



5 KILLULTAGH PARK, GLEN ROAD, GLENNAVY, BT29 4LB



An impressive double-fronted superior detached family home that offers approx 1692 sq / ft of well appointed comfortable family living accommodation throughout while also enjoying a prime landscaped position within this established sought after residential development. Four excellent bright comfortable double bedrooms, principal bedroom with ensuite shower room. Three separate reception rooms. Luxury fitted kitchen with feature island. Luxury fitted Contemporary finished White bathroom suite with Roll top bath and separate Shower cubicle. Downstairs cloakroom / w.c. Upvc double glazed windows / double patio doors / oil fired central heating system. Feature flooring. Large detached garage. Good fresh presentation throughout. Feature paved driveway with car parking to front and side. A residential development that continues to be in high demand only minutes walk from Glenavy Main Street. A substantial family home with a lot to offer, 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
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

OFFERS AROUND £274,950

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Key Features

- Impressive well maintained and presented exceptional detached family home.
- Three separate reception rooms.
- Contemporary fitted white bathroom suite with feature Roll top bath and separate shower cubicle.
- Upvc double glazed windows.
- Large detached garage
- Four excellent bright double bedrooms / Principle bedroom with ensuite shower room.
- Luxury fitted kitchen with feature Island.
- Downstairs WC / Cloakroom.
- Oil fired central heating system
- Private landscaped gardens / Fantastic well appointed family accommodation throughout / Well worth a visit.





GROUND FLOOR

Entrance hall; Feature porcelain tiled flooring.

DOWNSTAIRS W.C. / CLOAKROOM

Low flush w.c., pedestal wash hand basin; Feature porcelain flooring.

LOUNGE

15'1 13'6
Feature fireplace with inset and hearth. Feature flooring.

LIVING ROOM

11'9 11'2
Wooden effect stripped floor;

FAMILY / DINING ROOM

Feature flooring with seating. Upvc double glazed double doors, open to;

LUXURY FITTED KITCHEN / DINING AREA

16'8 16'3
Range of high and low level units, Grante worktops, feature island, overhead extractor hood, feature Range with six rings, feature Belfast effect sink unit, plumbed for fridge and freezer, integrated dishwasher and washing machine, feature flooring.

FIRST FLOOR

Feature staircase to spacious landing. Separate Hot press.

PRINCIPAL BEDROOM 1

16'4 13'6
Built-in robe, access to;

PRIVATE EN-SUITE SHOWER ROOM

Wash hand basin, low flush wc, feature Shower cubicle. Feature tiling and flooring.

BEDROOM 2

12'4 10'2
Built-in robe;

BEDROOM 3

12'8 6'2
Built-in robe;

BEDROOM 4

NEWLY INSTALLED LUXURY WHITE BATHROOM

Newly installed luxury contemporary finished white bathroom suite, feature roll top bath, , low flush w.c., wash hand basin, vanity unit, tiling, ceramic tiled flooring.

LARGE DETACHED GARAGE

17'6 11'9
Plumbing with light and power, oil fired boiler.

OUTSIDE

Feature paviers with driveway and car parking both front and side. Private and secure to rear with neatly laid lawns and fencing.

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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. 18153106

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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