



6 CHESTNUT GRANGE, GLENAVY, BT29 4GR



A most attractive and spacious semi-detached home extending to approximately 1,184 sq ft, beautifully finished in elegant red brick and presented in excellent condition throughout.

Tucked away within a small and exclusive cul-de-sac in Glenavy, the property enjoys a peaceful setting while remaining highly convenient to local amenities. There is superb access to main arterial routes and the motorway network, offering easy connectivity to Belfast, Lisburn and Belfast International Airport, as well as nearby schools and everyday services.

The property benefits from a higher-than-average energy rating (EPC C-73) and is offered for sale chain free.

The accommodation briefly comprises a welcoming entrance hall with tiled flooring and cloakroom, bright and airy living room, and a contemporary high-gloss fitted kitchen with quartz worktops and recessed lighting, open plan to a generous dining area with double doors to the enclosed rear garden. A separate utility room and downstairs WC add further convenience.

Upstairs there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a luxury white bathroom suite. The spacious landing is enhanced by a full-height arched window, allowing natural light to flood both floors.

Externally, there is off-road parking leading to a detached garage with light and power, and a privately enclosed, low-maintenance flagged rear garden.

A superb home in a peaceful yet convenient location. Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	73	78
(69-80)	D		
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £242,500

6 CHESTNUT GRANGE, GLENNAVY, BT29 4GR

Key Features

- A magnificent semi-detached home, superbly positioned in a small and private cul-de-sac, within walking distance of all amenities on Glenavy Main Street.
- Bright and airy living room.
- Separate utility room and convenient downstairs WC.
- The property benefits from oil-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-73).
- Excellent accessibility to Belfast, Lisburn, Antrim, and Moira, as well as Belfast International Airport and major arterial routes.
- Three well-proportioned bedrooms, including a principal bedroom with a private ensuite shower room
- Luxury high-gloss fitted kitchen with quartz worktops and recessed spotlights, open plan to a generous dining area.
- Luxury white bathroom suite on the first floor, featuring recessed spotlights and contemporary tiling.
- Off-road parking with an attractive brick-paved driveway, leading to a detached garage with light and power.
- Early viewing is strongly recommended for this magnificent home, immaculately maintained throughout.





GROUND FLOOR

Attractive hardwood front door with transom window, leading to a spacious and welcoming entrance hall with beautiful tiled flooring, cloakroom, and a full-height window extending to the first floor.

LIVING ROOM

15'2 x 14'2
Wooden effect stripped floor.

LUXURY HIGH GLOSS KITCHEN / DINING

14'9 x 13'7
Excellent range of high and low-level units with a 1½ bowl stainless steel sink, quartz worktops and splashback, extractor fan, under-unit and over-cabinet lighting, integrated dishwasher, pull-out larder unit, recessed spotlights, and beautiful tiled flooring. uPVC double-glazed doors lead to the privately enclosed rear gardens.

SEPARATE UTILITY ROOM

Single drainer stainless steel sink unit, partially tiled walls, plumbing for a washing machine, extractor fan, recessed spotlights, and uPVC double-glazed rear door.

DOWNSTAIRS W.C.

Low-flush WC and wash hand basin, with beautiful tiled flooring and recessed spotlights.

FIRST FLOOR

Spacious landing with a full-height arched window and hot-press/storage cupboard.

PRINCIPAL BEDROOM 1

13'10 x 13'2
Wooden effect stripped floor.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle with thermostatically controlled shower, low-flush WC, wall-hung wash hand basin with storage, and chrome-effect fittings. Fully tiled walls and floor, recessed spotlights, and extractor fan complete the contemporary finish.

BEDROOM 2

12'9 x 9'11
Beautiful views towards attractive open countryside, with mature greenery and trees in the distance.

BEDROOM 3

10'6 x 9'6

LUXURY WHITE BATHROOM SUITE

Bath with thermostatically controlled shower, low-flush WC, wash hand basin with storage unit, and chrome-effect sanitary ware. Contemporary fully tiled walls and floor, recessed spotlights, and extractor fan complete the finish.

OUTSIDE

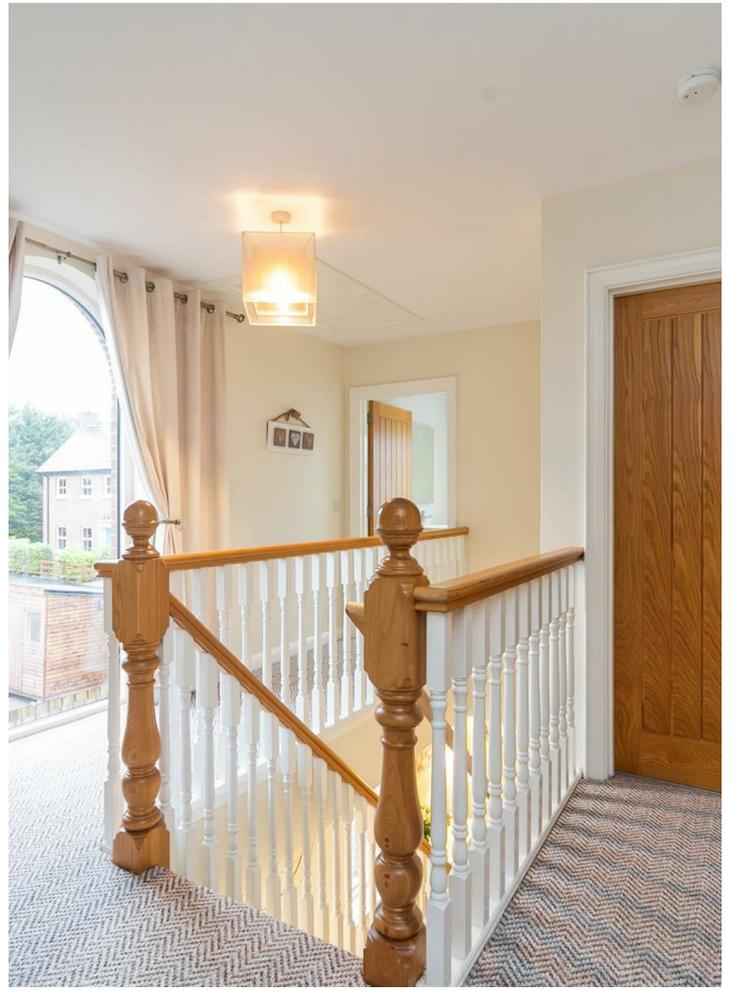
Attractive brick-paved driveway with outdoor tap and front garden. Privately enclosed, low-maintenance, and generously sized rear garden.

DETACHED GARAGE

19'7 x 12'6
Detached garage with roller door, light and power, oil-fired boiler, and pedestrian access door.

6 CHESTNUT GRANGE, GLENNAVY, BT29 4GR









6 CHESTNUT GRANGE, GLENAVY, BT29 4GR



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. 18608703

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark