



**4 RIVERSIDE MEADOW,
PIGEONTOWN ROAD, GLENNAVY
BT29 4RP**

**OFFERS OVER
£395,000**

Located on the edge of Glenavy village this attractive family home offers deceptively spacious accommodation over 3 floors, enjoys a prime end of cul de sac site in an exclusive development of just 4 homes, and is within walking distance of the village centre.

For those commuting the close by A26 provides great accessibility to Belfast, Lisburn, Antrim, Moira and the international airport.

Adapted and extended at the time of original construction the property offers extensive living space with up to 6 bedrooms, this beautifully presented family home will meet the needs of most family buyers.

The ground floor briefly comprises a central reception hall, a large lounge with feature fireplace, dining room, home office or playroom, luxury kitchen and dining area, large sunroom with log burning stove, utility room and ground floor WC.

At first floor level is a most impressive master bedroom suite with dressing room and ensuite shower room, together with 3 further bedroom and luxury main bathroom, while the second floor offers a further 2 bedrooms, one of which has an en suite shower room.

The property is very well presented throughout and benefits from PVC double glazing and oil fired central heating.

Externally there is good tarmac on-site parking to front and a large single garage.

The large end site offers extensive side and rear gardens enjoying a mature backdrop and excellent degree of privacy. There are a variety of seating and entertaining areas offering superb options to capture sun at different times of the day.

There really is a lot of space on offer to this house, and all presented to the highest of standards. Book your viewing now to see how it might work for you.

Ground Floor

ENTRANCE HALL: Wooden entrance door with glazed side panels. Tiled floor. Double panelled radiator with cover. Part panelled walls. Open tread staircase.



LOUNGE: 19' 5" x 11' 9" (5.93m x 3.58m) Modern fireplace and hearth with log effect gas fire. Oak effect laminate flooring. 2 double panelled radiators with covers.



DINING ROOM: 16' 5" x 13' 0" (5m x 3.96m) Glazed double doors from hallway. Oak effect laminate flooring. Double panelled radiator.



KITCHEN WITH DINING AREA : 21' 0" x 13' 1" (6.41m x 3.98m) (max) Luxury kitchen with an excellent range of high and low level units. Granite worksurfaces and upstands. Inset double 'Belfast' sink, mixer tap. Pelmet over with downlighters. Integrated dishwasher. Space for range style cooker. Extractor fan in overmantle. Granite splashback. Plumbed for american style fridge/freezer. Pan drawers. Wine rack. Glazed display cabinets with lights. Under unit lighting. Tiled floor. Downlighters. Vertical radiator.



UTILITY ROOM: 10' 9" x 5' 8" (3.27m x 1.73m) Stainless steel sink unit, mixer tap. Cupboard under. Plumbed for washing machine. Vented for tumble dryer. Single panelled radiator. Part tiled walls. Part panelled walls. Tiled floor. Door to garage. Stable door to rear.

WC : Wash hand basin, mixer tap. Low flush WC. Part tiled walls. Tiled floor. Oil fired boiler.

SUN ROOM: 16' 0" x 15' 1" (4.88m x 4.6m) Oak fireplace with stone chamber and granite hearth. Woodburning stove. Double panelled radiator. Double glazed PVC french doors to rear.



OFFICE: 11' 10" x 10' 8" (3.6m x 3.26m) Oak effect laminate flooring. Double panelled radiator.

First Floor

LANDING: Spacious landing. Part panelled walls. Hotpress. 2 double panelled radiators.



BEDROOM (1): 22' 3" x 13' 11" (6.77m x 4.23m) Dual aspect windows. Velux window. 2 double panelled radiators. Laminate flooring.

DRESSING ROOM: Range of fitted shelves and cupboards. Laminate flooring.

ENSUITE SHOWER ROOM: Spacious shower cubicle with dual rain head and hand held showers. Wash hand basin on vanity unit, mixer tap. Mirror unit over. Low flush WC. Single panelled radiator. Chrome heated towel rail. Extractor fan. Down lighters.



BEDROOM (2): 13' 2" x 11' 9" (4.02m x 3.58m) Range of built in wardrobes. Laminate flooring. Double panelled radiator.



BEDROOM (3): 16' 4" x 12' 11" (4.98m x 3.93m) Laminate flooring. Double panelled radiator.



BEDROOM (4): 11' 10" x 10' 8" (3.6m x 3.26m) (currently used as a playroom). Range of built in shelving and cupboards. Double panelled radiator.

BATHROOM: Free standing bath with mixer tap and shower attachment. Quadrant shower cubicle with rain head shower. Pedestal wash hand basin, mixer tap. Low flush WC. Wall and floor tiling. Extractor fan. Double panelled radiator. Downlighters.



Second Floor

LANDING: Open tread staircase.

BEDROOM (5): 17' 1" x 16' 5" (5.21m x 5.0m) (max) Laminate flooring. Double panelled radiator. Eaves storage. Velux window.

ENSUITE SHOWER ROOM: Shower cubicle with rainhead shower. Wash hand basin in vanity unit with matching mirror over. Low flush WC. Part tiled walls. Tiled floor. Double panelled radiator. Velux window.



BEDROOM (6): 17' 0" x 11' 4" (5.18m x 3.45m) Double panelled radiator. Eaves storage. Velux window.

Outside

INTEGRAL GARAGE: 16' 0" x 13' 10" (4.88m x 4.22m) Electric roller shutter door. Light and power. Side window.

Front garden laid in lawn. Shrub bed. Double width tarmac driveway.

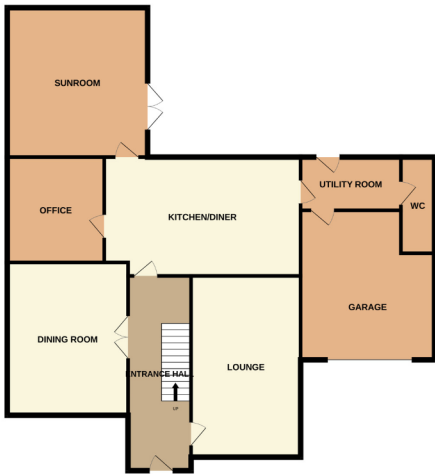
Enclosed rear garden with paved patio areas. Lawned area with flower and shrub beds. Feature pergola.

Outside tap. Outside lights. PVC oil storage tank.

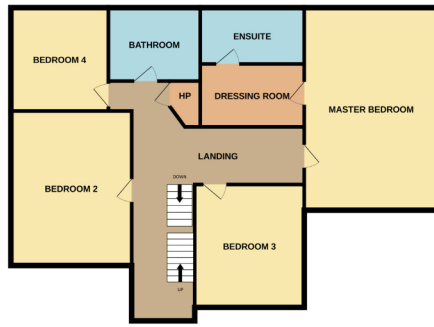




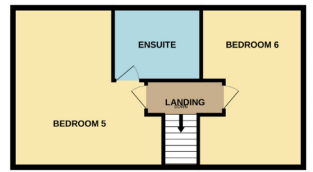
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

By appointment with Agent

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.



VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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