

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 MILLERS LANE,  
GLENNAVY, BT29 4PP**

**OFFERS AROUND £179,950**

A most attractive end townhouse ideally tucked away in a small and private cul-de-sac, just a short distance from all the amenities in Glenavy. The property benefits from excellent accessibility to arterial routes and convenient travel to Belfast, Lisburn, Antrim, Belfast International Airport and Moira, offering the perfect balance of peaceful rural surroundings and superb connectivity.

This beautiful home is offered for sale chain-free and enjoys a tranquil setting while remaining within easy reach of a wide range of local amenities.

The well-appointed accommodation extends to approximately 902 sq ft and is arranged as follows:

On the first floor, there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a modern white family bathroom suite.

The ground floor comprises a spacious and welcoming entrance hall, a comfortable living room with double doors leading to a bright kitchen/dining area, and a convenient downstairs WC.

Additional benefits include oil-fired central heating, double glazing, off-road parking, and a privately enclosed rear garden.

A charming home in this quiet cul-de-sac location, which rarely presents itself to the market. We have no hesitation in recommending an early viewing to avoid disappointment.



## Key Features

- Ideally positioned and tucked away within a small and peaceful residential setting, this property enjoys close proximity to all the amenities in Glenavy, as well as excellent access to arterial routes and convenient travel to Belfast, Lisburn and Antrim.
- Living room with double doors.
- Downstairs W.C.
- Oil fired central heating / Double glazing.
- Convenient access to arterial routes and Belfast International Airport, along with nearby schools and shops.
- Three bedrooms, principal bedroom with ensuite shower room.
- Kitchen / dining area.
- White bathroom suite on the first floor.
- Off road car-parking / Privately enclosed rear garden.
- Early viewing strongly recommended!



### GROUND FLOOR

Hardwood front door to spacious and welcoming entrance hall, tiled floor, storage downstairs.

### LIVING ROOM

14'6 x 12'8

Double doors to;

### KITCHEN / DINING AREA

17'8 x 10'10

Range of high and low level units, single drainer stainless steel sink unit, integrated fridge/freezer, built-in hob and under-oven, stainless steel extractor fan, partially tiled walls, tiled floor, Upvc double glazed double doors to enclosed gardens.

### DOWNSTAIRS W.C.

Low-flush W.C., pedestal wash hand basin, tiled floor.

### FIRST FLOOR

#### PRINCIPAL BEDROOM 1

11'2 x 10'2

Ensuite shower room, electric shower unit, low-flush W.C., pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

#### BEDROOM 2

11'7 x 9'3

#### BEDROOM 3

9'1 x 8'3

### WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C., pedestal wash hand basin, Keylite window.

### OUTSIDE

Off road car-parking. Privately enclosed rear garden.













28 Millers Lane, Glenavy, CRUMLIN, BT29 4PP



Total Area: 83.8 m<sup>2</sup> ... 902 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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028 9060 5200

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028 9047 1515

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028 9181 1444

RENTAL DIVISION  
028 9070 1000



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