

simonBRIEN
RESIDENTIAL

2 Burnside Park,
Crawfordsburn, BT19 1JW



Offers Around £275,000

Telephone 028 9042 8989
www.simonbrien.com



KEY FEATURES

- Excellent Detached Bungalow In The Highly Regarded Location Of Crawfordsburn
- Views Across Countryside To The Craigantlet Hills And Helen's Tower
- Large 'L' shaped Living Dining Room With Stone Fireplace And Pitched Ceiling
- Separate Fully Fitted Kitchen With Range Of Appliances
- Cloakroom And Separate WC
- Four Bright Bedrooms
- Integral Double Garage With Additional Storage
- UPVC Double Glazing And Gas Fired Central Heating
- Attractive Manicured Enclosed Garden To Front And Side In Lawns With Flowerbeds, Trees And Shrubs
- Private Patio Garden To Rear
- Walking Distance To Crawfordsburn Country Park, Olde Inn And Country Club
- Close To Range Of Excellent Local Primary And Secondary Schools
- Immaculately Presented Both Internally And Externally

SUMMARY

This superb detached bungalow is located in a highly sought after residential location with walking distance of the historic village of Crawfordsburn.

The property occupies an excellent corner site with gardens to front, side and rear. The property is immaculately presented both internally and externally. The accommodation offers a luxury modern kitchen and spacious L-shaped lounge, dining room. There are four bright bedrooms and a family bathroom.

In addition the property has an integral double garage with additional storage and boiler house.

With countryside views across Craigantlet Hill and Helen's Tower this property represents an excellent choice for either the family unit or those looking to downsize to an easily managed home.



THE PROPERTY COMPRISES:

GROUND FLOOR

Steps to UPVC double glazed front door and double glazed sidelight.

ENTRANCE PORCH:

UPVC double glazed door, corniced ceiling.

ENTRANCE HALL:

Glazed door with side panel. Corniced ceiling, built in hotpress with shelving and radiator. Access to Roofspace via Slingsby type folding ladder.

CLOAKROOM:

Cloaks Area. Access to separate WC, white suite comprising: Low flush WC, pedestal wash hand basin, chrome mixer taps, ceramic tiled floor.

DINING ROOM:

11' 0" x 10' 5" (3.35m x 3.18m)

Solid oak strip wood flooring.

LIVING ROOM:

11' 11" x 25' 9" (3.63m x 7.85m)

High sloping ceiling. Scrabo stone fireplace with gas fire and tiled hearth. Dual aspect with views to countryside.



KITCHEN:

13' 9" x 10' 1" (4.19m x 3.07m)

Fully fitted kitchen with range of high and low level solid wood units. Corner carousel unit. Concealed lighting. Granite effect work surfaces. Single drainer stainless steel sink and a half sink unit with chrome mixer taps. Integrated stainless steel four ring gas hob. Stainless steel overhead extractor fan. Integrated stainless steel double oven. Fridge/freezer. Washing machine, dishwasher. Partly tiled walls. Chrome low voltage spotlights. Wall mounted radiator. Outlook to rear garden. Glazed access door to:





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REAR PORCH:

Light and power. UPVC double glazed access door to rear.

BEDROOM (1):

12' 4" x 10' 2" (3.76m x 3.1m)

Corniced ceiling. Built in robes, drawers and dressing table with mirrored recess. Outlook to front to rural fields.

BEDROOM (2):

12' 8" x 8' 11" (3.86m x 2.72m)

Corniced ceiling. Mature outlook to rear. Built in double robes, cupboards, drawers and shelving units.

BEDROOM (3):

7' 8" x 9' 7" (2.34m x 2.92m)

Outlook to front.



BEDROOM (4):

9' 11" x 7' 9" (3.02m x 2.36m)

Outlook to rear garden.

BATHROOM:

9' 9" x 6' 10" (2.97m x 2.08m)

White suite comprising: Low flush WC, pedestal wash hand basin, chrome mixer taps, panelled 'spa' bath with centrally located chrome mixer taps and telephone hand shower, built in shower cubicle with fully tiled splashback and chrome thermostatic shower unit. Fully tiled walls. Ceramic tiled floor. Extractor fan. Chrome heated towel rail.

ROOFSPACE

Accessed by Slingsby type folding ladder. Partly floored for storage only.

OUTSIDE

Tarmac driveway to front. Mature planting to front. Outside light. Garden laid in lawns to front and side. Enclosed rear garden with paved patio area. Water tap.

GARAGE:

23' 2" x 17' 0" (7.06m x 5.18m)

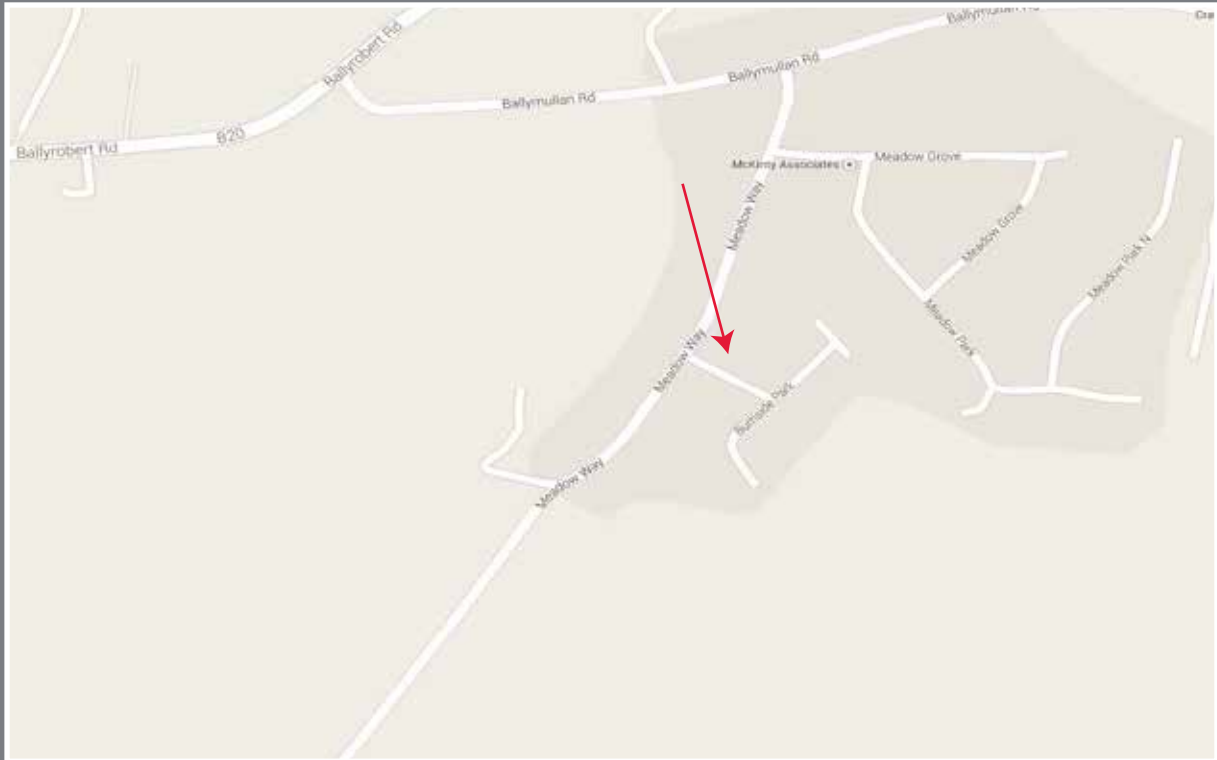
Remote control up and over door. Light and power. Plumbed for washing machine. Ceramic Belfast sink unit. Gas fired boiler. Built in cupboard. UPVC door and window through to potential storage area.





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Location



From Ballymullan Road turn into Meadow Way. Burnside Park is third on left.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

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South Belfast

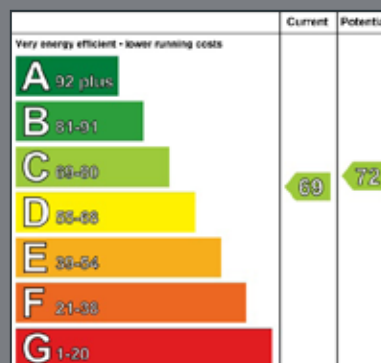
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