



31 Main Street, Crumlin

£155,000 Freehold

End terrace cottage • Two double bedrooms • Good size lounge/dining room with original stairs feature • Ground floor shower room • Beautiful good size, level garden • Off road parking for 2 vehicles • Boiler fitted 2023 and new radiators • New consumer unit fitted this year



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Kitchen

12' 5" x 5' 10" (3.79m x 1.77m)

UPVC double glazed windows and side door, matching base units, rollover edge worktop, composite sink with drainer and mixer tap, integrated electric hob and oven, tiled floor plastered walls, radiator, power points.

Lounge/Diner

21' 3" x 12' 10" (6.48m x 3.92m)

UPVC double glazed window and door to front, plastered walls and ceiling, carpet, original stone steps feature, radiator, power points,

Hallway

UPVC double glazed window to rear, plastered walls and ceiling, tiled floor, Boiler fitted 2023.

Shower Room

6' 0" x 8' 0" (1.83m x 2.43m)

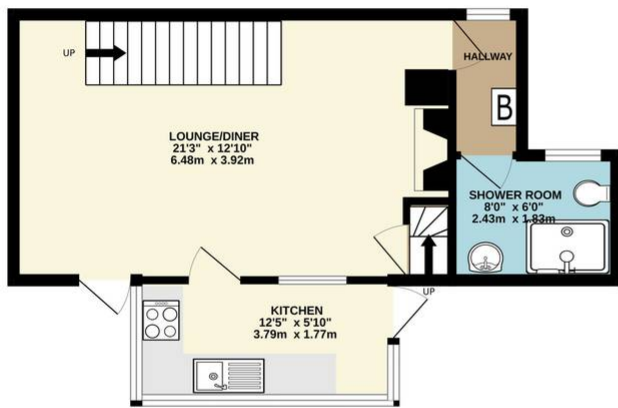
UPVC double glazed obscured window to rear, shower with tile surround, pedestal hand wash basin, low level w/c, plastered walls and ceiling Polysafe non slip floor heated towel rail



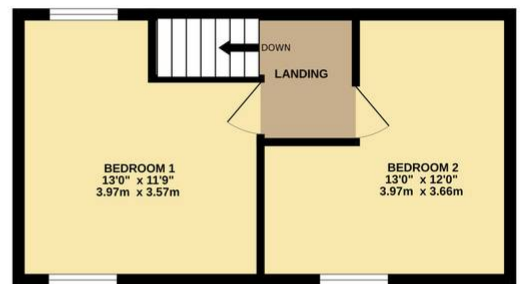
GARDEN

Rear Garden: A beautifully maintained, level rear garden offering a paved patio area, a generous lawn, a woodchip seating/play area, and a colourful array of mature flowers and shrubs, creating the perfect space for relaxing and outdoor entertaining.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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