



## 31 LINGROVE HILL, GLENNAVY, BT29 4ZQ



A superb opportunity to acquire this extended semi-detached home perfectly positioned tucked away in this quiet cul-de-sac setting within this peaceful and highly sought-after residential location that enjoys accessibility to arterial links and is within easy reach of Belfast, Lisburn, and Antrim, as well as Belfast International Airport and much more!

The accommodation extends to around an impressive 1194 sq ft and benefits from a high-than-average energy rating (EPC C-71) and is briefly outlined below.

Three large bedrooms (bedroom 3 was previously two separate bedrooms that could be easily reinstated as two separate bedrooms depending on one's needs and would provide a fourth bedroom) Two bedrooms with private en-suite shower rooms and a white bathroom suite with a separate shower cubicle and decorative tiling complete the upper-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with a handy located downstairs W.C., a fitted kitchen open plan to dining space with feature double doors leading to a bright and airy living room privately located to the rear of the property, and an open fire and double doors leading to the privately enclosed rear gardens.

A beautiful home with three bathrooms (four toilets to include the downstairs W.C.) enjoys this semi-rural location close to Glenavy's Main Street and Crumlin, along with a Tesco Superstore and much more.

Early viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £174,950

## Key Features

- Extended semi detached home perfectly positioned tucked away in this quiet cul de sac setting within easy reach of Belfast, Lisburn and Antrim as well as Belfast International Airport.
- White bathroom suite with separate shower cubicle.
- Fitted kitchen open plan to dining space.
- Oil fired central heating system / Upvc double glazing / Higher-than-average energy rating, EPC C-71.
- Fantastic accommodation with three bathrooms and four toilets as well as the option to convert bedroom 3 back into two separate bedrooms.
- Three large bedrooms, two bedrooms with private ensuite shower rooms!
- Bright and airy living room with feature double doors to enclosed, private gardens.
- Downstairs w.c.
- Extending to around an impressive 1194 sq ft, and conveniently placed close to Crumlin's Main Street and Crumlin plus a Tesco superstore and leisure facilities.
- Close to arterial routes, and this highly sought-after location is a star buy!





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, tiled floor.

### KITCHEN / DINING AREA

8'6 x 15'4

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, built-in hob and underoven, partially tiled walls, tiled floor, double doors to;

### LIVING ROOM

16'8 x 13'5

Laminated wood effect floor, storage cupboard, attractive fireplace with open fire. Upvc double glazed double doors to gardens.

## FIRST FLOOR

### BEDROOM 1

13'3 x 14'1

Laminated wood effect floor.

### PRIVATE ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, separate shower cubicle, thermostatically controlled shower unit, tiled floor, partially tiled walls, extractor fan.

### BEDROOM 2

16'8 x 10'6

Laminated wood effect floor, Juliet style balcony.

### LANDING

Stairs to;

### BEDROOM 3

16'8 x 8'9

Spotlights, storage into eaves.

### PRIVATE ENSUITE SHOWER ROOM

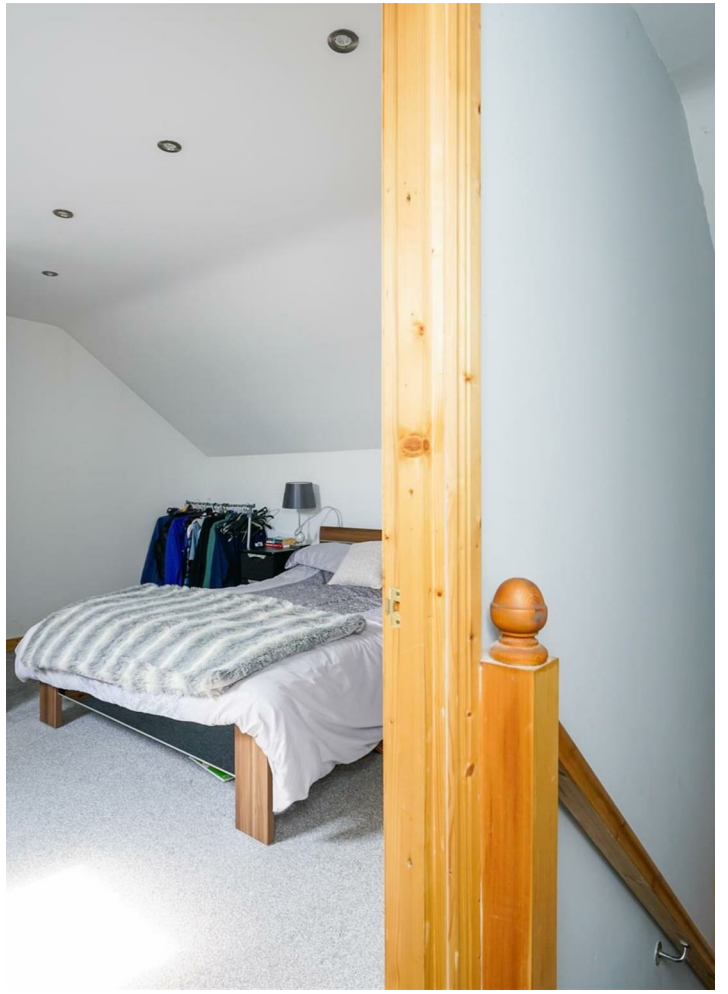
Shower cubicle, low flush w.c, pedestal wash hand basin, extractor fan, tiled floor.

### OUTSIDE

Enclosed rear garden, decking.

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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 Gareth 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. 18062213**

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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