



18 LYNWOOD MEWS, GLENNAVY, BT29 4WX

An imposing double fronted period styled detached family home that commands a corner position within this private cul de sac residential development. Four excellent, well appointed, bright double bedrooms. Principle bedroom with ensuite shower room. Two generous separate reception rooms. Fitted kitchen with a casual dining area. Separate utility room. White bathroom suite with separate shower cubicle. Downstairs cloakroom / w.c. Upvc double glazed windows. Oil fired central heating system. Private rear gardens / feature driveway. Fantastic doorstep convenience only minutes walking distance to Glenavy Village / shops / bar restaurant / transport links / also within close proximity to a Tesco Superstore, Belfast International Airport, Schools and Leisure facilities, while also within easy reach of both Belfast and Lisburn. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
	63	73
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £260,000

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Key Features

- Double fronted, period styled, detached family home that commands a corner position within this private cul de sac location.
- Two generous, separate reception rooms.
- Separate utility room.
- Downstairs cloakroom / w.c.
- Oil fired central heating system.
- Four excellent, well appointed, bright, double bedrooms.
- Fitted kitchen with a casual dining area.
- White bathroom suite with separate shower cubicle.
- Upvc double glazed windows.
- Private rear gardens / feature driveway.





GROUND FLOOR

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

16'5 x 13'0

Feature fireplace with inset and hearth, downlighters, wooden effect strip floor, Upvc double glazed patio doors.

LIVING ROOM

12'9 x 11'1

Wooden effect strip floor, downlighters.

FITTED KITCHEN / DINING AREA

14'9 x 12'0

Range of high and low level units, formics work surfaces, single drainer stainless steel sink unit, overhead extractor hood, tiling, ceramic tiled floor, plumbed for dishwasher, downlighters. Wooden effect strip floor, downlighters. Casual dining area.

UTILITY ROOM

8'8 x 5'8

Range of units. Ceramic tiled floor, plumbed for washing machine.

DOWNSTAIRS W.C.

Low flush w.c, pedestal wash hand basin, ceramic tiled floor, tiling.

FIRST FLOOR

PRINCIPLE BEDROOM 1

15'3 x 11'6

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, ceramic tiled floor, tiling.

BEDROOM 2

12'7 x 8'6

BEDROOM 3

11'4 x 9'6

Built-in mirror slide robes.

WHITE BATHROOM SUITE

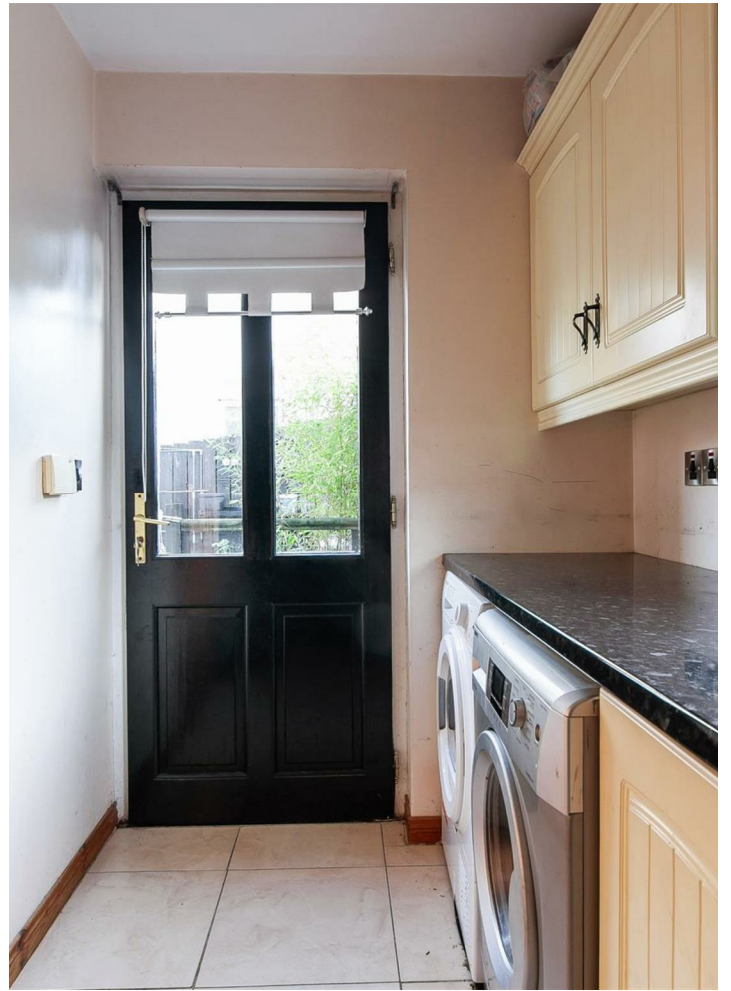
feature roll top bath, telephone hand shower, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, separate shower cubicle, thermostatically controlled shower unit, downlighters.

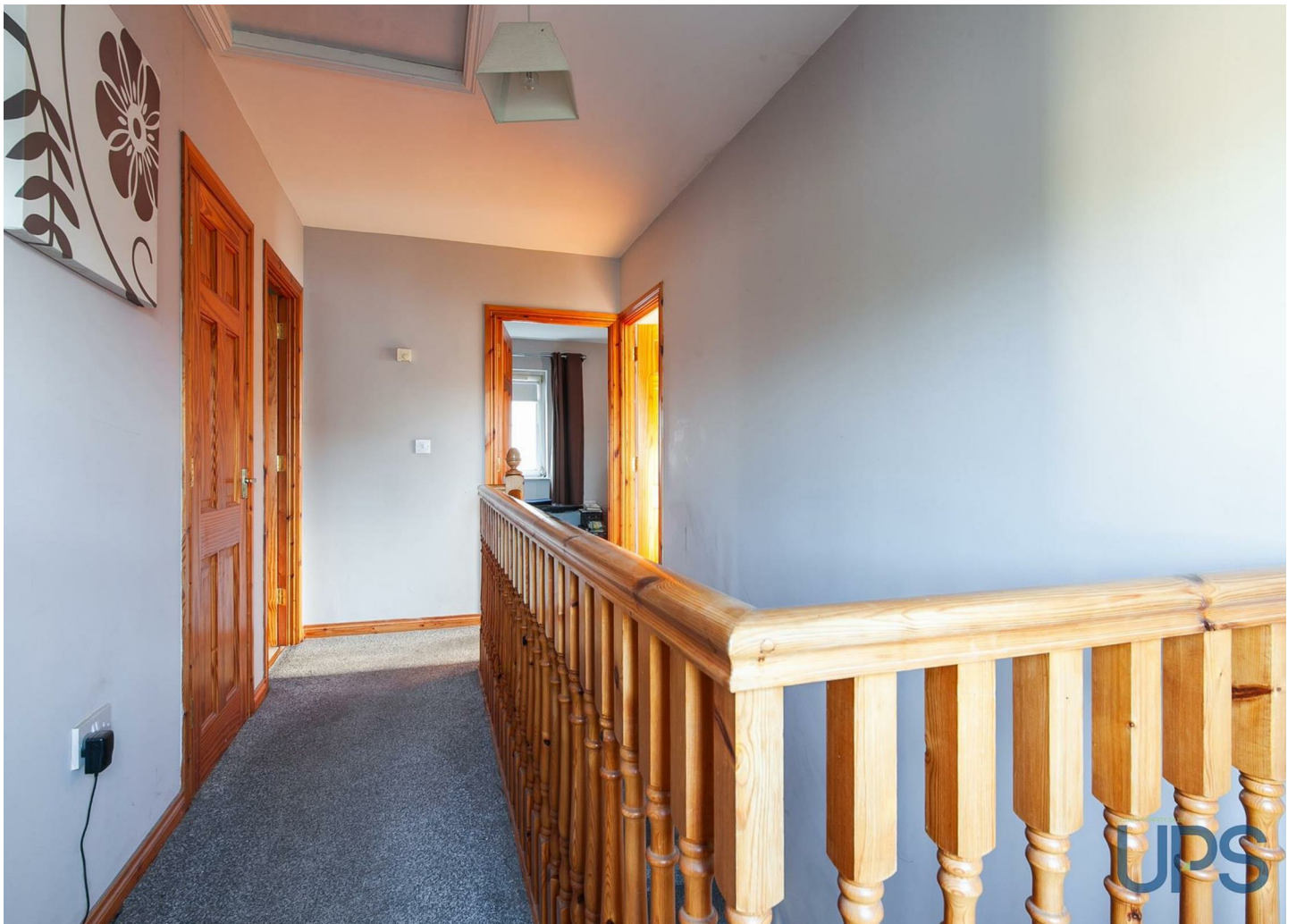
OUTSIDE

Driveway to front and side, feature paving, gardens to front and rear laid in lawns, decking, housed oil fired boiler, pvc tank. Mature corner site.

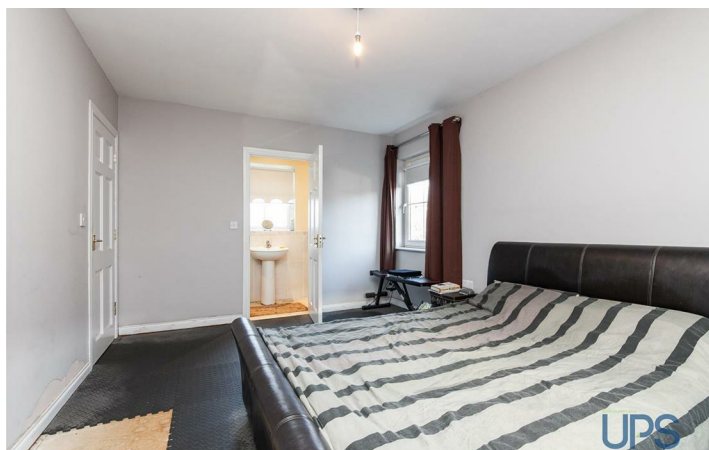
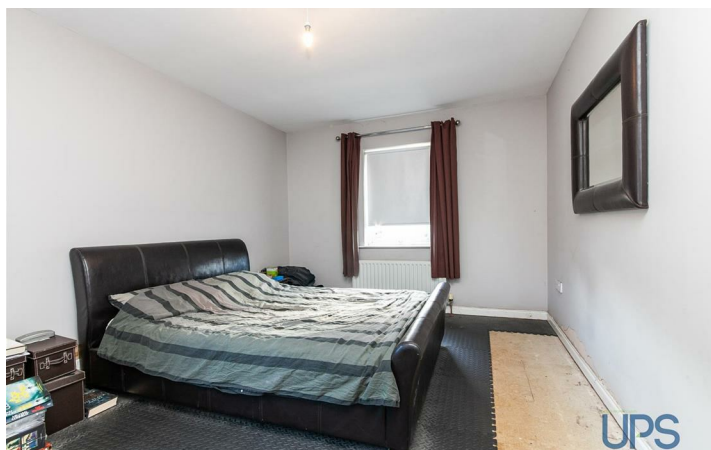
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Questions you may have.

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. 18539051

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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