



40 KILLULTAGH AVENUE, GLENNAVY, BT29 4GY



A superior, beautifully presented and maintained semi detached family home that enjoys a quiet position within this popular residential development that continues to be in high demand. Three good, bright, comfortable bedrooms. One generous reception room. Large fitted kitchen open to a casual dining area with feature double patio doors. Luxury white bathroom suite with separate shower cubicle. Upvc double glazed windows / oil fired central heating system. Downstairs w.c / cloakroom. Many internal features to include floor coverings / wall paneling / feature internal doors. The home is well positioned within this highly regarded and sought-after established development that enjoys access to all the amenities in Glenavy and Crumlin, including proximity to a Tesco Superstore, Belfast International Airport, Schools, and Leisure facilities while also within reach of both Belfast and Lisburn. Good fresh youthful presentation throughout. Fantastic first time buy. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £194,950

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Key Features

- Beautifully presented and maintained semi detached family home.
- One generous reception room.
- Upvc double glazed windows / oil fired central heating system.
- Luxury white bathroom suite with separate shower cubicle
- Good fresh youthful presentation / Fantastic first time buy.
- Three good, bright comfortable bedrooms.
- Large luxury fitted kitchen open to a casual dining area w
- Downstairs w.c / cloakroom.
- Oil fired central heating system / Large detached garage.
- Well worth a visit.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Feature porcelain tiled floor, downlighters.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin. Feature flooring.

LOUNGE

17'2 x 12'4

Feature wall panelling, wooden effect strip floor, fireplace, downlighters.

LUXURY FITTED KITCHEN / DINING AREA

16'6 x 11'2

Range of high and low level units, Teak worktops, 4 ring ceramic hob, underoven, overhead extractor hood, single drainer stainless steel sink unit, plumbed for washing machine, integrated fridge and freezer, downlighters. Upvc double glazed patio doors, double built-in robes on landing.

FIRST FLOOR

Double built-in robes on landing.

LANDING

Built-in robes.

BEDROOM 1

10'7 x 10'6

BEDROOM 2

12'5 x 10'6

Wooden effect strip floor, downlighters.

BEDROOM 3

12'5 x 10'6

Wooden effect strip floor.

LUXURY WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, wash hand basin, low flush w.c, ceramic tiled floor, shower cubicle with thermostatically controlled shower unit, vertical radiator, pvc wall coverings, downlighters.

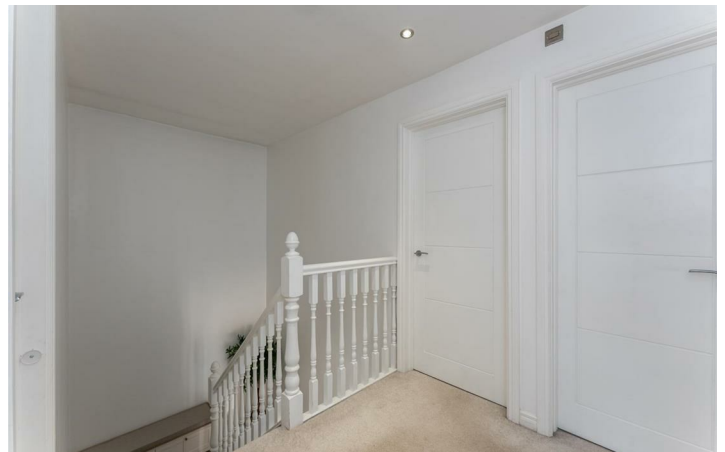
OUTSIDE

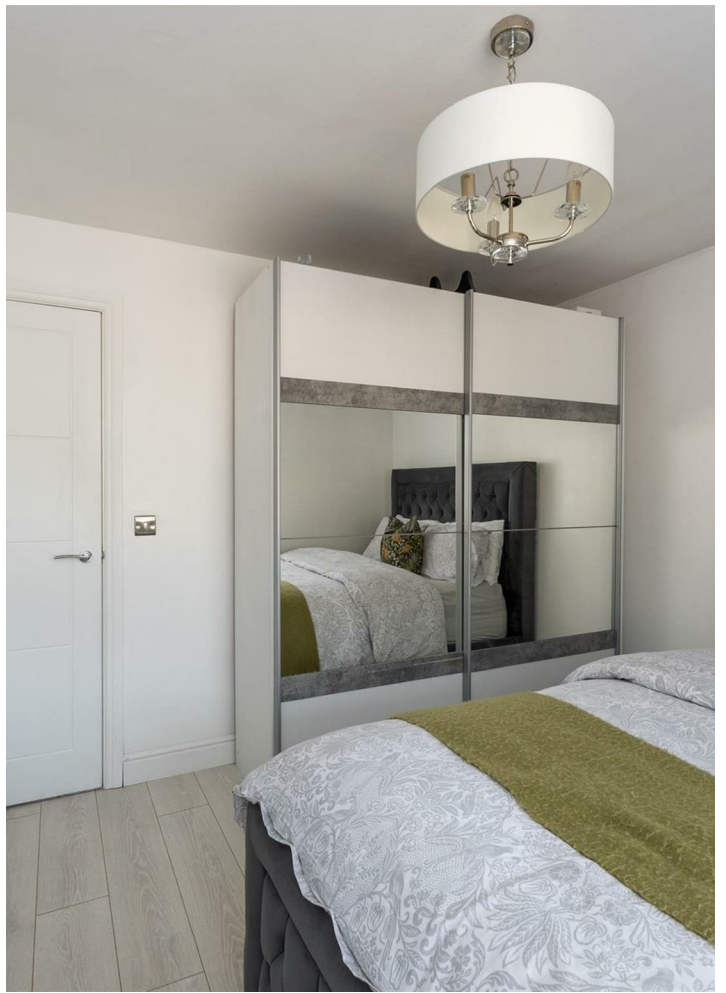
Driveway and car parking to front and side, private and secure rear gardens with fencing.

DETACHED GARAGE

Feature roller door. Light and power.

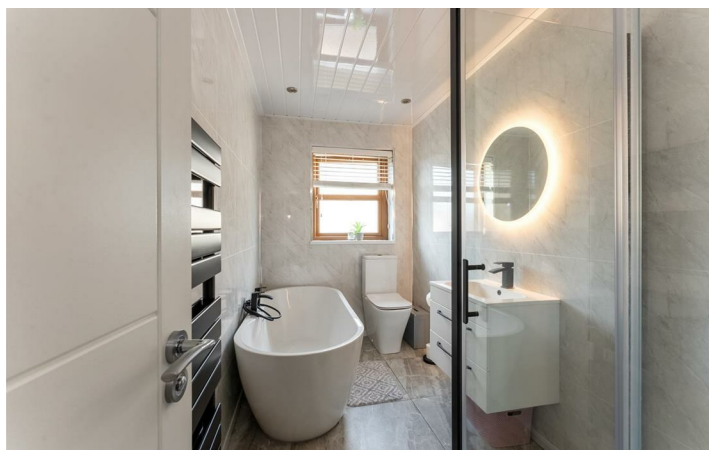
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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18333905

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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