

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 DUN EDEN GROVE,
GLENNAVY, BT29 4LS**

OFFERS AROUND £154,950

A beautifully presented home, superbly positioned within a small cul-de-sac in this peaceful semi-rural setting. The property enjoys the tranquility of its surroundings while remaining highly convenient to all the amenities on Glenavy's Main Street, as well as close proximity to Crumlin and its wide range of amenities, including a Tesco superstore, leisure centre and more. Excellent access to arterial routes and the motorway network ensures that Belfast, Lisburn, Antrim and Belfast International Airport are all easily accessible.

The property offers bright and airy accommodation extending to approximately 855 sq ft and benefits from a higher-than-average energy rating (EPC C-70).

The first floor comprises three well-proportioned bedrooms and a white bathroom suite, complete with a separate shower cubicle and recessed spotlights.

On the ground floor, there is a spacious and welcoming entrance hall with a convenient downstairs W.C., a bright living room, and a kitchen open plan to the dining area, also featuring recessed spotlights.

Externally, the property boasts a well-maintained, privately enclosed, low-maintenance rear garden. Additional benefits include oil-fired central heating and uPVC double glazing throughout.

A beautiful home with excellent kerb appeal in a highly desirable location – early viewing is strongly recommended to avoid disappointment.



Key Features

- A beautifully presented home, perfectly positioned within a small cul-de-sac setting, conveniently located close to all the amenities in Glenavy.
- Three bedrooms.
- Kitchen open plan to dining area.
- White bathroom suite with separate shower cubicle and spotlights.
- Privately enclosed, low-maintenance rear garden.
- Excellent access to arterial routes, providing easy connectivity to Belfast, Lisburn, Antrim, Moira and Belfast International Airport, as well as a range of local schools and shops.
- Bright and airy living room.
- Convenient downstairs W.C.
- Oil-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-70).
- Early viewing strongly recommended!



GROUND FLOOR

Pvc front door to:

SPACIOUS AND WELCOMING ENT HALL

Wooden effect stripped floor, storage understairs.

DOWNSTAIRS W.C.

Low-flush W.C., pedestal wash hand basin, tiled flooring, and extractor fan.

LIVING ROOM

14'1 x 11'9

Wooden effect stripped floor.

KITCHEN / DINING AREA

18'3 x 10'6

Range of high- and low-level units, single-drainer stainless steel 1½-bowls sink unit, built-in hob with under-counter oven, stainless steel extractor fan, open plan to dining/entertaining space, and spotlights.

FIRST FLOOR

BEDROOM 1

11'1 x 10'3

Built-in robe, laminated wood effect floor.

BEDROOM 2

10'11 x 9'0

Laminated wood effect floor.

BEDROOM 3

10'11 x 9'0

Laminated wood effect floor.

WHITE BATHROOM SUITE

Bath, separate shower cubicle, low-flush W.C., pedestal wash hand basin, chrome-effect sanitary ware, chrome-effect towel warmer, spotlights, extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Privately enclosed, low-maintenance rear garden.





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14 Dun Eden Grove, Glenavy, CRUMLIN, BT29 4LS



Total Area: 79.4 m² ... 855 ft²
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		70	78
		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.

ULSTERPROPERTYSALES.CO.UK

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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

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028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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