



13A Ballymather Road, Nutts Corner, Crumlin, BT29 4UL

- Spacious Family Detached (3,000 sq ft+)
- Kitchen With Informal Dining Area
- Three Bedrooms With Walk In Dressing Rooms & En Suites
- Oil Heating; PVC Double Glazing
- Double Garage & Driveway
- Five Bedroom; Five+ Reception
- Utility Room; Furnished Cloakroom
- Fully Tiled Family Bathroom
- Super Fast Broadband
- Generous Sized, Mature Garden

Offers Over £425,000

EPC Rating C





13A Ballymather Road, Crumlin, BT29 4UL



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Glass panelled doors to lounge, dining room, study, family room and kitchen. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 17'2" x 14'9"

Cast iron, multi fuel burning stove in granite hearth with contrasting surround. Twin windows to front elevation. Wood laminate floor covering. Twin, glass panelled French doors leading to:

#### DINING ROOM 13'4" x 12'8"

Rural view to rear. Glass panelled, French doors leading to:

#### SUN LOUNGE 11'1" x 10'10" (wps)

Tiled floor. Aluminium framed, double glazed, sliding patio door to rear garden.

#### FAMILY ROOM 12'6" x 11'0"

Wood laminate floor covering. Rural view to rear.

#### STUDY 12'9" x 11'3"

Wood laminate floor covering.





### KITCHEN WITH INFORMAL DINING AREA 18'0" x 12'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, Quartz effect, melamine work surface. Ceramic sink unit. Integrated gas hob with extractor hood over. Integrated double ovens and grill. Space for fridge freezer. Recess for microwave. Integrated dishwasher. Splashback tiling to walls. Glass fronted display cabinet. Tiled floor. Glass panelled door leading to:

### UTILITY ROOM 8'0" x 5'10"

Range of fitted storage units and work surface area. Ceramic sink unit. Plumbed and space for washing machine. Splashback tiling to sink. Tiled floor. PVC double glazed door to rear garden.

### PRINCIPAL BEDROOM 13'10" x 12'2"

Wood laminate floor covering.

### WALK IN DRESSING ROOM/WARDROBE

### EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower. Chrome towel radiator. Splashback tiling to sink.

### BEDROOM 2 12'6" x 9'8"

Wood laminate floor covering. Rural views to rear.

### FULLY TILED BATHROOM

White, five piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin, WC and bidet. Thermostat controlled mains shower unit.

### FIRST FLOOR

### LANDING

Wood laminate floor covering. Access to store. Access to hot press.

### SUITE 1

### BEDROOM AREA 15'11" x 10'5"

Wood laminate floor covering. Access to walk in store. Access to under eaves storage.

### WALK IN WARDROBE/STUDY 14'4" x 7'11"

### EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink.

### SUITE 2

### BEDROOM AREA 16'6" x 11'3"

Wood laminate floor covering. Access to under eaves storage. Glass panelled door leading to:

### DRESSING ROOM/STUDY 11'9" x 9'6"

Wood laminate floor covering. Access to walk in store/wardrobe.

### EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink.

### BEDROOM 5 18'2" x 7'3"

Wood laminate floor covering. Access to under eaves storage.

### EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.  
Front garden finished in lawn, paving, decorative stone and range of plants, trees and shrubbery.  
External lighting.  
PVC soffits, fascia and rainwater goods.  
Large, side and rear garden finished in lawn, paved patio, decorative stone and wide array of plants, trees and shrubbery.  
Outside tap.  
PVC oil storage tank.  
Tarmacked service area to rear.

### MATCHING DETACHED DOUBLE GARAGE 19'5" x 18'10"

Twin PVC coated, roller, shutter doors. Separate service door to side. Power, light and oil fired central heating boiler.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, spacious, five bedroom/five+ reception, detached, family home, extending to in excess of 3,000 sq ft, plus matching detached double garage, occupying a private site, enjoying rural views to rear, situated off the Ballymather Road, Nutts Corner, Crumlin.**

**The property comprises entrance hall, furnished cloakroom, lounge, family room, dining room, sun lounge, study, kitchen with informal dining area, utility room, five bedrooms, to include three suites, and separate, fully tiled family bathroom.**

**Externally, the property enjoys private driveway finished in tarmac, double garage and generous gardens finished in lawn, paved patio area, decorative stone, and wide array of mature plants, trees and shrubbery.**

**Other attributes include super fast broadband, PVC double glazing, and oil fired dual heating system with condenser boiler.**

**Early viewing highly recommended to avoid disappointment.**



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>	<b>70</b>	<b>70</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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