



## 84 GLEN RIVER PARK, GLENNAVY, BT29 4FX

A sizeable, detached home perfectly set within this peaceful semi-rural location that enjoys ease of access to Belfast, Lisburn, and Antrim, as well as Belfast International Airport and all the amenities in Glenavy.

The well-appointed accommodation extends to around 1379 sq ft and must be seen to be fully appreciated. The accommodation is briefly outlined below.

Three good-sized bedrooms and a luxury, up-graded white bathroom suite with beautiful tiling complete the first floor.

On the ground floor, there is a spacious and welcoming entrance hall with a conveniently located downstairs modern shower room, as well as a bright and airy living room that has a bay window and an attractive fire place with an open fire. In addition, a fitted kitchen that is open plan to a sizeable dining and entertaining area that provides access to a conservatory all adds further to the appeal of this wonderful home.

Other attributes include off-road car parking for a detached garage, oil-fired central heating, and Upvc double glazing, along with front and rear gardens.

This is a perfect opportunity to acquire a beautiful, detached home set within this highly sought-after development that rarely becomes available, and we have no hesitation in recommending viewing to avoid disappointment.

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	57	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £214,950

## 84 GLEN RIVER PARK, GLENAVY, BT29 4FX

### Key Features

- Sizeable, detached home perfectly set within this peaceful semi rural location that enjoys a South facing position.
- Luxury upgraded white bathroom suite with beautiful tiling.
- Bright and airy living room with bay window and an attractive fireplace.
- Conservatory.
- Upvc double glazing.
- Three good sized bedrooms.
- Downstairs modern shower room.
- Fitted kitchen open plan to a sizeable dining and entertaining area.
- Oil fired central heating.
- Off road carparking / detached garage.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Beautiful tiled floor, cornicing, storage cupboard.

### DOWNSTAIRS SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, wash hand basin and storage unit, low flush w.c, towel warmer, extractor fan, tiled floor and walls, extractor fan.

### LIVING ROOM

15'1 x 15'0  
Beautiful tiled floor, cornicing, centre rose, bay window, attractive fireplace with open fire.

### KITCHEN

25'1 x 15'2  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, beautiful tiled floor, open plan to;

### DINING ROOM

12'0 x 11'3  
Spotlights, vertical radiator, feature double doors to;

### CONSERVATORY

14'4 x 7'10  
Beautiful tiled floor, Upvc double glazed double doors to garden.

## FIRST FLOOR

## LANDING

Storage cupboard.

### BEDROOM 1

15'1 x 11'10  
Spotlights.

### BEDROOM 2

12'10 x 12'2  
Spotlights, built-in mirrored slide robes, velux window.

### BEDROOM 3

13'4 x 9'5  
Velux window.

### LUXURY WHITE BATHROOM SUITE

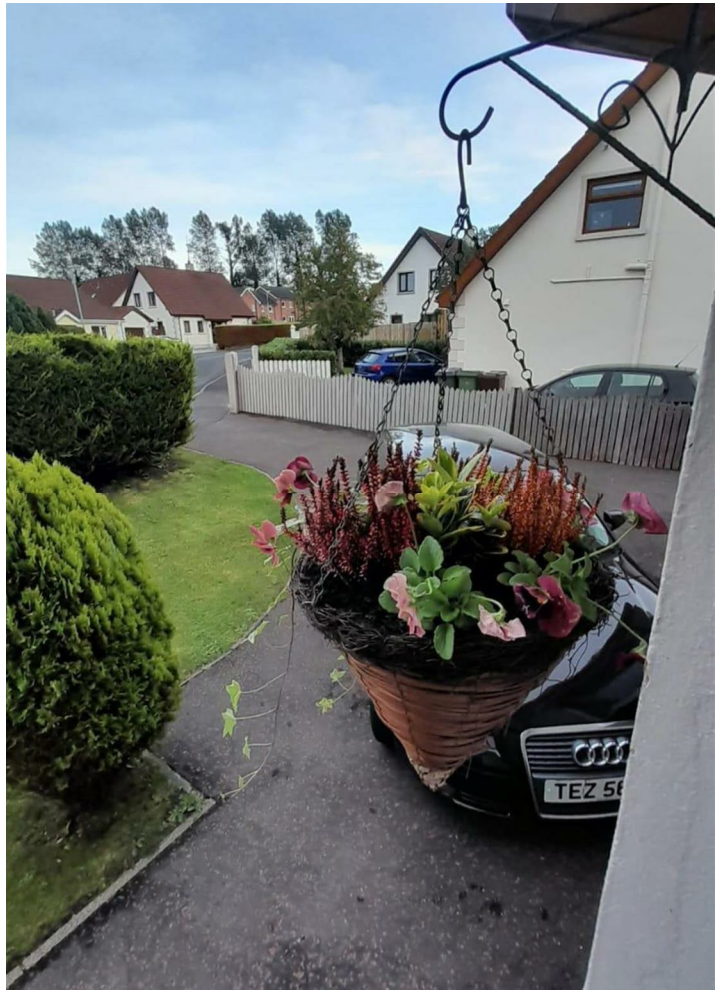
Roll top bath, telephone hand shower, double wash hand basin and storage drawers, low flush w.c, beautifully partially tiled walls and floor, spotlights.

### OUTSIDE

Enclosed, low maintenance rear garden, off road carparking, front garden.

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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. 18108059**

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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