

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**DETACHED FAMILY HOME
WITH ANNEX, 47A CHAPEL**

OFFERS AROUND £385,000

A unique opportunity to acquire a magnificent extended detached family home that enjoys a peaceful countryside landscaped setting surrounded by open countryside and mature greenery and all the joy that a bright South facing freehold spacious site can bring. With convenience to all of the amenities on Glenavy's Main Street which includes Shops, chemist and a bar /restaurant, the property is within easy reach of surrounding villages, arterial routes and the wider motorway network, making a commute easy, to Belfast, Lisburn and Antrim with Belfast International Airport only 10 minutes away.

The property offers exceptional space, flexible and versatile accommodation across 2884 Sq / ft to incorporate a Self contained Annex with independent access that offers multi generational living. Five comfortable double bedrooms. Principle bedroom with ensuite shower room and walk-in dressing wardrobe. Four separate reception rooms to include an extended Sun room with double patio doors. Upvc double glazed windows / Doors / Eaves and fascia also in Upvc. Oil fired central heating system. Feature floor coverings and internal doors. Downstairs W.c. Luxury fitted kitchen with casual dining area and separate Utility room linking to (Annex Accommodation) living /dining / kitchen / living space. Bedroom 5 with ensuite shower room. Luxury white shower suite. Upvc double glazed windows, oil fired central heating system. Downstairs W.c. Large detached double garage / Workshop with Pvc Roller door. Mature landscaped gardens with feature gravel driveway and ample car parking. Only upon viewing can this substantial well appointed extended family home and surrounding landscaped site be fully appreciated, well worth a visit. A home that will not disappoint!



Key Features

- A unique opportunity to acquire a magnificent extended detached family home that enjoys a peaceful countryside landscaped setting.
- Principle Bedroom with Ensuite shower room.
- White bathroom suite.
- Oil fired central heating.
- Mature landscaped freehold site with feature gravel driveway and ample car parking to rear.
- Five excellent bright double bedrooms / Four separate reception rooms to include a self contained Annex with independent access offering multi generational living.
- Luxury fitted kitchen / dining area / Extended Sunroom.
- Upvc Double glazed windows / doors / Eaves and fascia also in Upvc.
- Large Detached double garage / Workshop.
- Excellent fresh presentation throughout / Well worth a visit.



GROUND FLOOR

Feature Upvc double glazed entrance door.

ENTRANCE HALL

Feature wooden stripped floor, storage under stairs.

LOUNGE

16'7" x 14'3

Feature fireplace with inset and hearth, cast iron wood burner.

LUXURY FITTED KITCHEN / DINING AREA

25'8 x 14'4

Excellent range of high and low level high gloss units, feature granite work tops, feature Island with sink unit, 5 ring gas hob, overhead extractor hood, tiling, built-in electric oven and further built-in gas oven, dishwasher, feature down lighters, casual dining area, feature porcelain tiled flooring extending to, archway open to

EXTENDED SUNROOM

18'6 x 15'8

Feature flooring, downlighters, double patio doors / garden access

UTILITY ROOM

Separate w.c, low flush wc, wash hand basin.

FIRST FLOOR

Hotpress on landing / double built-robe.

PRINCIPLE BEDROOM 1

14'4 x 13'4

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, shower unit, wash hand basin, vanity unit, heated towel rail, low flush w.c, tiling, tiled flooring, velux window.

WALKIN DOUBLE WARDROBE

BEDROOM 2

12'9 x 10'2

BEDROOM 3

18'6 x 9'7

Storage into eaves.

BEDROOM 4

14'9 x 8'4

Storage into eaves.

WHITE BATHROOM SUITE

Feature tiled paneled bath, shower unit / screen, semi pedestal wash hand basin, low flush wc, tiling, tiled flooring.

ANNEX ACCOMMODATION / GROUND FLOOR

Upvc double glazed entrance door / entrance hall

ENTRANCE PORCH / HALL

Upvc double glazed entrance door to:

LOUNGE

17'7 x 14'5

Feature fire place inset and hearth, wooden stripped flooring.

LUXURY KITCHEN / DINING / LIVING

25'9 x 18'2

Range of high and low level units, feature Island with contemporary sink unit and work tops, 4 ring ceramic hob, built-in hob, overhead extractor hood, feature porcelain tiled flooring, downlighters, feature corner window, Upvc double glazed door / garden access.

BEDROOM 5

13'1 x 11'3

Feature built-in robe, (access to main house)

ENSUITE SHOWER ROOM

Feature Shower enclosure, semi pedestal wash hand basin, low flush wc, tiling, tiled flooring.

OUTSIDE

Landscaped neatly maintained mature gardens in lawns front and rear with ranch styled fencing, mature planting with trees and hedging, feature paving, gravel driveway to front and side with ample car parking to rear leading to;

LARGE DEATCHED DOUBLE GARAGE / WORKSHOP

36 x 35

Feature pvc roller door, light and power.



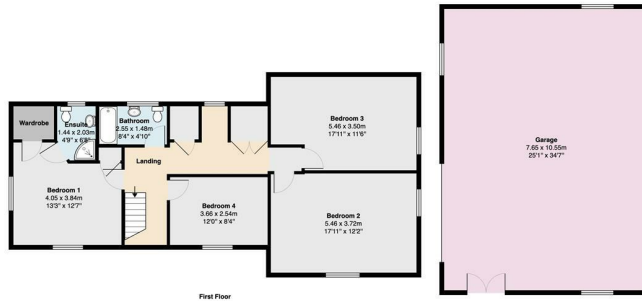








47a Chapel Road, Glenavy, CRUMLIN, BT29 4LY



Total Area: 267.8 sq. m. - 2894 sq. ft. (including 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	66	68
(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.

ULSTERPROPERTYSALES.CO.UK

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NEWTOWARDS
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