

659 Crumlin Road , Belfast, BT14 7GD

**Offers In The Region Of
£229,950**

An Exceptional Luxuriously Appointed Period Semi Detached Villa Hold A Large Site Within This Highly Regarded Location.

Situated within this most popular section of the Crumlin Road, this exceptional period semidetached villa has been extensively remodelled and modernised by the present owners creating a fabulous family home. The generously proportioned interior comprises four bedrooms, superb roof space, two reception rooms, stunning extended living, kitchen dining with patio doors to garden and classic white family bathroom suite. The dwelling further offers, UPVC double glazed windows, modern downstairs shower room, utility room, walk-in pantry, gas fired central heating, wood burning stove and has undergone an extensive modernisation program in recent times. An extensive mature site with a large detached garage and the most convenient location with leading schools, public transport and the city a short distance away, makes this unique home a property worthy of your immediate attention.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	56	66
EU Directive 2002/91/EC		

659 Crumlin Road

, Belfast, BT14 7GD



- Stunning Period Residence
- Extended Living, Dining Kitchen
- Clasic White Family Bathroom
- Extensively Refurbished
- 4 Bedrooms Superb Roof Space
- 2 Further Recpetion Rooms
- Modern Downstairs Shower Room
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Detached Garage Large site

Enclosed Entrance Porch

Original entrance door, original tiled floor

Entrance Hall

Glazed vestibule door, wood strip floor, feature radiator, quarter panelled walls.

Lounge into Bay

15'8" x 11'10" (4.79 x 3.61)

Wood strip floor, panelled radiator, picture rail, corniced ceiling, ceiling rose.

Living Room

14'6" x 12'8" (4.44 x 3.87)

Hole in the wall fireplace, wood strip floor, panelled radiator, under stairs storage electric light, corniced ceiling, ceiling rose.

Extended Kitchen- Living -Dining

22'2" x 18'8" (6.77 x 5.70)

Double bowel Belfast sink, extensive range of high and low level units granite worktops, built-in high level double oven + gas hob, canopy extractor fan, integrated dishwasher, integrated under fridge, Island unit , Breakfast Bar, partly tiled walls, ceramic tiled floor, recessed lighting , twin velux roof lights.

Dining area, Upvc double glazed patio doors

Living area, hole in wall fireplace granite hearth wood burning stove, twin feature radiator, corniced ceiling, recessed lighting.

Utility Room

10'8" x 4'9" (3.26 x 1.46)

Stainless steel sink unit, range of high and low level units formica worktop, plumbed for a washing machine, tumble dryer space, fridge freezer housing, ceramic tiled floor, recessed lighting, Upvc double glazed rear door. ceramic tiled floor.

Walk-in Pantry

Shelved, concealed gas boiler, recessed lighting, ceramic tiled floor.

Shower Room

Modern white suite comprising shower cubical, thermostatically controlled shower unit, vanity unit, low flush wc. , partly tiled walls, ceramic tiled floor, recessed lighting, feature radiator.

First Floor

Quarter panelled walls, corniced ceiling, panelled radiator.

Bathroom

Classic white suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

Bedroom

8'9" x 7'6" (2.68 x 2.31)

Wood laminate floor, panelled radiator.

Bedroom

11'10" x 11'3" (3.63 x 3.44)

Wood laminate floor, panelled radiator. corniced ceiling.

Bedroom

15'10" x 12'2" (4.85 x 3.73)

Wood laminate floor, panelled radiator. corniced ceiling.

Bedroom

14'4" x 12'10" (4.39 x 3.92)

Wood laminate floor, panelled radiator. corniced ceiling.

Roofspace

25'3" x 10'11" (7.71 x 3.35)

Fixed staircase, under eves storage, quadruple sky lights, mode lighting, wood laminate floor, panelled radiator

Outside

Extensive Gardens front and rear in lawns shrubs and flower beds, extensive carparking, outside light and tap.

Detached Garage

Tarmac drive way with carparking bays.



Directions

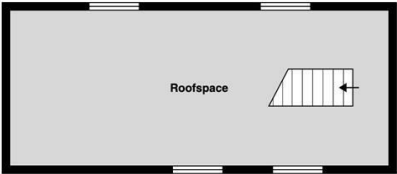


Floor Plan

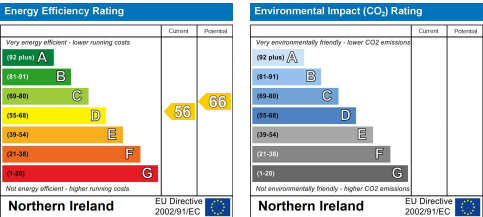
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Total Area: 177.4 m² ... 1909 ft²
All measurements are approximate and for display purposes only



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