXURIOUS SHOWER ROOM

Electric shower unit, low flush w.c, wall hung wash hand basin, tiled floor, chrome effect sanitary ware.

FIRST FLOOR

BEDROOM 1

Built-in bedroom storage.

BEDROOM 2

MODERN SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, beautiful tiled floor, spotlights.

OUTSIDE

Well maintained, privately enclosed, low maintenance rear garden, front and side gardens, off road carparking to rear, outdoor tap, outdoor power sockets.



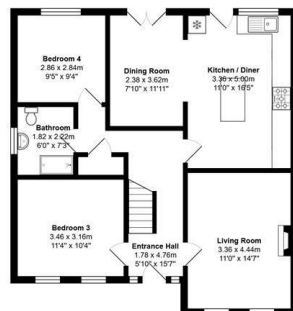
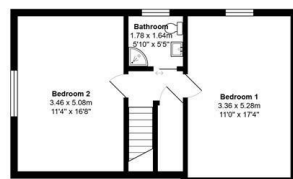








8, Hartswood, Crumlin, BT29 4FY



Total Area: 125.7 m² ... 1353 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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