

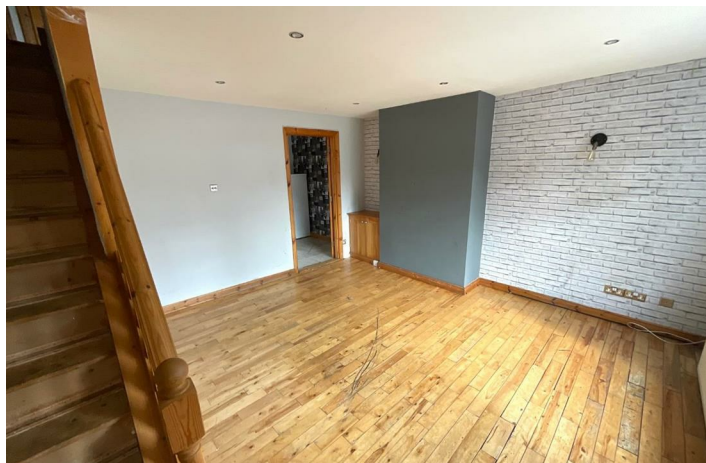
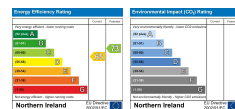


797 Crumlin Road

Belfast, BT14 8AA

Offers in the region of

£90,000





# 797 Crumlin Road

, Belfast, BT14 8AA

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A keenly priced property in a highly regarded residential location which is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises entrance hallway, fitted kitchen with dining area, rear hallway, classic white first floor bathroom suite and two double bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from oil fired central heating and full upvc double glazing throughout.

797 Crumlin Road is conveniently located close to many leading shops and amenities including Smart Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Living Room 13'8" x 14'9" (4.19m x 4.52m)

PVC front door with smoked glass inset, enclosed electricity meter, under stair storage, hardwood flooring, double panelled radiator, recessed lighting, stairs leading to first floor

### Kitchen 10'11" x 14'9" (3.33m x 4.52m)

High and low level units with tiled splash backs and contrasting worktops, stainless steel bowl and a half

sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, tiled flooring, double panelled radiator, dining area

## Back Hall

Tiled flooring, leading to rear yard

## First Floor

### Landing

Access to roof space, enclosed hot press

### Bathroom

Classic white bathroom suite with low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, tiled flooring and walls, recessed lighting, heated towel rail

### Front Bedroom 13'6" x 11'6" (4.13m x 3.52m)

Enclosed storage cupboard, recessed lighting

### Rear Bedroom 10'9" x 8'3" (3.30m x 2.52m)

Panelled radiator

## Outside

### Front

Brick privacy wall with metal entrance gate, paved garden

### Rear

Paved and enclosed yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.