



43 LYGROVE HILL, GLENAVY, BT29 4ZQ

An extraordinary, detached residence with sizeable and fashionable luxury living accommodation extending to an impressive 1409sqft, and wonderfully positioned on this large site that is tucked away and adjacent to surrounding countryside within this hugely popular and exclusive Cul de sac development that is conveniently positioned close to transport links, and all the facilities in Glenavy Main Street as well as all of the services in Crumlin including a Tesco Superstore and leisure facilities to name a few.

Within easy reach of Belfast, Lisburn, and Antrim along with Belfast International Airport and Moira, this striking detached home is sure to appeal to many, and the stylish living space briefly comprises.

Four excellent sized bedrooms, to include a large principal bedroom with solid wooden floor and private En-suite shower room with large shower cubicle, as well as a white bathroom suite with separate shower cubicle and a handy storage cupboard on landing completing the first-floor living.

On the ground floor there is an impressive and welcoming entrance hall with a conveniently located downstairs W.C. and feature double doors to a notable living room with feature bay window, attractive fireplace, and further double doors leading to a remarkable luxury fitted kitchen with Granite worktops, breakfast bar, integrated appliances, and open plan to a large family dining space with double doors to private gardens.

There is a privately enclosed, well maintained rear garden and an impressive well maintained front garden together with off road car-parking leading to an integral garage with light.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 63 | 63 |
| Northern Ireland | | EU Directive 2002/91/EC | |

OFFERS AROUND £249,950

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Key Features

- Extraordinary detached residence with luxury living accommodation extending to around an impressive 1409sqft, and perfectly situated tucked away within this highly sought-after location adjacent to open Countryside.
- Notable living room with two sets of double doors, bay window, and feature open fire.
- Remarkable luxury fitted kitchen open to large family dining space and access to integral garage.
- Privately enclosed, well maintained rear garden and impressive well maintained front garden.
- Fully double glazed / Oil fired central heating.
- Four excellent sized bedrooms, impressive principal bedroom with private En-suite shower room.
- Downstairs W.C.
- White bathroom suite with separate shower cubicle. (Three toilets in total, downstairs W.C, En-suite shower room to principal bedroom and main bathroom suite)
- Off road carparking leading to integral garage with light and power / utility area.
- Easy reach of Belfast, Lisburn, Antrim and all the facilities in Crumlin/Glenavy to include a Tesco Superstore and leisure facilities as well as schools, and shops.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor.

DOWNSTAIRS W.C

Low flush w.c, chrome effect towel warmer, wash hand basin with storage, beautiful tiled floor, partially tiled walls, extractor fan.

Feature double doors from hall to;

LIVING ROOM

16'7 x 11'10

Feature bay window, attractive fireplace with feature open fire, double doors to;

LUXURY KITCHEN / DINING AREA

19'11 x 11'1

Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, granite work tops, breakfast bar, built-in hob and underoven, stainless steel extractor fan, integrated dishwasher, integrated fridge and freezer, partially tiled walls, beautiful tiled floor to kitchen and wooden effect strip floor to dining space, feature Upvc double glazed double doors from dining area to enclosed gardens. Access from kitchen to;

INTEGRAL GARAGE

21'10 x 10'2

Up and over door, light and power, utility area, plumbed for washing machine, single drainer stainless steel sink unit, oil fired boiler, hardwood pedestrian door.

FIRST FLOOR

LANDING

Storage cupboard.

PRINCIPAL BEDROOM

15'4 x 10'1

Solid wood floor.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, tiled floor, extractor fan.

BEDROOM 2

11'4 x 11'2

BEDROOM 3

15'8 x 11'6

BEDROOM 4

WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor, partially tiled walls, extractor fan.

OUTSIDE

Privately enclosed, well maintained rear garden, well maintained, good sized front garden, off road carparking to integral garage.

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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 Linda on .

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. 16817463

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.

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