



4 CHESTNUT GRANGE, GLENNAVY, BT29 4GR



An impressive, well appointed, period effect semi detached family home extending to approximately 1,181 sq ft, beautifully presented and in excellent condition throughout that enjoys a bright, landscaped, south facing position within this established residential development. Three comfortable spacious, double bedrooms. Principle bedroom with ensuite shower room. One generous reception room with feature cast iron wood burning stove. Luxury fully fitted kitchen open to a large casual dining area with feature double patio doors. Separate utility room / downstairs cloakroom with w.c. Feature double glazed windows / double patio doors / ceiling high arched window on landing. Feature floor coverings complimented by feature internal doors and high ceilings. Oil fired central heating system / High Energy Rating with an EPC C-75 Certificate. Good fresh youthful presentation throughout. Fantastic doorstep convenience offering easy access to main arterial routes and the nearby motorway network with connectivity to Schools, both Belfast, Lisburn City and Belfast International Airport. Large detached garage. Private Landscaped site with extensive flagging, feature double gates with railings to side. A home with all to offer that can only be fully appreciated upon, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(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 £242,500

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Key Features

- Impressive well appointed period effect semi detached family home that enjoys a bright, landscaped south facing position.
- Principle bedroom with ensuite showe room.
- Luxury fully fitted kitchen open to a casual dining area with feature double patio doors.
- Feature double glazed windows / double patio doors / Ceiling high arched window on landing.
- Large Detached garage.
- Three comfortable spacious, double bedrooms.
- One generous reception room with feature cast iron wood burning stove.
- Separate utility room / downstairs cloakroom with w.c.
- Oil fired central heating system.
- Private south facing Landscaped site / Well worth a visit.





GROUND FLOOR / ENTRANCE HALL

Feature paneled entrance door leading to a spacious and welcoming entrance hall with beautiful tiled flooring, feature banister with oak detailing, cloakroom

LOUNGE

11'8 x 16'8

Feature wood burner, fireplace with tiled inset and hearth, wooden effect strip floor.

LUXURY FITTED KITCHEN / DINING AREA

13'8 x 11'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, 5 ring gas hob, built-in oven, overhead extractor hood, integrated fridge and freezer, dishwasher, casual dining area, feature double patio doors.

UTILITY ROOM

7'8 x 6'8

Range of units, formica work surfaces, ceramic tiled floor, plumbed for washing machine, single drainer stainless steel sink unit. Feature back door.

DOWNSTAIRS W.C.

Wash hand basin, low flush w.c, vertical radiator.

FIRST FLOOR

Feature ceiling high arched window on landing.

PRINCIPLE BEDROOM 1

14'2 x 13'2

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, wash hand basin with vanity unit, tiling, low flush w.c, ceramic tiled floor.

BEDROOM 2

13'5 x 10'8

BEDROOM 3

11'8 x 9'8

LUXURY WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, shower screen, low flush w.c, wash hand basin with vanity unit. Low flush W.c

OUTSIDE

Feature driveway to front and side with carparking, feature distressed pavements to double gates with feature railings. Enclosed and private to rear with fencing,

DETACHED GARAGE

18'1 x 12'1

Light and power, feature roller door. Oil fired boiler.

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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. 18604766

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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