



## 566 Crumlin Road , Belfast, BT14 7GL

**Offers In The Region Of  
£220,000**

Substantial Extended Double Fronted Detached Residence Holding Prime Main Road Position.

Holding a prime main road position within this most popular section of the Crumlin Road this imposing double fronted detached residence offers superb potential. The generously proportioned interior comprises three quarter panelled entrance hall, 3 bedrooms plus superb roof space, 2 plus reception rooms, extended kitchen with dining area and family bathroom with separate wc. The dwelling further offers downstairs furnished cloakroom, upvc double glazed windows, gas fired central heating, Pvc fascia and eaves, and has benefited from a programme of improvements works in the mid 80's to include reroofing. Holding a generous mature site with a detached garage with south facing rear garden this is the perfect family home with the most convenient location. Immediate internal inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 566 Crumlin Road

, Belfast, BT14 7GL



- Imposing Period Detached Residence
- Gas Fired Central Heating
- Pvc Facia & Eaves
- South Facing Rear Garden
- 3 Bedrooms Superb Roof Space
- Upvc Double Glazed Windows
- Bathroom in White Suite
- Two plus Reception Rooms
- Extended Fitted Kitchen
- Detached Garage

#### Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

#### Entrance Hall

Glazed vestibule door, three quarter panelled walls, wood laminate floor, corniced ceiling, panelled radiator.

#### Furnished Cloakroom

Comprising white suite, low flush wc, pedestal wash hand basin, under stair storage, recessed lighting.

#### Lounge into Bay

15'11" x 11'2" (4.86 x 3.41)

Wood strip floor, 2 panelled radiators.

#### Livingroom

11'7" x 10'10" (3.55 x 3.31)

Wood laminate floor, panelled radiator.

#### Extended Kitchen

22'5" x 14'4" (6.85 x 4.39)

Single drainer stainless steel sink, extensive use of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, double

panelled radiator, partly tiled walls, ceramic tiled floor.

#### Dining Area

Upvc double glazed patio door, concealed gas boiler.

#### First Floor

Landing, leaded light window.

#### Bedroom into Bay

15'8" x 11'1" (4.80 x 3.38)

Mirrored slider robes, built-in robe, wood laminate floor, leaded light detail, panelled radiator.

#### Bedroom

11'5" x 11'1" (3.48 x 3.39)

Leaded light detail, panelled radiator, wood laminate floor, built-in robe

#### Bedroom

10'4" x 8'2" (3.15 x 2.50)

Wood laminate floor, panelled radiator.

#### Bathroom

White suite comprising panelled bath, shower screen, shower, vanity unit, fully tiled walls, ceramic tiled floor, panelled radiator, pvc ceiling, recessed lighting, hot press.

#### Separate Wc

White suite comprising low flush wc, fully tiled walls.

#### Roof Space

9'8" x 9'3" (2.97 x 2.83)

Slingsby type ladder, natural light, panelled radiator.

#### Outside

Gardens front and rear. Hard landscaped front garden in brick paver ample carparking. South facing rear garden in lawns shrubs and flower beds, mature hedging. Garden shed

#### Detached Garage

26'2" x 9'3" (8.00 x 2.82)



## Directions



# Floor Plan

566 Crumlin Road, BELFAST, BT14 7GL



Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-91%) <b>A</b>		(92-91%) <b>A</b>	
(81-91%) <b>B</b>		(81-91%) <b>B</b>	
(69-80%) <b>C</b>		(69-80%) <b>C</b>	
(55-68%) <b>D</b>		(55-68%) <b>D</b>	
(39-54%) <b>E</b>		(39-54%) <b>E</b>	
(21-38%) <b>F</b>		(21-38%) <b>F</b>	
(1-20%) <b>G</b>		(1-20%) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>56</b>	<b>58</b>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	<b>Northern Ireland</b>	EU Directive 2002/91/EC

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