



6 KILLULTAGH AVENUE, GLENNAVY, GLENNAVY, BT29 4GY



An extraordinary semi-detached home that has been beautifully presented throughout and is superbly placed within this highly regarded and sought-after 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, not to mention the easy reach of both Belfast and Lisburn, to name a few!

The property extends to around 922 sq ft and has a higher than average energy rating (EPC C-72); the well-appointed living space is briefly outlined below.

Three bedrooms, a principal bedroom with a private luxury ensuite shower room, and a modern white bathroom suite that has a separate shower cubicle, together with a spacious landing and access to the roof space via a pull-down ladder, complete the first floor.

On the ground floor there is a welcoming entrance hall and a bright and airy living room that has an attractive fireplace with a cosy open fire, beautiful wood panelling, and access to a luxury fitted kitchen that has a range of built-in appliances and is open plan to a sizeable dining/entertaining area that has double doors that lead to the private gardens; there is also a handy downstairs w.c.

Other qualities include uPVC double glazing, oil-fired central heating, and a BEAM vacuum system, as well as off-road car parking that leads to a detached garage that has light and power and a beautifully well-maintained rear garden that enjoys a bright southerly position!

Viewing comes strongly recommended for this beautiful semi-detached home within this very sought-after location that seldom presents itself.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(17-30) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £189,950

Key Features

- A striking semi-detached home superbly placed within this hugely popular residential development close to Glenavy Main Street.
- Bright and airy living room with attractive wood panelling and a cosy open fire.
- Downstairs W.C.
- Oil-fired central heating / UPVC double glazing / higher than average energy rating (EPC C-72)
- Well-maintained, privately enclosed bright south-facing rear garden with an additional brick paver patio and discrete decking space.
- Three bedrooms, the principal bedroom with a private en-suite shower room.
- Luxury fitted kitchen with a range of built-in appliances and an open plan to a sizeable dining/entertaining area with double doors leading to the south-facing gardens.
- Modern white bathroom suite with separate shower cubicle.
- Off-road car parking and detached garage with light and power.
- Ease of access to Belfast, Lisburn, Antrim, and Moira, as well as Belfast International Airport, arterial routes, and the motorway—viewing recommended!





GROUND FLOOR

Upvc double glazed front door to:

WELCOMING ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

14'2 x 13'11

Wooden effect strip floor, attractive fireplace with cosy open fire, wood panelling.

LUXURY KITCHEN / DINING AREA

17'2 x 12'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls, integrated dishwasher, integrated washing machine, integrated microwave, built-in 4 ring hob, stainless steel extractor fan, open plan to sizeable dining / entertaining space, Upvc double glazed double doors to enclosed gardens.

DOWNSTAIRS W.C.

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware.

FIRST FLOOR

Access to roof-space via pull-down ladder on landing.

BEDROOM 1

12'9 x 10'5

Wooden effect strip floor.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, wooden effect strip floor, extractor fan, partially tiled walls.

BEDROOM 2

10'11 10'6

Wooden effect stripped floor.

BEDROOM 3

7'8 7'1

WHITE BATHROOM SUITE

Bath, separate shower cubicle, thermostatically controlled shower unit, low-flush w.c., pedestal wash hand basin, chrome effect sanitary ware, extractor fan, partially tiled walls.

OUTSIDE

Brick paviour driveway, off-road car parking. Well-maintained, privately enclosed bright south-facing rear garden with additional brick paviour patio and discrete decking space.

DETACHED GARAGE

17'10 10'2

Roller door, pedestrian door, light and power.

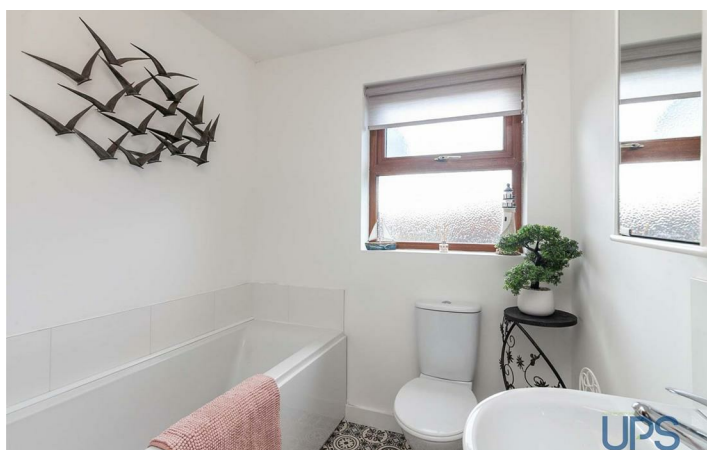
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Questions you may have.

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 Gareth 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. 18448487

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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