McMillan McClure
Always Moving









1 Meadowside, Glenavy, BT29 4FE

Offers Over £214,950

- Detached villa in highly popular residential development
- Lounge with feature cast iron fireplace
- Utility room
- Integral garage
- Enclosed garden to rear/ Off road parking to front
- 4 Bedrooms
- Open kitchen/dining room
- Bathroom suite
- Oil fired central heating/Double glazing in uPVC frames
- Located close to excellent schools, shops and frequent public transport links

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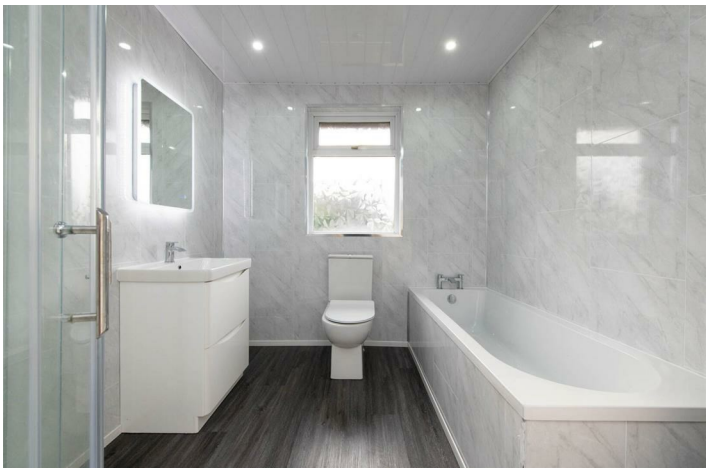
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Situated within a highly popular residential development, this attractive detached villa offers spacious and versatile accommodation, making it an ideal family home. The property boasts four well-proportioned bedrooms, a welcoming lounge featuring a characterful cast iron fireplace, and an open-plan kitchen/dining room, providing an excellent space for everyday living and entertaining. Further benefits include a useful utility room, family bathroom suite and integral garage. The home is complemented by oil-fired central heating and uPVC double glazing. Externally, there is an enclosed rear garden, together with off-road parking facilities. Well priced to attract early interest, early viewing is strongly advised to avoid disappointment.

4 1 1 E

Council Tax Band: Northern Ireland







Ground Floor

Entrance Porch
Ceramic tiled flooring

Entrance Hall
Ceramic tiled flooring, cornicing

Lounge
14'10 x 14'1
Feature cast iron fireplace with tiled hearth

Kitchen/Dining
20'3 x 10'8
Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, cooker point, extractor hood, French doors, ceramic tiled flooring, downlighters, glazed display cabinet, wine rack, wall tiling

Utility Room
9'9 x 6'2
Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, ceramic tiled flooring, tiling, downlighters, access to:

Integral Garage
18'6 x 9'10
Up and over door, oil fired boiler, power and light

First Floor

Landing
Access to roofspace, hot press with copper cylinder

Bedroom (1)
15'2 x 9'9
Doors to Juliet balcony

Bedroom (2)
12'1 x 11'10
Built in wardrobe

Bedroom (3)
11'4 x 10'3
Built in wardrobe

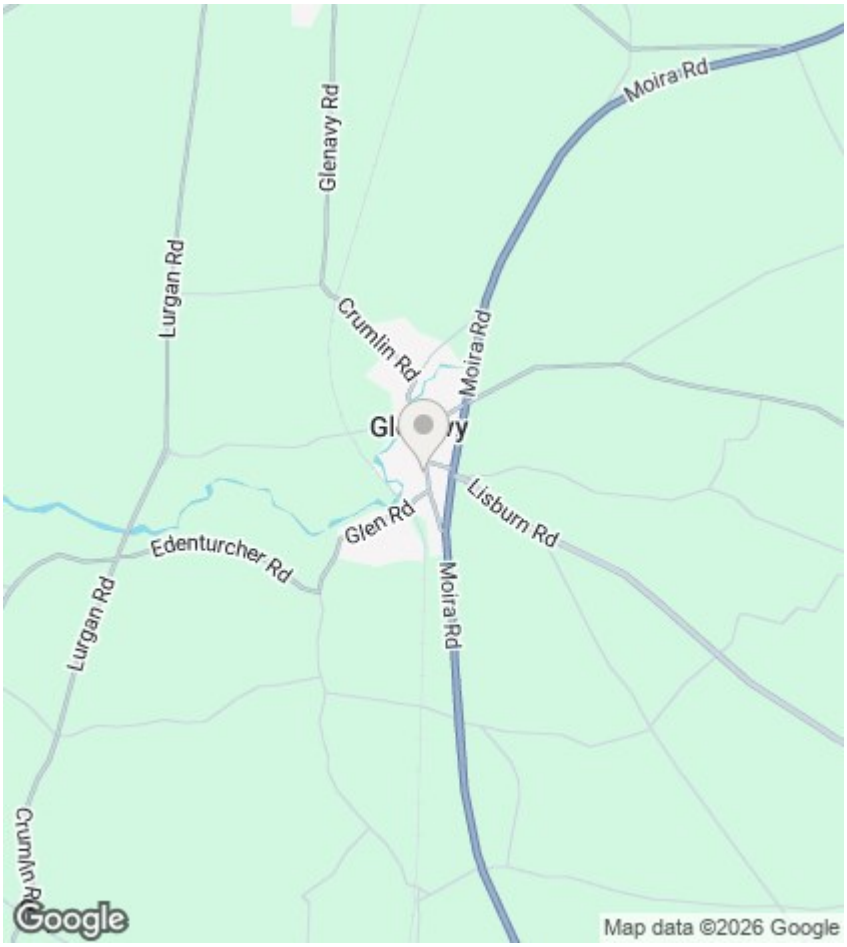
Bedroom (4)
9'9 x 7'11
Built in wardrobe

Bathroom Suite
Panelled bath unit with mixer taps, separate shower unit, electric shower, rainwater effect shower head, glazed shower screen, low flush W/C, vanity sink unit with mixer taps, wall panelling, panelled ceiling, chrome heated towel rail, extractor fan, downlighters

Outside
Front: Paved driveway, hedges, plants and shrubs, in lawn
Rear: In lawn, hedges, plants and shrubs, uPVC oil storage tank, in paving

Disclaimer/ Additional Information
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland https://www.nidirect.gov.uk/services/broadband-and-mobile-checker Flooding maps for Northern Ireland https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



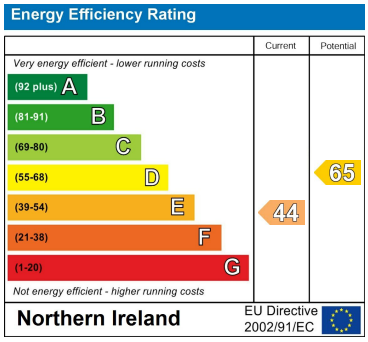
Directions

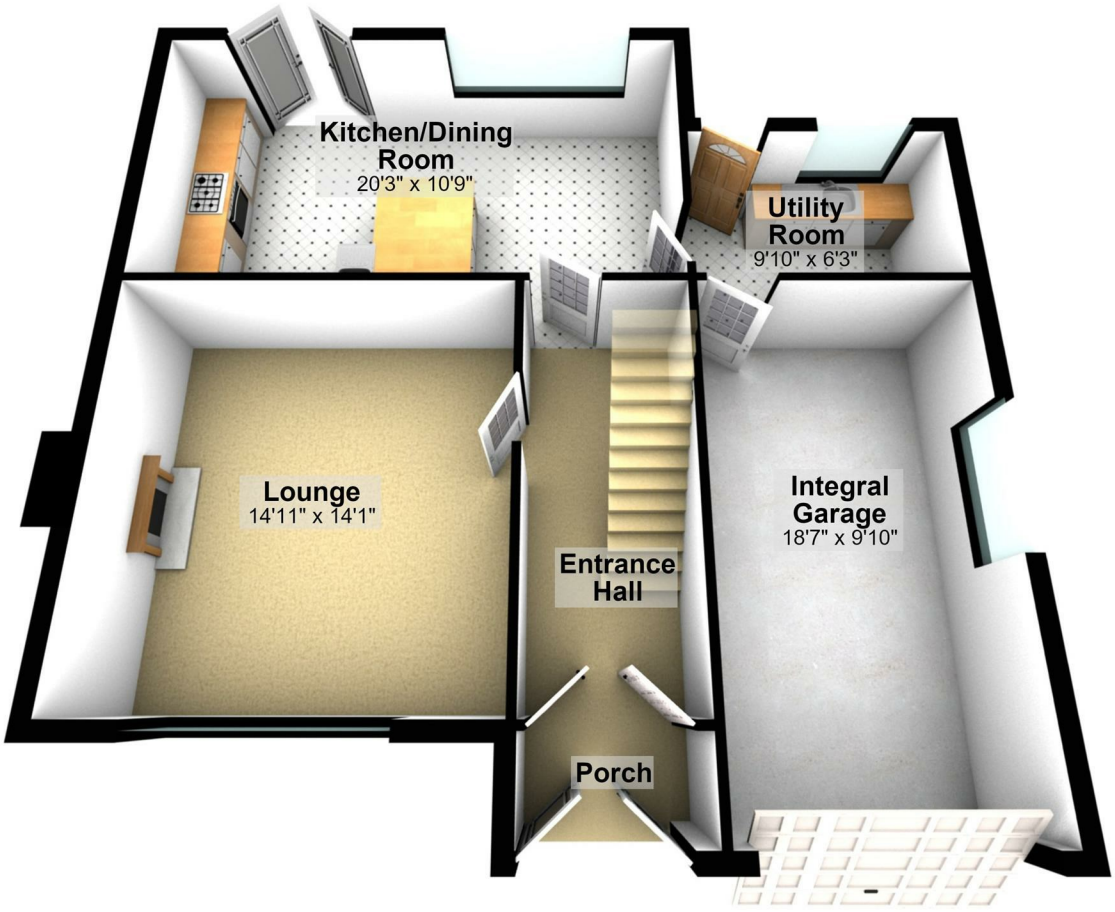
Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E





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