

**Tim Martin**  
— .co.uk



**9 Rocksfeld  
Crossgar  
BT30 9GX**

**Asking Price  
£230,000**

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## SUMMARY

Ideally situated a short walk from the centre of Crossgar, this tastefully presented detached bungalow with garage is set in spacious private gardens, in a always popular residential development.

The living accommodation comprises of a lounge with open fire and solid wood kitchen with separate dining area. Three well proportioned bedrooms and bathroom complete the home.

Outside the bitmac drive leads to a detached garage and ample parking to the side and rear. Enclosed rear gardens are laid out in lawns

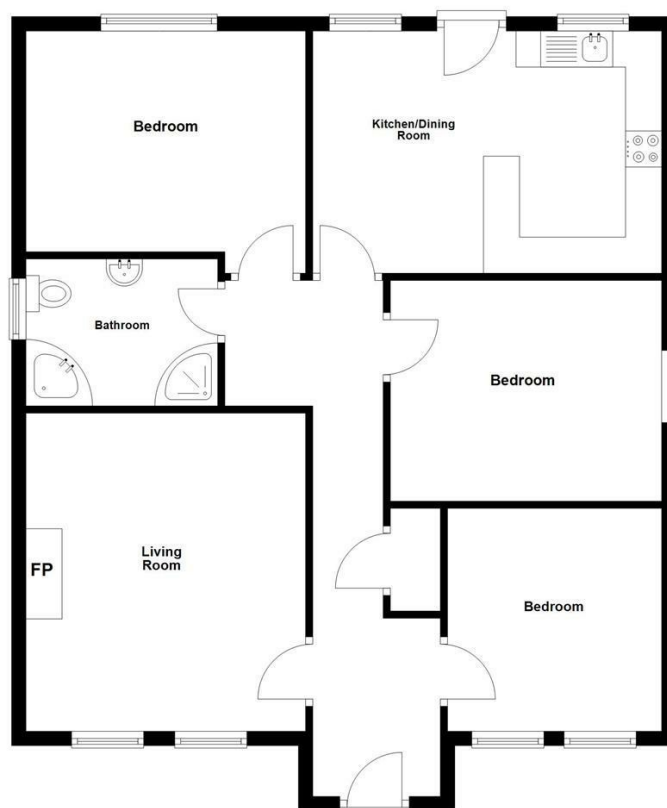
Crossgar offers a good range of shops and amenities and has the added benefit of good public transport connecting schools in Downpatrick, Ballynahinch, Saintfield and South Belfast with a choice of primary and secondary schools within the town.

## FEATURES

- Tastefully Presented Detached Bungalow
- 1½ Reception Rooms
- Bathroom
- Double Glazing in uPVC Frames
- Short Walk From The Centre of Crossgar
- Fitted Kitchen / Dining
- Three Bedrooms
- Fitted with Oil Fired Central Heating
- Spacious Enclosed Rear Gardens
- Ideal For First Time Buyers, Families or Those Wishing to Downsize.

### Ground Floor

Approx. 87.6 sq. metres (942.6 sq. feet)



Total area: approx. 108.6 sq. metres (1168.7 sq. feet)

## **Reception Hall**

Wood laminate floor; telephone and Open Reach connection points; built-in cloak cupboard (partially shelved); hotpress with Aquagold pressurised hot water cylinder.

## **Lounge 14'4 x 12'8 (4.37m x 3.86m)**

Embossed cast iron fireplace with matching grate and canopy; carved and painted wooden surround; tiled hearth; coal effect electric fire; wood laminate floor; television stand with aerial connection points.

## **Kitchen / Dining 16'0 x 11'0 (4.88m x 3.35m)**

Franke 1½ tub single drainer stainless steel sink unit with chrome mixer taps; good range of pine eye and floor level cupboards and drawers with matching smoked glass display cupboards, wine rack and open display shelving; formica worktops and breakfast bar; integrated Candy electric oven; Thor 4 ring ceramic hob with stainless steel extractor canopy over; Sharp combi oven; Santo fridge; Beko dishwasher; space and plumbing for washing machine; part tiled walls; ceramic tiled floor; LED spotlights; telephone connection point.

## **Bedroom 1 10'1 x 9'8 (3.07m x 2.95m)**

Wood laminate floor; tv aerial connection point.

## **Bedroom 2 12'4 x 10'0 (3.76m x 3.05m)**

Telephone and tv aerial connection points; wood laminate floor.

## **Bedroom 3 12'8 x 10'0 (3.86m x 3.05m)**

TV aerial connection point; wood laminate floor.

## **Bathroom 8'8 x 6'9 (2.64m x 2.06m)**

White suite comprising corner jacuzzi bath with chrome mixer taps and telephone shower attachment; quadrant shower cubicle with PVC clad walls; Triton T60 electric shower; glass sliding shower doors and side panels; pedestal wash hand basin with chrome mixer taps; close coupled wc; PVC clad walls; ceramic tiled floor; mirror fronted bathroom cabinet; PVC tongue and groove ceiling; LED spotlights; extractor fan.

## **Outside**

Bitmac drive leading to double wrought iron gates, ample parking to rear and to:-

## **Detached Garage 19'9 x 11'3 (6.02m x 3.43m)**

Roller door; fluorescent lights and power points; Warmflow oil fired boiler; enclosed storage area to rear with PVC oil storage tank.

## **Gardens**

Spacious enclosed rear gardens laid out in lawn with flowerbeds planted with Heathers, Azaleas, Cypress, Sweet Pea and Flowering Cherry.

## **Tenure**

Freehold

## **Capital / Rateable Value**

£140,000. Rates Payable £1421.81 Per Annum Approximately









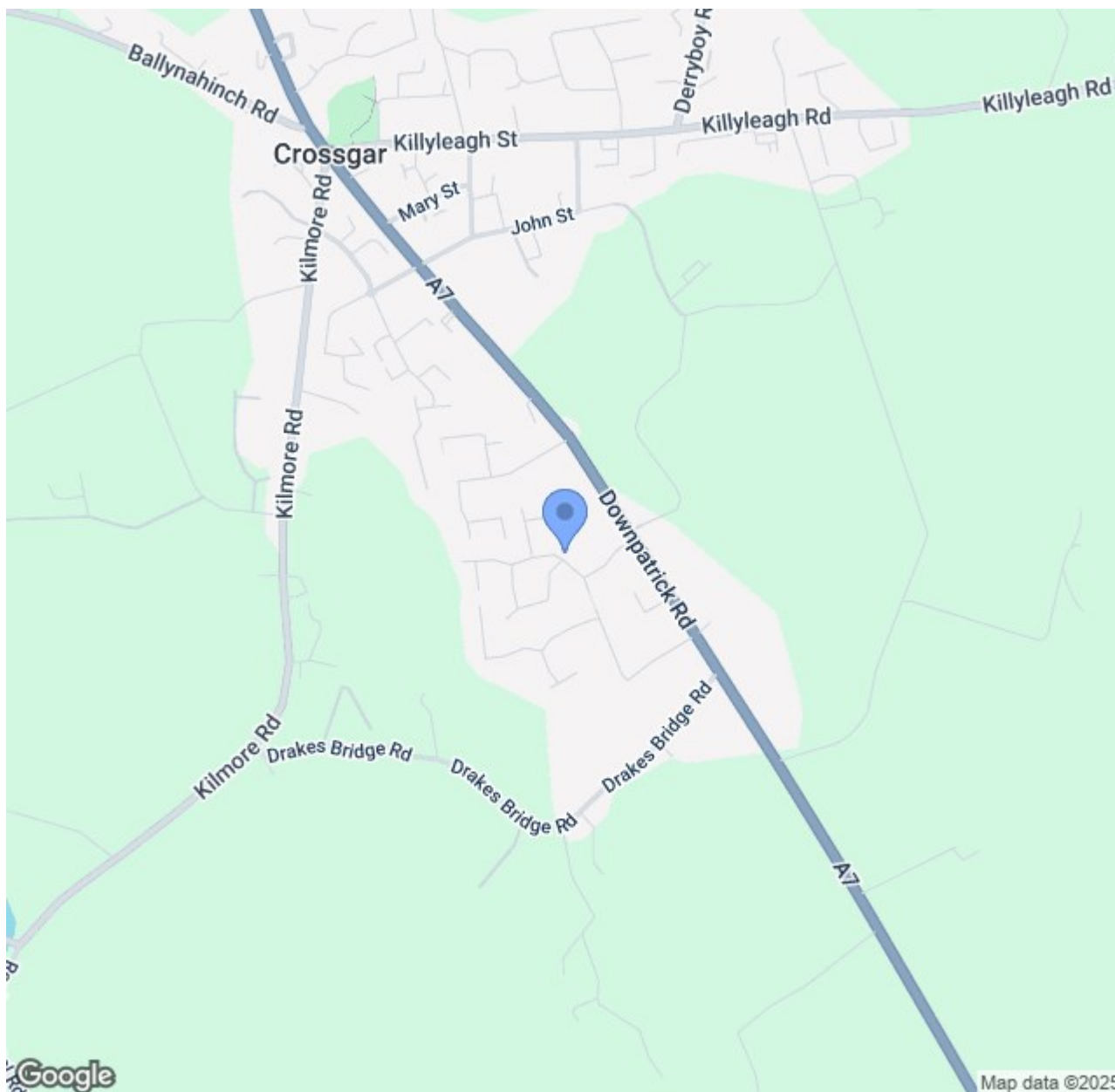












**RICS**



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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