

# RODGERS & FINNEY

Estate agents and letting specialists

**29 Ilford Park  
Crossnacreevy  
BT6 9SG**



**FOR SALE  
£224,950**

- A fabulous red brick family house in a popular residential development
- Spacious hallway with a ceramic tiled floor
- Lovely lounge with a feature wood burning stove
- Wonderful kitchen and family area with integrated appliances and patio doors to the rear garden
- Ground floor WC with a modern white two-piece suite
- Master bedroom benefiting from a modern en-suite shower room
- A further two good bedrooms
- Bathroom benefiting from a three-piece white suite
- Oil fired central heating & double glazed throughout
- Private rear garden laid in lawn with a paved patio area
- Large tarmac driveway leading to carport with ample car parking
- Convenient location with a fantastic choice of local amenities
- Early viewing comes highly recommended



## THE PROPERTY COMPRISES:

### Ground Floor

Front door

#### ENTRANCE HALL:

Ceramic tiled floor, under stairs storage.

#### LOUNGE: 14' 9" x 13' 8" (4.5m x 4.17m)

Feature wood burning stove, granite hearth.



**KITCHEN: FAMILY ROOM 21' 8" x 14' 3" (6.6m x 4.34m)**

One and a half bowl stainless steel sink unit with chrome mixer taps, excellent range of high and low-level units with stainless steel door furniture, laminated work surfaces. Four ring ceramic hob and stainless steel and glass and extractor fan, built in oven, integrated washing machine, integrated dish washer, integrated fridge freezer, integrated tumble drier. Strip lighting under units, Floor - level mood lighting. Open plan to family room. Upvc double glazed French doors to rear garden.

**WC**

Low flush WC, semi pedestal wash hand basin with chrome mixer taps, tiled splash back, ceramic tiled floor.

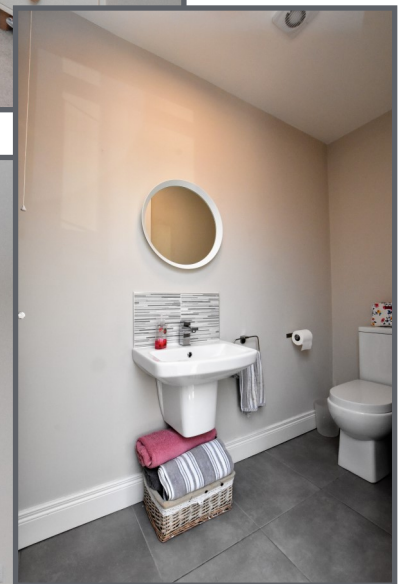


## First Floor

MASTER BEDROOM: 13' 8" x 13' 1" (4.17m x 3.99m)

### ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with electric shower unit, pedestal wash hand basin with chrome mixer taps, tiled splash back. Low flush WC, ceramic tiled floor.



BEDROOM (2): 13' 10" x 11' 8" (4.22m x 3.56m)

BEDROOM (3): 9' 9" x 8' 4" (2.97m x 2.54m)



**BATHROOM:**

White suite comprising panelled bath chrome mixer taps, telephone hand shower, shower screen. Dual flush WC, Semi pedestal wash hand basin chrome mixer taps tiled splash back. Partly tiled walls extractor fan ceramic tiled floor.

**LANDING:**

Access to roof space, storage cupboard .



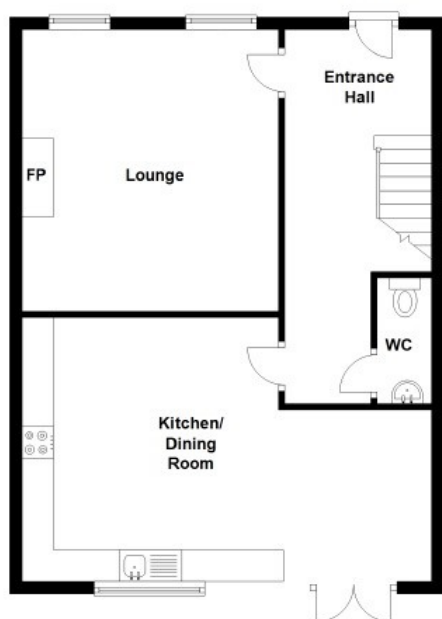
## OUTSIDE

Tarmac driveway to carport and excellent car parking, Enclosed garden area to the rear with paved patio and lawns laid in grass. Outside water tap and outside light.



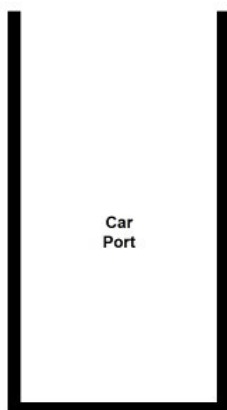
### Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



### First Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



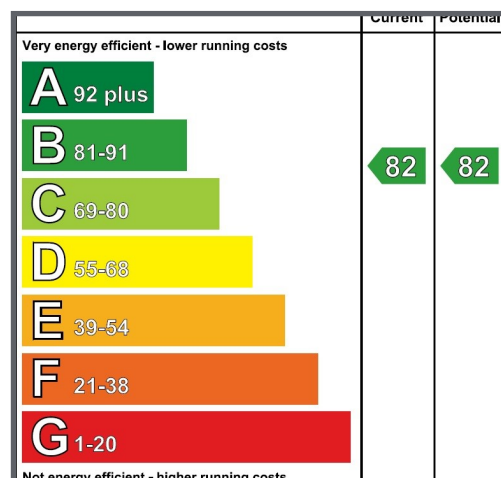
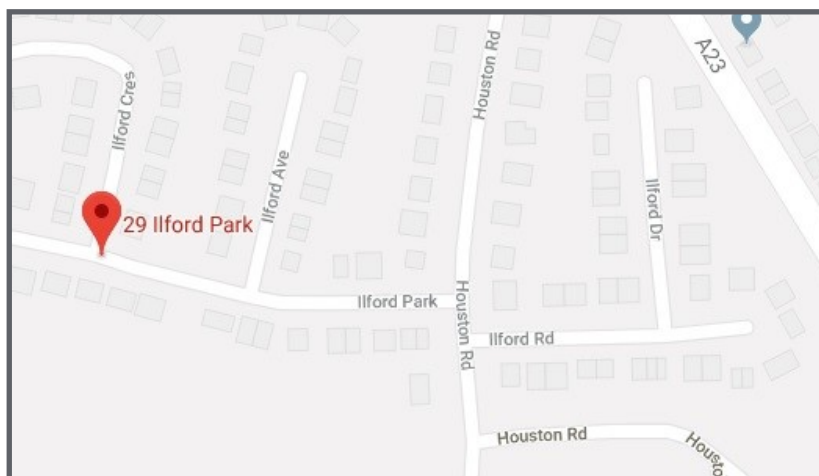
Total area: approx. 116.5 sq. metres (1254.2 sq. feet)

## LOCATION

Driving out of Belfast on the Ballygowan Road , turn right into Houston Road and first right into Ilford Park.

## EFFICIENCY RATING (EPC)

Current B82 Potential B82



## RATES

Approximately £776.82 per annum (Calculated by LPS NI)

## VIEWING

By appointment with Rodgers & Finney only.

## MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.

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