

## 88 Hartswood, Crumlin, BT29 4PY



### PRICE Offers Over £274,950

This is an excellent opportunity to purchase a well presented four bedroom detached house occupying a prime position within this sought after residential location on the outskirts of Crumlin yet within easy access of the town centre and all local amenities.

Finished to a high standard both inside and out, the property has been recently upgraded to include a new luxury kitchen with 'shaker' style units and quartz worktops ensuring this delightful property is ready for immediate occupation.

The addition of a detached garage and generous storage this property is likely to appeal to a wide range of discerning purchasers.

Only on full inspection can one begin to appreciate the opportunities that this superb family home offers. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with tiled flooring / Staircase to first floor / Ground floor W/C
- Living room 16'2" x 11'4" / Open fire and feature surround and tiled hearth
- Recently installed Kitchen with full range of high and low level units
- Space for range cooker / Integrated dishwasher / Integrated wine cooler
- Informal Dining with fully tiled floor / PVC double glazed sliding patio door to rear
- First floor landing / Access to loft
- Four well proportioned bedrooms / Master with luxury ensuite shower room
- Bathroom with modern white suite to include panel bath with thermostatic shower over
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / Security alarm
- Generous Site / Red Chip Asphalt driveway with generous parking / Fully enclosed rear garden in artificial lawn and paved patio

## ACCOMMODATION

### ENTRANCE HALL

Double glazed composite with side lights to entrance. Staircase to first floor with painted balustrade and moulded handrail. Understairs electricity meter cupboard. Fully tiled floor and single radiator.

### LIVING ROOM

16'2" x 11'4" (4.940 x 3.467)

Wood laminate flooring. Feature fireplace with cast iron inset, painted wooden surround and tiled hearth. Feature 'Shaker' Wall panelling. Two Double radiators.

### RECEPTION ROOM

12'11" x 11'4" (3.960 x 3.459)

Solid wood flooring. Double radiator.

### KITCHEN / INFORMAL DINING AREA

23'0" x 12'11" (at max) (7.033 x 3.952 (at max))

Recently installed luxury kitchen with a full range of high and low level two tone grey 'Shaker' Style units with complimentary quartz worktops and splashback. 1 1/4 bowl stainless steel sink unit with chrome mixer tap. Space for a range cooker with large overhead pyramid style stainless steel extractor fan. Integrated wine cooler and dishwasher. Additional peninsula with addition low level storage and breakfast bar style seating. LED under unit lighting. Fully tiled floor. Two double radiators. Sliding PVC patio door to rear.

**UTILITY ROOM****6'3" x 6'1" (1.912 x 1.861)**

Light grey 'shaker' style larder cupboard and integrated fridge freezer. Space for washing machine and tumble dryer. PVC double glazed door to the rear. Single radiator.

**GROUND FLOOR WC****6'3" x 3'3" (1.912 x 0.991)**

Modern white suite comprising pedestal wash hand basin with chrome hot and cold taps and decorative tiled splashback. Low flush W/C. Fully tiled floor. Extractor fan and single radiator.

**FIRST FLOOR LANDING**

Access to loft. Single radiator.

**BEDROOM 1****12'11" x 11'3" (3.956 x 3.454)**

Wood laminate flooring. Integrated mirrored sliding wardrobes. Low voltage downlights. Single radiator.

**EN-SUITE****7'10" x 3'9" (2.396 x 1.155)**

Modern white suite comprising a fully tiled shower cubicle with 'Mira Vigour' thermostatic shower. A pedestal wash hand basin with chrome mixer tap. Low flush W/C. Fully tiled floors and partially tiled walls. Extractor fan. Single radiator.

**BEDROOM 2****13'2" x 11'5" (4.029 x 3.489)**

Wood laminate flooring. Single radiator.

**BEDROOM 3****12'10" x 9'10" (3.920 x 3.000)**

Wood laminate flooring. Single radiator.

**BEDROOM 4****12'11" x 11'4" (at max) (3.951 x 3.456 (at max))**

Wood laminate flooring. Single radiator.

**BATHROOM****9'7" x 7'9" (2.928 x 2.383)**

Modern white suite comprising P shaped panel bath with chrome mixer tap and shower attachment, with 'Mira Sprint' thermostatic shower over and partially glazed shower screen. Low flush push button W/C. Pedestal wash hand basin with chrome mixer tap. Low flush push button W/C. Partially tiled walls. Low voltage downlights. Hot press with shelved storage, White towel radiator.

**GARAGE****21'2" x 11'0" (6.459 x 3.370)**

up and over door. Full electrics and side door to rear garden.

**OUTSIDE**

To the front a neat lawn and paved pathway to front door. Red Chip Asphalt driveway with parking for up to four cars, To the rear a fully enclosed garden with 6ft timber fencing. White walled flower bedding stocked with decorative stones. Almost fully paved with central artificial grass lawn. Side storage shed with full electrics. Yard area for bin and additional storage. This yard can also be opened via the 6FT timber gate to expand parking options.

Outside power sockets. Outside tap and light.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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