



17 Killultagh Heights, Glenavy BT29 4WD

OIRO £279,950

SSTC

A stunning 4 bedroom family home with detached garage, close to the centre of Glenavy Village.

Detached family home | 2 Receptions | 4 Bedrooms, master with ensuite shower | Modern kitchen | Modern bathroom | Detached Garage | Oil fired central heating | PVC Double Glazing |

028 9266 3396

admin@falloonestateagents.com



The village of Glenavy is located just off the A26 between Moira and Nutts Corner, providing superb accessibility to Lisburn, Belfast, the international airport and other major centres.

Killultagh Heights is within the popular Killultagh Development, located off the Glen Road and a short distance from the centre of Glenavy village and its wide range of local amenities.

Of modern construction, the property has been further enhanced by the current vendors with the recent installation of luxury kitchen and bathroom fittings together with landscaping of the rear garden.

The accommodation offers a modern family layout, including lounge with inset log burning stove, separate family room, luxury kitchen / dining with island unit, and ground floor WC. At first floor is a large master bedroom with ensuite shower room, 3 further bedrooms and luxury bathroom.

Oil fired central heating and PVC double glazed windows, ensure an easily maintained home.

Externally there are landscaped gardens, a detached garage with utility area and secure on site parking with brick pavior surfacing and timber entrance gates.

A superb 4 bedroom family home in a prestigious development, we strongly recommend early viewing through Falloon Estate Agents.

GROUND FLOOR :

Entrance hall

PVC double glazed entrance door and side panel. Tiled floor. Double cloaks cupboard. Double panelled radiator.

WC

Wash hand basin on vanity unit, mixer tap. Low flush WC. Part wall panelling. Tiled floor. Single panelled radiator.

Lounge

w: 3.83m x l: 5.21m (w: 12' 7" x l: 17' 1")

Part glazed door from hallway. Contemporary fireplace with inset stove. Polished hearth. Walnut flooring. Patio doors to rear. Double panelled radiator.

Family room

w: 3m x l: 3.25m (w: 9' 10" x l: 10' 8")

Feature wall panelling. Cornice. 2 wall light points. Double panelled radiator.

Kitchen/dining

w: 3.8m x l: 5.01m (w: 12' 6" x l: 16' 5")

Recently installed luxury kitchen with range of 'in frame' units. Quartz worktops and upstands. Inset sink unit, mixer tap. Space for range style cooker. Mirrored splashback. Extractor over. Space for american style fridge/freezer. Integrated dishwasher. Feature island unit with quartz top and breakfast bar. Part tiled walls. Feature wall panelling. Spotlights. 'Herringbone' design wooden flooring. Double panelled radiator.

Plumbing for utility area (possible to move in from garage)

FIRST FLOOR:

Landing

Hotpress with 'Warmflow' pressurised water tank.

Bedroom 1

w: 3.82m x l: 5.01m (w: 12' 6" x l: 16' 5")

Feature wall panelling. Single panelled radiator.

En-suite



w: 1.78m x l: 1.78m (w: 5' 10" x l: 5' 10")

Tiled shower enclosure with chrome mixer shower with dual rainhead and handheld fittings. Contemporary round wash hand basin on plinth, mixer tap. Low flush WC. Tiled floor with underfloor heating. Extractor fan.

Bedroom 2

w: 3m x l: 3.1m (w: 9' 10" x l: 10' 2")

Feature wall panelling. Single panelled radiator.

Bedroom 3

w: 2.54m x l: 3.82m (w: 8' 4" x l: 12' 6")

Single panelled radiator.

Bedroom 4

w: 2.55m x l: 3.82m (w: 8' 4" x l: 12' 6")

Single panelled radiator.

Bathroom

w: 1.77m x l: 3m (w: 5' 10" x l: 9' 10")

Recently updated with contemporary slipper bath and freestanding mixer tap and shower fitting. Double sink unit on vanity, mixer taps. Low flush WC. Wall panelling. Cornice. Extractor fan. Chrome heated towel radiator.

Outside

Front entrance with pavior path, pebbled beds and lawned areas.

Gates to pavior parking and patio area. Landscaped garden with timber fencing, gravelled beds, lawned areas and patio areas.

PVC oil storage tank. Enclosed bins area. Outside tap.

Detached Garage

w: 3.8m x l: 5.56m (w: 12' 6" x l: 18' 3")

Roller door. Light and power. Oil fired boiler. Central vacuum system. Utility area. Plumbed for washing machine.

Required info under Trading Standards Guidance

TENURE

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

Details from the LPSNI website - estimated domestic rate bill £1455.68

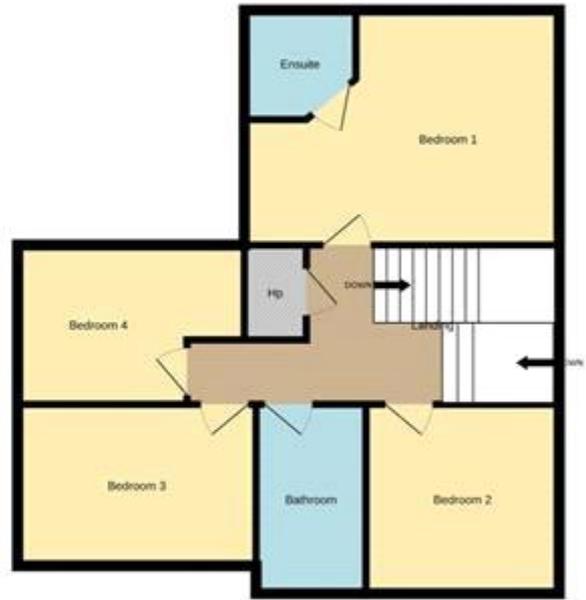
Service Charge

To be confirmed

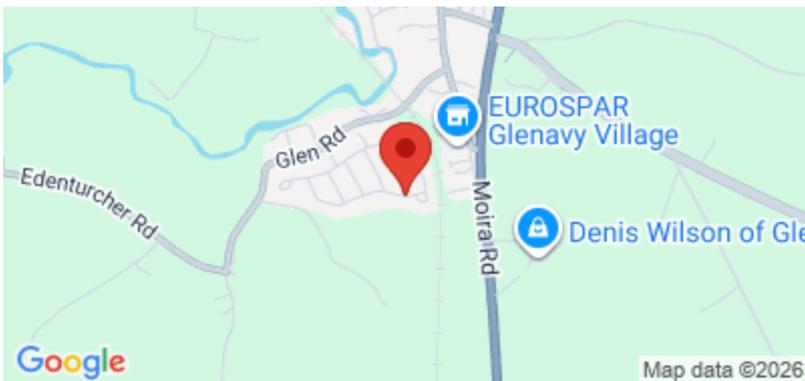


Ground Floor

1st Floor



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 at your own risk 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	74
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.