

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 LOWER ROAD, GLENAVY,
BT29 4NN**

OFFERS AROUND £449,950

An impressive detached extended chalet bungalow that commands a magnificent 1 Acre (approx) landscaped corner site within this semi rural location minutes from Glenavy Village offering outstanding family living accommodation extending to approximately 3326 sq / ft. Five comfortable well appointed bright double bedrooms. Principal bedroom with luxury ensuite shower room / dressing area. Three separate reception rooms to include an extended games room / possible 6th bedroom or potential for annex with separate shower suite. Luxury fitted kitchen open to a casual dining area with double patio doors and separate utility room. With shower suite. Oil fired central heating / Feature Solar Panels / Wood Burner. Upvc double glazed widows. Large integral garage. Good fresh presentation throughout. Extensive landscaped site with mature rolling lawns. Feature stone pillars to sweeping driveway with ample car parking, front and side. The landscape garden enjoys privacy and is framed by mature greenery, creating good outdoor living space with a countryside aspect. Glenavy and surrounding villages are within easy reach as are main arterial routes and the wider motorway network, making a commute easy, to Belfast, Lisburn, Antrim and Moira with Belfast International Airport only 15 minutes away. Only upon viewing can this very unique extensive family home be fully appreciated, well worth a visit. This home will not disappoint.



Key Features

- An impressive detached extended chalet bungalow that commands a magnificent 1 Acre (approx) landscaped corner position that offers substantial family living accommodation.
- Principal bedroom with luxury ensuite shower room / dressing area.
- Luxury fitted kitchen open to a casual dining area with double patio doors and separate utility room.
- Luxury white contemporary shower suite.
- Large integral garage / Ample car parking.
- Five comfortable well appointed bright double bedrooms.
- Three separate reception rooms to include an extended games room / possible 6th bedroom or potential for annex
- Oil fired central heating system / Upvc double glazed windows.
- Extensive landscaped site with mature rolling lawns, approached through feature stone pillars.
- Well worth a visit.



GROUND FLOOR

Feature entrance door;

ENTRANCE HALL

Ceramic tiled floor

LOUNGE

16'1 x 14'1

Fireplace with cast Iron wood burner, wooden stripped floor.

FAMILY ROOM

14'9 x 12.4

Fireplace with cast iron wood burner, black granite hearth.

LUXURY FITTED KITCHEN / DINING AREA

26'0 x 15'0

Extensive range high and low level units, feature high dresser / larder, feature work surfaces, sink unit and drainer, 5 ring gas hob, underoven, over head extractor, tiled floor, plumbed for dish washer, upvc double glazed double patio doors,

UTILITY ROOM

10'9 x 10.1

Range of units, sink unit.

REAR PORCH

Feature cloaks space, tiled floor.

LUXURY SHOWER SUITE

Feature shower enclosure, wash hand basin, vanity unit, low flush wc, tiling, tiled floor, chrome heated towel rail.

EXTENDED GAMES ROOM / BEROOM 6

22'6 x 17'0

PRINCIPAL BEDROOM 1

20'8 x 16'9

Feature flooring, double patio doors, open to dressing area with feature mirror slide robes.

EN-SUITE SHOWER ROOM

Feature shower cubicle, wash hand basin, low flush wc, tiling, ceramic tiled floor.

BEDROOM 2

14'4 x 11'7

Feature flooring.

BEDROOM 3

14'11 x 12'4

Feature flooring.

LUXURY SHOWER SUITE

Feature shower cubicle, shower unit, low flush wc, wash hand basin.

FIRST FLOOR

Spacious landing, work from home / study area / storage.

BEDROOM 4

17'3 x 9'3

Storage into eaves.

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, wash hand basin, low flush wc, tiled floor.

BEDROOM 5

17'6 x 15'6

Storage into eaves.

OUSTIDE

Feature stone pillars to tarmac sweeping driveway with ample car parking, paved patio to extensive lawns, mature planting with boundary hedging and trees.

LARGE INTEGRAL GARAGE

18'4 x 16'4

Feature roller door, light and power.











ULPS

3 Lower Road, Glenavy, CRUMLIN, BT29 4NN

ULPS



Total Area: 309.0 m² - 3326 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	65	71
(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

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark