



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

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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, corning, 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, corning, 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

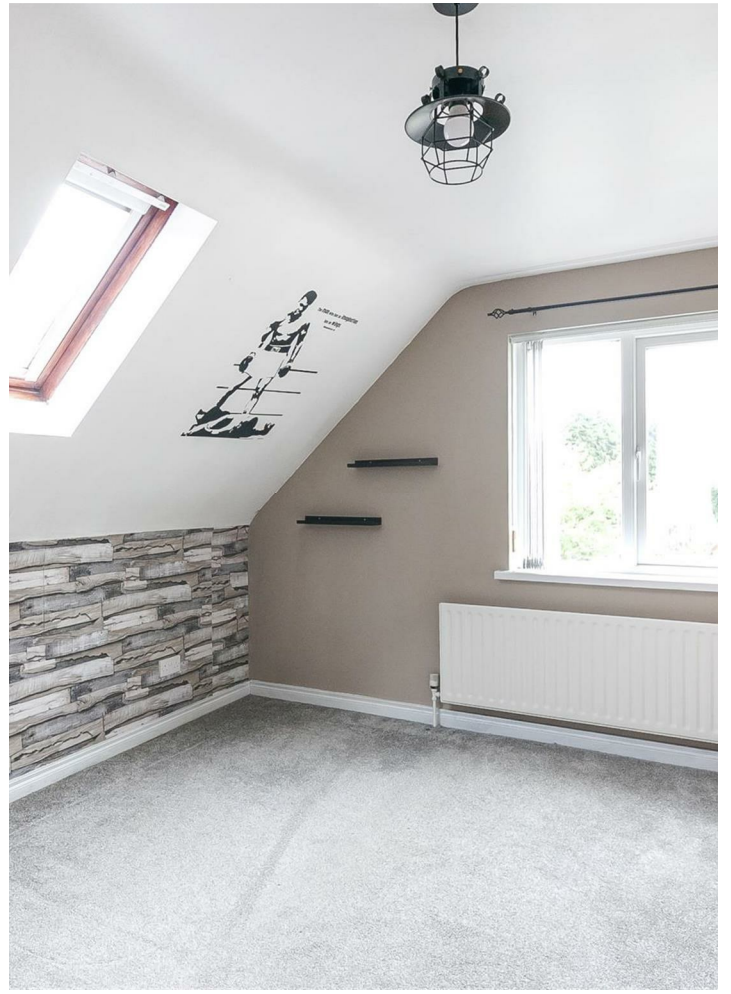
Roll top bath, telephone hand shower, double wash hand basin and storage drawers, low flush w.c, beautifully partially tiled walls and floor, spotlights.

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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