

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18B GLEN ROAD, GLENAVY,  
BT29 4LT**

**OFFERS AROUND £339,950**

An unique opportunity to acquire a magnificent detached family home prominently located just a short stroll from the many amenities of Glenavy Main Street. Five exceptional bright double bedrooms, Principal Bedroom with Ensuite shower Room. Three comfortable reception rooms. Luxury fitted kitchen with feature Island and Tall Dresser. Luxury white bathroom suite / separate shower cubicle. Downstairs cloakroom with w.c. Upvc double glazed windows / eaves and fascia also in upvc. Oil fired central heating system. Feature floor coverings / internal doors / Deep moulded cornicing. Feature Beam Vac System. Large detached garage / double driveway with ample parking. Extensive landscaped site with mature exotic planting and water feature. Feature stone double pillars / stone boundary wall to front. Offering fantastic doorstep convenience this property benefits from excellent transport links, is also convenient to the wider motorway network with easy commuting distance to Belfast, Lisburn, Antrim and Belfast International Airport. The nearby village of Crumlin further enhances the appeal, offering a range of services to include a Tesco Superstore and leisure centre. Only upon viewing can this impressive family home be fully appreciated, well worth a viewing, this home will not disappoint.



## Key Features

- An unique opportunity to acquire a magnificent detached family home
- Three comfortable reception rooms.
- Luxury white bathroom suite / separate shower cubicle
- Upvc double glazed windows / eaves and fascia also in upvc.
- Large detached garage / double driveway with ample parking.
- Five exceptional bright double bedrooms, Principal Bedroom with Ensuite shower Room.
- Luxury fitted kitchen / dining area.
- Downstairs cloakroom with w.c.
- Oil fired central heating system.
- Extensive fully landscaped gardens.



### GROUND FLOOR

Open entrance porch;

#### ENTRANCE HALL

Upvc double glazed entrance door, feature ceramic tiled floor. Feature corning.

#### LOUNGE

14'8 x 13'8

Feature fireplace inset and hearth, wooden stripped flooring, corning.

#### DINING ROOM

11'3 x 11'1

Wooden stripped flooring, corning.

#### FAMILY / LIVING ROOM

14'3 x 10'3

Wooden striped flooring, upvc double glazed double patio doors / garden access.

#### LUXURY FITTED KITCHEN / DINING AREA

16'5 x 15'2

Full range of high and low level units, feature work tops. Centre Island. Feature Tall Dresser / storage. Overhead extractor hood, feature sink unit, tiling, feature flooring, plumbed for dishwasher.

#### DOWNSTAIRS

##### CLOAKROOM

Wash hand basin, w.c, tiled flooring.

##### FIRST FLOOR

Feature staircase to spacious landing, wooden stripped flooring.

### PRINCIPAL BEDROOM 1

16'7 x 13'1

Feature flooring.

#### ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin, vanity unit, heated towel rail, w.c. Tiling and flooring.

#### BEDROOM 2

14'9 x 10'2

Feature flooring.

#### BEDROOM 3

15'2 x 10'2

Feature flooring.

#### BEDROOM 4

11'3 x 11'1

#### LUXURY WHITE BATHROOM SUITE

White bathroom suite, paneled bath, feature hand shower, separate shower cubicle, wash hand basin, vanity unit, tiled flooring, chrome effect sanitary ware, heated towel rail, wc.

### SECOND FLOOR

Feature gallery landing with wooden effect stripped flooring, storage, glazed double door to;

#### BEDROOM 5

23 x 20'1

Feature tongue and groove ceiling, wooden stripped flooring, storage into eaves.

### OUTSIDE

Feature double stone pillars with stone boundary wall to landscaped gardens with mature well stocked gardens, graveled beds with planting, extensive paving and boarders, feature water feature and fish pond. outside lights.

### LARGE DEATCHED

#### GARAGE

16'4 x 15'7

Feature automated roller door, light and power. Vac system.











18b Glen Road, Glenavy, CRUMLIN, BT29 4LT



Total Area: 215.9 m<sup>2</sup> / 2324 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

UPS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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RENTAL DIVISION  
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