



95 KILLULTAGH AVENUE, GLENNAVY, BT29 4GL



An impressive well maintained and beautifully presented, exceptional detached double fronted property that enjoys a private south facing landscaped position. Four excellent, bright double bedrooms, principle bedroom with luxurious fitted ensuite shower room. Two separate reception rooms plus a large casual dining area, feature family living area with double patio doors. Luxury finished fitted kitchen. Newly installed contemporary fitted shower suite with feature shower enclosure. Feature internal doors and floor coverings. Upvc double glazed windows / oil fired central heating system. Large detached garage. Feature paved driveway / ample car parking. Private and secure, south facing rear gardens. Good fresh youthful presentation. An outstanding family home, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £244,950

Key Features

- Impressive, well maintained and presented detached double fronted property.
- Two separate reception rooms plus a large casual dining area.
- Newly installed contemporary fitted shower suite.
- Oil fired central heating system.
- Extensive private south facing rear gardens. Feature paved driveway / ample carparking.
- Four excellent, bright double bedrooms / Principle bedroom with luxury ensuite shower room.
- Luxury finished fitted kitchen.
- Upvc double glazed windows.
- Large detached garage.
- Outstanding family home / well worth a visit.





GROUND FLOOR

Upvc double glazed entrance door to:

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

14'8 x 12'6

Feature fireplace with inset and hearth.

FAMILY ROOM

11'6 x 10'11

Feature flooring. Upvc patio doors. Open to.

LUXURY FITTED KITCHEN / DINING AREA

26'11 x 16'5

Range of high and low level units. Feature sink unit / granite work tops with upstand. Overhead extractor canopy, dishwasher, breakfast bar, downlighters, ceramic tiled floor.

CLOAKROOM / DOWNSTAIRS W.C

W.c, wash hand basin, vanity unit, ceramic tiled floor, tiling.

FIRST FLOOR

PRINCIPLE BEDROOM 1

12'7 x 12'4

Double built-in robe.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

BEDROOM 2

14'5 x 10'1

BEDROOM 3

9'2 x 8'7

BEDROOM 4

10'0 x 9'8

LUXURY WHITE SHOWER SUITE

Feature shower enclosure, low flush w.c, wash hand basin with vanity unit. Feature wall tiling to recessed mirror, vertical radiator, feature sanitary ware.

OUTSIDE

Feature paved driveway, ample carparking. Extensive private and mature secluded south facing rear gardens in lawns with fencing, flagged area.

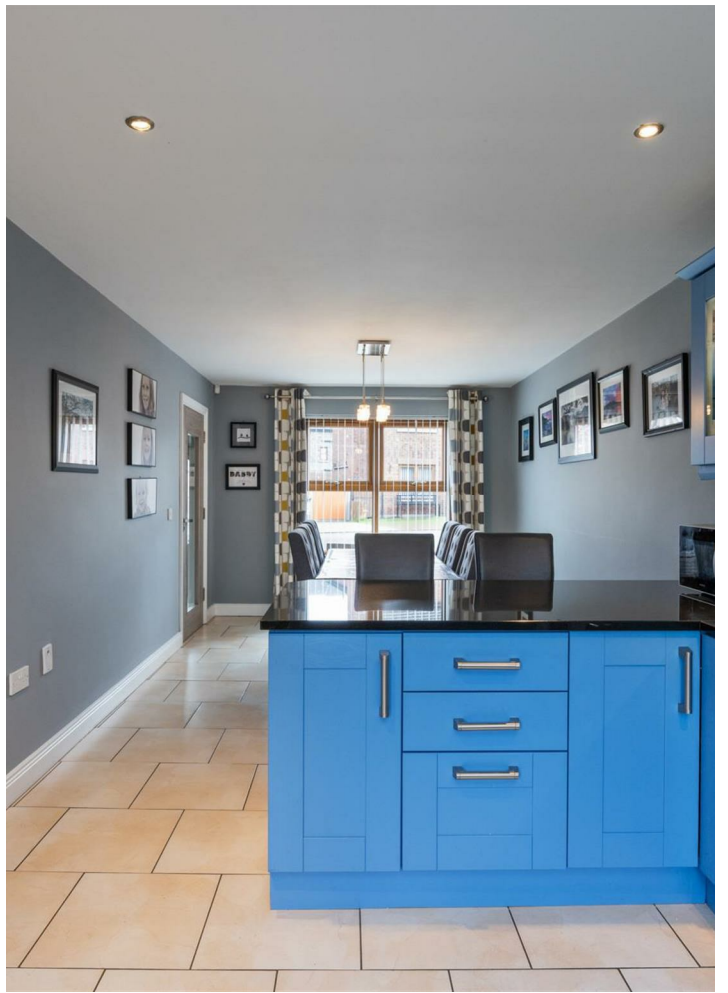
LARGE DETACHED GARAGE

18'0 x 12'0

Light and power, plumbed for washing machine. Oil fired boiler.

95 KILLULTAGH AVENUE, GLENAVY, BT29 4GL









95 KILLULTAGH AVENUE, GLENAVY, BT29 4GL



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 Andersonstown 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. 17922573

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

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

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



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark