



We are delighted to present this substantial family home set just minutes walk from the centre of Glenavy, including all of its local amenities such as coffee shops, pubs and convenience shops and filling stations.

Enjoying a quiet position, this four bedroom detached home is finished to a high standard throughout. Boasting solid oak strip flooring, luxury kitchen with granite worktops and generous garden to front and rear with the benefit of a large double garage.

Minutes drive from Lisburn, Moira and Antrim and their leading schools, with ease of commute to Belfast. All in all with everything this home has to offer, early viewing is highly recommended.

Offers Around
£315,000

1 Forest Glen,
Glenavy,
CRUMLIN,
BT29 4GS

Viewing by
appointment with
& through agent
028 9266 1700

- Beautifully Presented Detached Family Home in popular Locality
- 4 Generous Reception Rooms Downstairs (Including Large Conservatory to Rear)
- 4 Well-Proportioned Bedrooms (Principal with Ensuite Shower Room)
- Luxury Fitted Kitchen with Granite Worktops & Integrated Appliances
- Range of Oak & Maple Hardwood Strip Flooring
- Hardwood Internal Doors & Skirting
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Ground Floor Utility & WC
- Family Bathroom with White Suite to Include Jacuzzi Style Bath
- Floored Roofspace
- Detached Double Garage
- Enclosed Rear Garden with Generous Front Garden & Driveway Parking
- Well Located to Access to Moira, Lisburn, Antrim & Beyond Via A26 Road Links
- Early Enquiries & Viewings are Recommended



The Property Comprises:

Ground Floor

Solid wood front door with matching double glazed side panels to . . .

ENTRANCE HALL: Polished ceramic tiled floor.

LOUNGE: 16' 1" x 13' 0" (4.89m x 3.97m) Feature fireplace with cast iron inlay, granite hearth and open fire, solid wood floor. Double oak doors through to . . .



LIVING AREA: 13' 11" x 12' 8" (4.24m x 3.87m) Engineered solid wood floor, doors through to lounge.



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DINING ROOM: 15' 6" x 12' 1" (4.72m x 3.68m) Feature fire on slate hearth, solid wood floor, coricing.



KITCHEN/DINER: 12' 12" x 12' 10" (3.96m x 3.9m) Range of high and low level units, granite worktops, 1.5 bowl single drainer stainless steel sink unit, ceramic tiled splash backs, seven ring Flavel gas range, integrated dishwasher, integrated larder storage drawers, space for American fridge freezer, glass display cabinets with back lighting, ceramic tiled floor. Open to . . .



UTILITY ROOM: Range of high and low level units with granite worktops, ceramic tiled splash backs, single drainer stainless steel sink unit, space for washing machine and tumble dryer, extractor fan, contemporary tiled floor, uPVC double glazed door to rear.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, half tiled walls, contemporary ceramic tiled floor.



CONSERVATORY: 13' 1" x 9' 6" (4m x 2.9m) Slate tiled floor, prespex roof, uPVC double glazed doors to rear patio.



First Floor

GALLERY LANDING: Access to partly floored roofspace, integrated bookcases, hotpress.



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BEDROOM (1): 15' 5" x 13' 1" (4.7m x 4m) Solid wood floor.

ENSUITE SHOWER ROOM: Low flush wc, vanity sink unit, fully tiled shower cubicle with Aqualisa electric shower, ceramic tiled floor, feature ceramic tiled walls, extractor fan.



BEDROOM (2): 15' 6" x 12' 1" (4.72m x 3.69m) Solid wood floor.



BEDROOM (3): 13' 0" x 12' 6" (3.97m x 3.81m) Solid wood floor.

BEDROOM (4): 13' 1" x 8' 9" (3.99m x 2.67m)



BATHROOM: Low flush wc, pedestal wash hand basin, jacuzzi bath with mixer tap, fully tiled corner shower cubicle with Aqualisa electric shower, extractor fan, ceramic tiled floor, feature ceramic tiled walls.



Outside

Enclosed rear garden. Generous front garden and driveway parking to . . .

DETACHED DOUBLE GARAGE: 21' 6" x 14' 11" (6.55m x 4.55m) Roller shutter door to front, single door to side, light and power, oil fired boiler.



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TENURE

We have been advised the tenure of the property is Freehold, we recommend the purchaser and their solicitor verify the details for the period April 2023 to March 2024.

RATES PAYABLE

For the period April 2023 to March 2024 £1882.35.

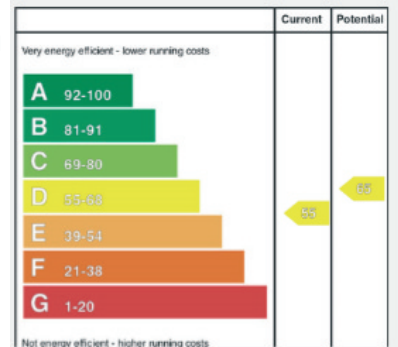
Location:

From Glenavy Main Street (Crumlin Road) turn into Chestnut Glen and turn left at the bottom continuing over bridge to Forest Glen.



Energy Rating

Epc Type: Domestic
 Current: D55
 Potential: D65
 EPC Landmark Code: 0923-0218-2304-8121-5800
[Epc Certificate](#)



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com

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