



72 GLEN RIVER PARK, GLENAVY, BT29 4FX

Perfectly set within this highly sought-after residential location in the beautiful village of Glenavy, just approximately 15 minutes from Belfast and Lisburn, this magnificent home enjoys this superior south-facing site with well-maintained and extensive gardens that can be hard to find in today's market and takes full advantage of the southerly position, soaking up the sun in the most peaceful surroundings flanked by mature trees and greenery.

With adaptable accommodation extending to around an impressive 1417 sq ft, this striking detached home is a star buy, and the sizeable accommodation is briefly outlined below.

Four good-sized bedrooms (to include bedroom 4 at accessible ground-floor level), a principal bedroom with a private en-suite shower room, and two reception rooms, or alternatively, three bedrooms and three reception rooms.

A downstairs white bathroom suite with decorative tiling together with a bright and airy kitchen that has access to a separate utility room leading to an integral garage that has light and power all add further to the appeal of this special home.

The property has bright and well-appointed living space throughout, coupled with this most impressive south-facing position with well-maintained and extensive gardens in a tranquil setting that can only be fully appreciated upon viewing.

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			
		56	70

Northern Ireland EU Directive 2002/91/EC

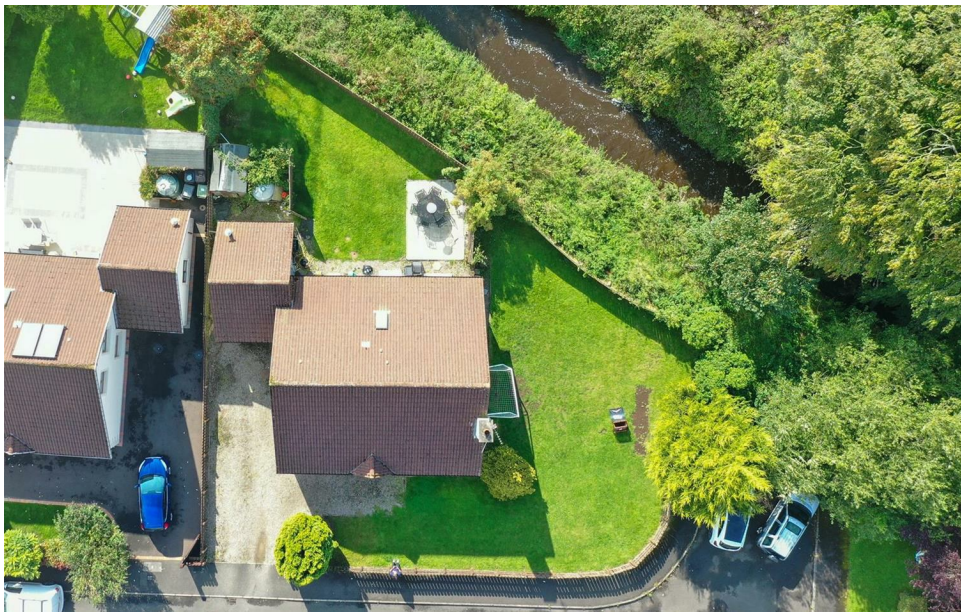
OFFERS AROUND £229,950

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Key Features

- An extraordinary detached chalet bungalow perfectly set on this outstanding well-maintained site with extensive gardens enjoying a southerly position.
- Adaptable accommodation to include the option for a ground-floor bedroom that is serviced by a downstairs white bathroom suite.
- Private en-suite shower room to large principal bedroom.
- Kitchen open plan to dining room with access to a separate utility room that leads to the integral garage.
- Offered for sale chain-free and close to all the amenities in Glenavy village, as well as schools and arterial routes.
- Highly sought-after location that seldom becomes available that enjoys this semi-rural location approximately 15 minutes from Belfast and Lisburn.
- Four bedrooms and three reception rooms, or alternatively, three bedrooms and three reception rooms.
- Downstairs white bathroom suite.
- Oil fired central heating / Upvc double glazing.
- Viewing strongly recommended for this striking detached home in this most peaceful setting.





GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, wooden effect stripped floor;

LOUNGE / BEDROOM 4

Wooden effect stripped floor;

LIVING ROOM

Attractive fire place, double doors to;

KITCHEN / DINING ROOM

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated fridge/freezer, beautiful tiled floor, open plan to dining room, access from kitchen to;

UTILITY ROOM

Single drainer stainless steel sink unit, partially tiled walls, beautiful tiled floor, access to;

INTEGRAL GARAGE

Oil fired boiler, roller door, light and power, pedestrian door;

DOWNSTAIRS WHITE

BATHROOM SUITE

Bath, electric shower unit, 1/2 pedestal wash hand basin, low flush W.C, chrome effect sanitary ware, beautiful tiled floor and walls;

FIRST FLOOR

Storage cupboard on landing;

PRINCIPAL BEDROOM 1

Private en-suite shower room, shower cubicle, electric shower unit, low flush w.c., pedestal wash hand basin, chrome effect sanitary ware, Velux window, chrome effect towel warmer, spotlights, extractor fan, pvc paneled walls, tiled floor;

BEDROOM 2

Laminated wood effect floor;

BEDROOM 3

Laminated wood effect floor;

OUTSIDE

Off road car parking. Large corner site, well-maintained front, side and rear gardens flanked by beautiful mature trees, South facing to the rear, real suntrap, additional patio, peaceful setting.

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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. 18132133

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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