



ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 PARKLEY, CRUMLIN, BT29  
4XZ**

**OFFERS AROUND £174,950**



A comfortable, semi detached, extended family home that enjoys an extensive, private and mature cul de sac position within this established residential area off Crumlin Main Street. Three good, bright, spacious bedrooms. Lounge open to dining area with feature Upvc double glazed double patio doors. Fitted kitchen. Extended downstairs shower room / cloakroom with w.c. White bathroom suite with separate shower cubicle. Mostly Upvc double glazed windows / eaves and fascia also in Upvc. Oil fired central heating system with a recently installed Grant Vortex boiler. Large detached garage with internal workshop. Pillars to driveway / good car parking. Extensive, private and mature, landscaped rear gardens laid in lawns, trees and well stocked planting.. Fantastic doorstep convenience within walking distance to schools, shops, Tesco, transport links. Fantastic first time buy. Chain Free.



## Key Features

- Comfortable semi detached, extended family home that enjoys an extensive, private mature landscaped site.
- Lounge open to dining area with feature Upvc double glazed double patio doors.
- Extended downstairs shower room / cloakroom with w.c.
- Mostly Upvc double glazed windows / eaves and fascia also in Upvc.
- Large detached garage with internal workshop.
- Three good, bright, spacious double bedrooms.
- Fitted kitchen.
- White bathroom suite with separate shower cubicle.
- Oil fired central heating system with a recently installed Grant Vortex Boiler.
- Extensive, private and mature, landscaped rear gardens laid in lawns.



### GROUND FLOOR

Feature ramp to, Upvc double glazed entrance door to;

### ENTRANCE HALL

### LOUNGE / DINING AREA

23'2 x 12'2

Feature fireplace with inset and hearth, open to casual dining area, double glazed double patio doors.

### FITTED KITCHEN

11'4 x 9'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, overhead extractor hood. Upvc double glazed back door.

### EXTENDED DOWNSTAIRS

### SHOWER SUITE

Low flush w.c, pedestal wash hand basin, shower enclosure, electric shower unit, tiling.

### FIRST FLOOR

### PRINCIPLE BEDROOM 1

12'3 x 9'3

Built-in robes.

### BEDROOM 2

12'6 x 12'3

### BEDROOM 3

8'5 x 8'1

Built-in robes.

### LANDING

Built-in cupboard, Hotpress.

### LARGE WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, fully tiled shower cubicle, thermostatically controlled shower unit, tiling.

### ROOFSPACE

### OUTSIDE

Driveway with car parking to front and side, feature pillar, front gardens with an extensive mature private rear garden with neat lawns, well stocked planting, mature trees, flagged patio areas, garden shed.

### LARGE DETACHED GARAGE / WORKSHOP

Up and over door, light and power, oil fired Grant Vortex boiler. Workshop





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	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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