

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 CHESTNUT GLEN,
GLENNAVY, BT29 4GJ**

OFFERS OVER £279,950

Superbly located and tucked away in an established and peaceful residential cul-de-sac, this beautiful detached home is just a short stroll from the many amenities of Glenavy Main Street. The property also benefits from excellent transport links, offering convenient access to the wider motorway network and easy commuting to Belfast, Lisburn, Antrim and Belfast International Airport. The nearby village of Crumlin further enhances the appeal, offering a range of services including a Tesco Superstore and leisure centre, among many others.

This charming and impressive home has been lovingly maintained and beautifully presented by its current owner, representing a rare opportunity to purchase in such a highly desirable location. Extending to approximately 1,569 sq ft, the well-appointed and adaptable accommodation is briefly outlined below.

On the first floor, there are four generously proportioned bedrooms and a luxurious shower room finished with decorative tiling. A spacious landing provides access, via a pull-down ladder, to a floored and illuminated roof space—ideal for additional storage.

The ground floor offers a welcoming entrance hall and three bright, airy reception rooms. One of these rooms could easily be utilised as an accessible ground-floor bedroom, providing the option of five bedrooms in total. All three reception rooms feature attractive solid wooden flooring. The large, luxury fitted kitchen is open plan to a dining area and leads to a separate utility room, as well as a convenient downstairs shower room.

Further benefits include upgraded high-performance glazing, oil-fired central heating, and ample off-road parking leading to a detached garage with light and power. To the rear, there is a generous, low-maintenance, privately enclosed garden complete with an outdoor tap.

Offered for sale chain-free, this elegant home presents a wonderful opportunity in an undersupplied market to acquire a striking detached residence in a fantastic location.



Key Features

- A striking detached residence offering versatile, bright and airy accommodation, superbly positioned within this established and highly sought-after quiet cul-de-sac.
- Four well-proportioned bedrooms and three separate reception rooms, or alternatively five bedrooms to include a convenient ground-floor bedroom, complemented by two reception rooms.
- Downstairs shower room.
- Up-graded high performance glazing / Oil-fired central heating.
- A good-sized, low-maintenance rear garden, privately enclosed and fully flagged.
- Early viewing is strongly recommended for this exceptional home, offering easy access to Belfast, Lisburn, Antrim, and Belfast International Airport, along with a wealth of local amenities.
- Luxury fitted kitchen open plan to a spacious dining area, with direct access to a separate utility room.
- Luxury shower room on the first floor with beautiful tiling.
- Ample off-road parking leading to a detached garage, complete with lighting and power.
- Well-appointed, bright and airy accommodation extending to approximately 1,569 sq. ft. offered for sale chain-free.



GROUND FLOOR

Hardwood front door leading to a spacious and welcoming entrance hall, featuring decorative corning and a tiled floor.

LIVING ROOM

13'8 x 13'5

Attractive solid wood herringbone-effect flooring, complemented by a decorative centre rose and decorative corning.

DINING ROOM

13'1 x 9'11

Attractive solid wood herringbone-effect flooring, corning.

LOUNGE / BEDROOM 5

13'7 x 10'8

Solid wooden floor, corning.

LUXURY KITCHEN / DINING

15'3 x 14'7

A range of high and low-level units, including a cupboard with pull-out storage drawers, integrated fridge/freezer, and integrated dishwasher. Features include a stainless steel extractor fan, partially tiled walls, a beautiful tiled floor, under-unit lighting, and access to:

SEPARATE UTILITY ROOM

Plumbed for a washing machine, featuring a beautiful tiled floor and a UPVC double-glazed back door.

DOWNSTAIRS SHOWER ROOM

Shower cubicle with electric shower, low-flush W.C., wash hand basin with storage unit, extractor fan, and a tiled floor.

FIRST FLOOR

Spacious landing with access, via a pull-down ladder, to a floored roof space complete with lighting.

BEDROOM 1

13'7 x 12'1

Laminate wood effect floor, built-in robe.

BEDROOM 2

13'8 x 11'6

Laminate wood effect floor.

BEDROOM 3

11'11 x 10'11

Velux window, laminated wood effect floor.

BEDROOM 4

9'11 x 9'9

Velux window.

LUXURY SHOWER SUITE

Large shower cubicle, electric shower unit, low-flush W.C, bidet, wash hand basin with storage cupboard, extractor fan, beautiful tiled walls and floor.

OUTSIDE

Gated driveway with off-road parking leading to a detached garage.

Privately enclosed, low-maintenance flagged rear garden with an outdoor tap.

DETACHED GARAGE

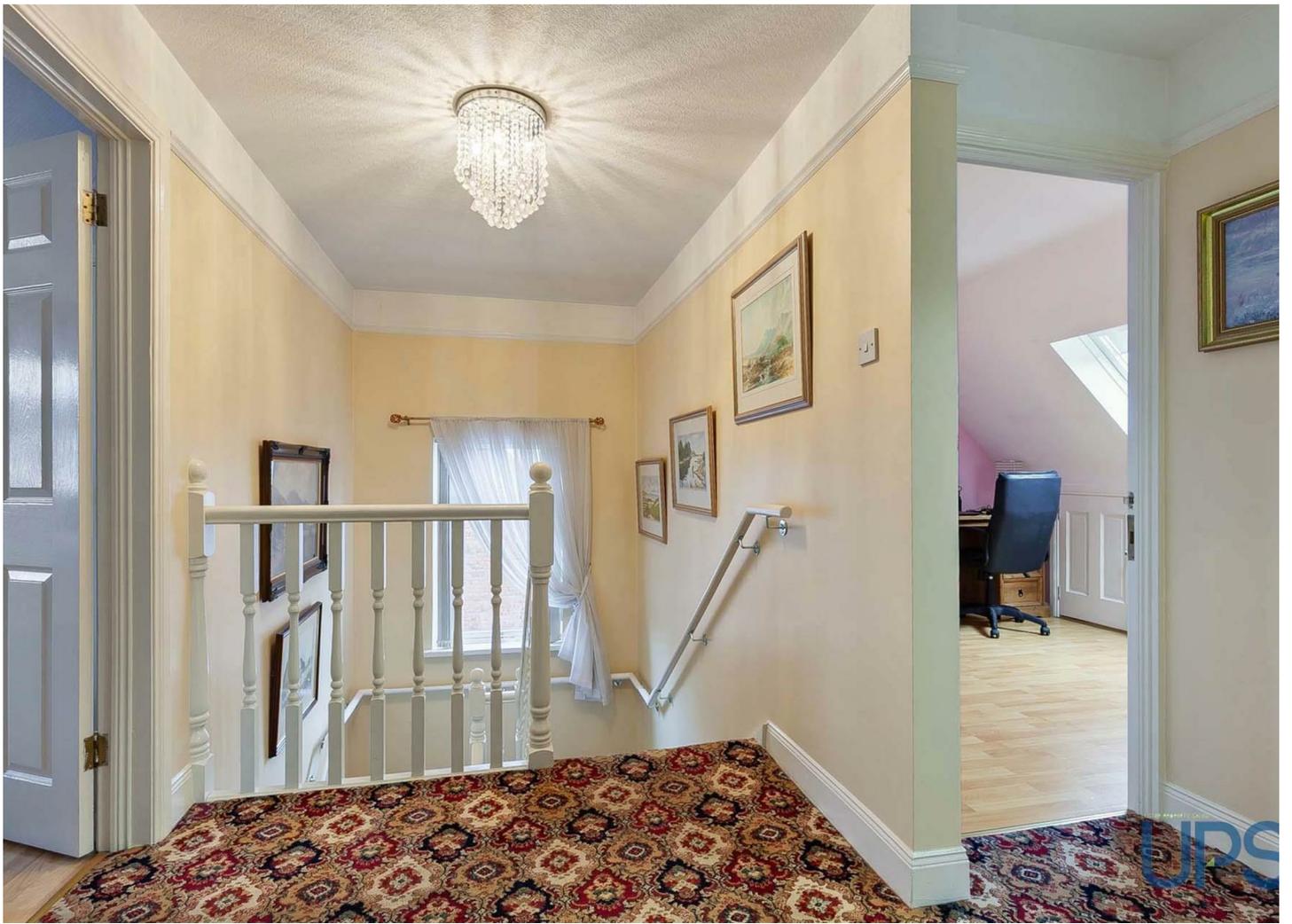
15'11 x 12'4

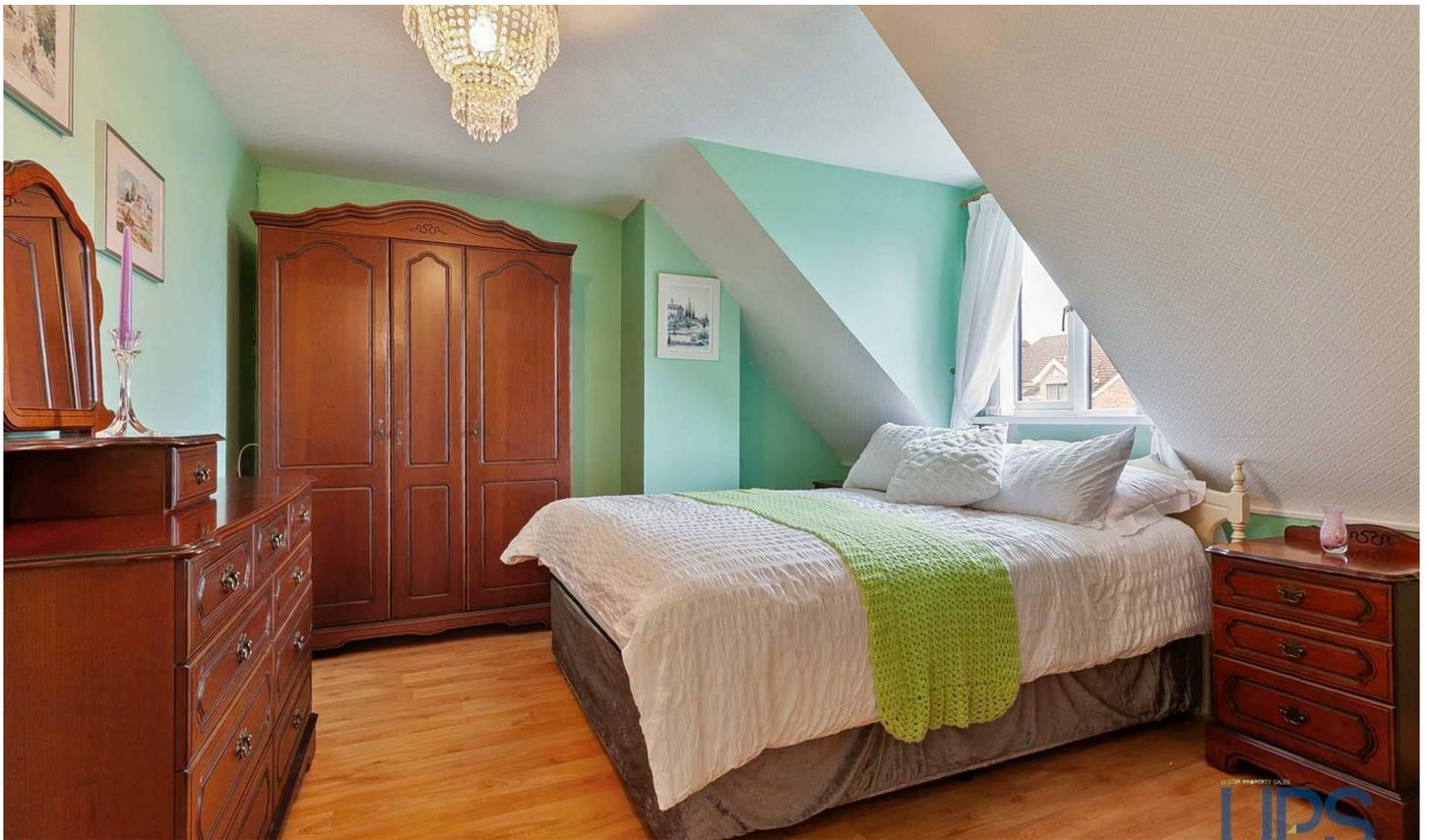
Detached garage with roller door, oil-fired boiler, light and power, and a pedestrian door.



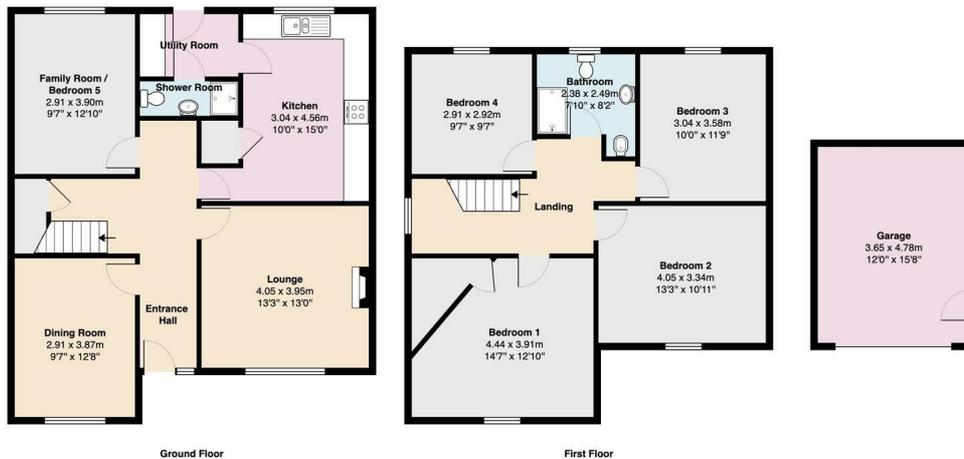








7 Chestnut Glen, Glenavy, CRUMLIN, BT29 4GJ



Total Area: 145.7 m² ... 1569 ft² (excluding garage)
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			
		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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