

simon**BRIEN**  
RESIDENTIAL

2 Ballyutoag Hill,  
Nutts Corner, Crumlin, BT29 4UH



Offers Over £300,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Superb Detached Bungalow On Private Site Including Field Of 1.3 acres
- Well Proportioned Accommodation
- Three Double Bedrooms Including Master With Walk-In Wardrobe And Shower Room
- Two Reception Rooms Including Living Room & Dining Room
- Spacious Open Plan Luxury Kitchen / Dining Area With Breakfast Bar
- Utility Room
- Luxury Bathroom With Separate Shower
- Oil Fired Central Heating
- uPVC Double Glazing
- uPVC Facia Boards
- Intruder And CCTV System
- Beam Vacuum System
- Photovoltaic Solar Array
- Detached Double Garage
- Electrically Operated Gates
- Well Presented Throughout
- Superb Site In Gardens With Countryside Views
- Field Of Approximately 1.3 Acres
- Conveniently Located To Belfast, Templepatrick, Lisburn And Belfast International Airport
- Viewing Highly Recommended By Private Appointment

## SUMMARY

We are delighted to offer for sale this superb detached bungalow which is well positioned on a private site overlooking the countryside.

The accommodation is well proportioned throughout and is likely to suit the vast majority of family requirements, with three double bedrooms including master with walk-in wardrobe and ensuite and two reception rooms including a living room and dining room with a modern kitchen, utility room and family bathroom.

In addition there is generous parking, a large detached double garage and a field.

The property is situated in a pleasant semi-rural setting and is in close proximity to main arterial routes linking surrounding villages and towns including Belfast city centre and the Belfast International Airport. The property is within easy access of a range of excellent schools and general amenities.

We have no hesitation in encouraging immediate inspection of this wonderful property.



## ACCOMMODATION

### GROUND FLOOR

uPVC front door to:

### RECEPTION HALL:

Laminate wood floor, storage cupboard with pressurised water cylinder. Access to partially floored roofspace.

### LIVING ROOM:

**15' 4" x 12' 12" (4.68m x 3.96m)**

Laminate wood floor, feature electric fire.



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**KITCHEN/DINING AREA:**

**20' 5" x 10' 4" (6.23m x 3.16m)**

Range of high and low level units, ceramic tiled floor, Hotpoint double oven, 4 ring induction hob, fridge freezer, breakfast bar, 1.5 bowl stainless steel sink unit, integrated dishwasher.



**UTILITY ROOM:**

Ceramic tiled floor, range of high and low level units, stainless steel sink, plumbed for washing machine, Composite door leading outside.



**DINING ROOM:**

**13' 8" x 11' 10" (4.17m x 3.6m)**

Strip wood floor.



**BEDROOM (1):**

**10' 9" x 10' 5" (3.27m x 3.17m)**

Laminate wood flooring.



**DRESSING ROOM:**

Built in mirrored Sliderobes and wardrobe.

**FULLY TILED ENSUITE SHOWER ROOM:**

Low flush WC, pedestal wash hand basin with vanity unit, panelled shower cubicle with rain head attachment.



**BEDROOM (2):**  
**11' 9" x 11' 8" (3.58m x 3.56m)**  
 Laminate wood flooring.



**BEDROOM (3):**  
**11' 10" x 11' 8" (3.6m x 3.55m)**  
 Built in wardrobe.

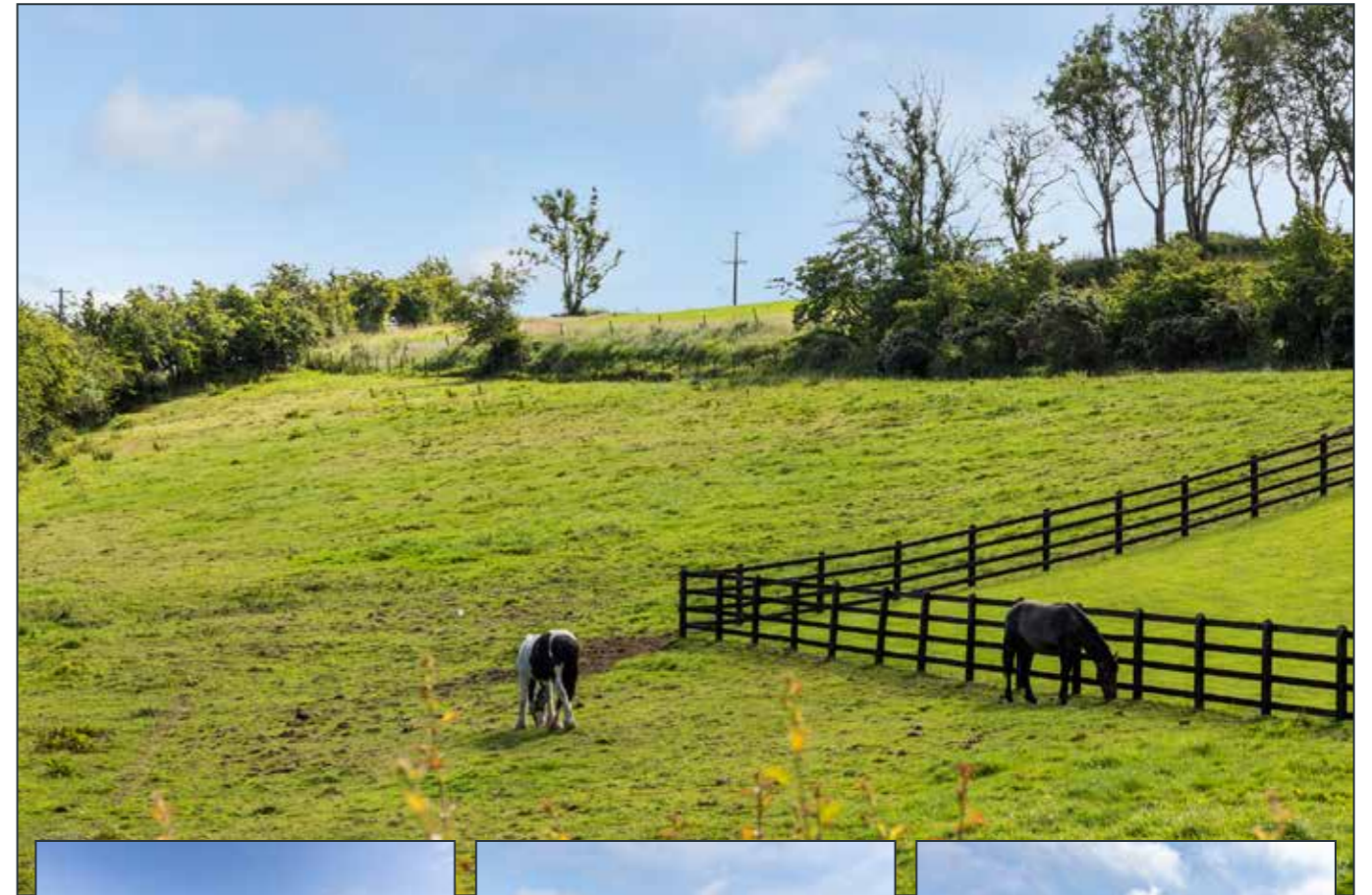


**BATHROOM:**  
 Low flush WC, pedestal wash hand basin, fully tiled double shower cubicle with Triton electric shower, ceramic tiled floor.

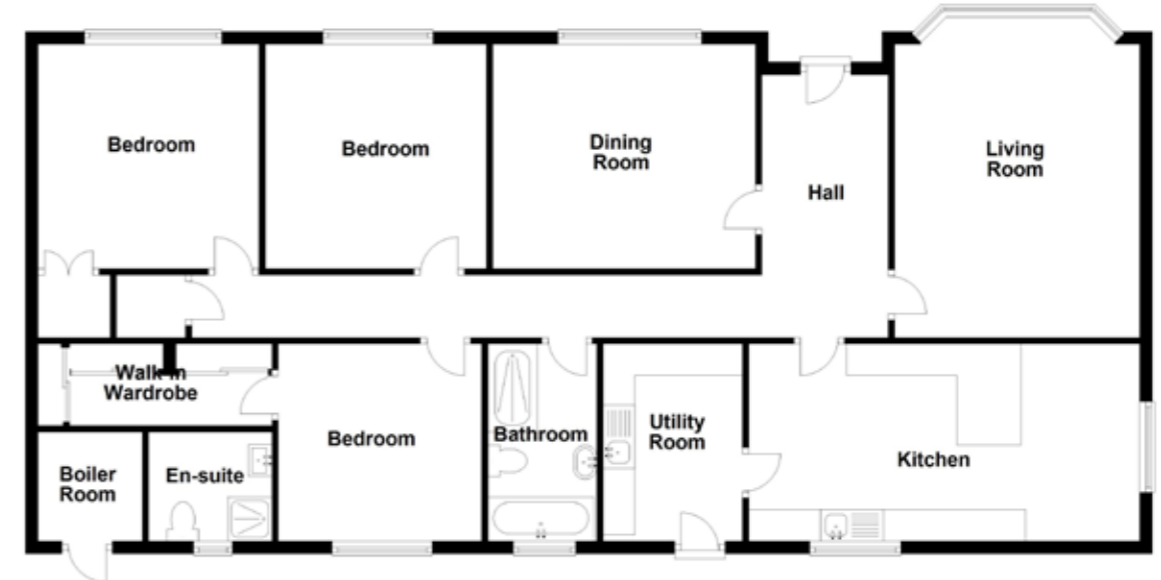
**OUTSIDE**

**DOUBLE DETACHED GARAGE:**  
**21' 11" x 20' 0" (6.69m x 6.10m)**  
 Remotely operated electric shutter door, space for tumble dryer.

Electric gates to tarmac driveway and turning area. Mature garden in lawn surrounded by fence and mature hedging with plants and shrubs. Access to field of approximately 1.3 acres.



**Ground Floor**



This plan is for illustrative purposes only, and should not be relied upon.  
 Plan produced using PlanUp.

# Location



## 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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2800-3592-0722-8120-3323

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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