

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 LISBURN ROAD,
GLENNAVY, ANTRIM, BT29**

OFFERS AROUND £139,950

Perfectly set within this quiet cul-de-sac position, enjoying all the benefits of semi-rural living yet having accessibility to Belfast, Lisburn, and Antrim as well as both Glenavy and Crumlin, and therefore enjoying ease of access to amenities including schools and shops as well as arterial routes, the motorway network, and Belfast International Airport, to name a few!

Three bedrooms, a principal bedroom with spotlights and built-in robes, as well as access to a floored roof space via a pull-down ladder on the landing, complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as a bright and airy living room that has a fireplace and a cosy open fire as well as a fitted kitchen that has a dining area and a downstairs white bathroom suite. From the kitchen, there is access to a covered utility area which leads to a good-sized, well-maintained rear garden and additional patios, and there is also a good-sized, well-maintained enclosed front garden.

The property benefits from an attractive open aspect to the front, and there is a children's playpark conveniently located to the rear of the property.

There are equestrian activities nearby and plenty of offerings for those who enjoy the outdoors, as well as leisure facilities and parklands.

Early viewing is strongly recommended for this beautiful home located within easy reach of Belfast!



Key Features

- Perfectly set within this small and private cul-de-sac setting, enjoying all of the benefits of semi-rural living yet having accessibility to Belfast, Lisburn and Antrim.
- Bright and airy living room with attractive open fire.
- Downstairs white bathroom suite.
- Superb, bright, south-facing rear gardens that receive lots of sunlight and provide perfect entertaining space, additional patios and a good-sized enclosed front garden.
- Accessibility to Belfast International Airport, the motorway network and Moira.
- Three bedrooms. Access to a floored roof space via a pull-down ladder on landing (storage only)
- Kitchen open plan to dining area and access to covered utility space.
- Oil-fired central heating (new system installed around 5 years ago) UPVC double glazing.
- Close to all of the amenities in Crumlin and Glenavy as well as schools, shops and arterial routes.
- Early viewing strongly recommended.



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, laminated wood effect floor, storage cupboard;

LIVING ROOM

14'8 10'1

Laminated wood effect floor, attractive fire place with cosy open fire;

KITCHEN / DINING AREA

14'0 10'0

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, extractor fan, built-in oven, partially tiled walls, open plan to dining space, Upvc double glazed door to covered utility area, glass panelled door to gardens;

DOWNSTAIRS WHITE

BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C., wash hand basin, tiled floor, chrome effect towel warmer, chrome effect sanitary ware, pvc stripped walls, storage cupboard;

FIRST FLOOR

Access to floored roof-space (storage only) via a pull down ladder on the landing;

BEDROOM 1

11'8 9'9

Built-in mirrored slide robes;

BEDROOM 2

11'8 9'9

BEDROOM 3

9'7 5'10

OUTSIDE

Good-sized, well-maintained front garden. Good-sized, enclosed and well-maintained south facing rear gardens that capture the sunlight with additional patios, outdoor taps and outdoor power sockets.





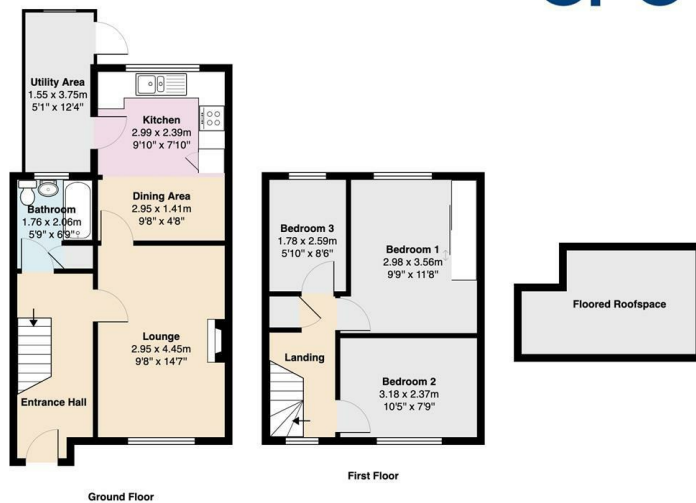






15 Lisburn Road, Glenavy, CRUMLIN, BT29 4NU

ULSTER PROPERTY SALES
UPS



Total Area: 65.7 m² ... 708 ft² (excluding utility area, floored roofspace)
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	64	65
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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