

GERARD MCCLINTON  
ESTATE AGENT

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FOR SALE

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91 KILLULTAGH AVE  
4 BED DETACHED



91 Killultagh Avenue, Glenavy, BT29 4GL

Offers in the region of £245,000



4



3



2



3



# 91 Killultagh Avenue

Glenavy, BT29 4GL

- Modern Build Detached Family Home
- 4 Bedrooms - Master Bedroom with En Suite Shower Room
- Generous 28ft Living Room
- Downstairs Utility Room and WC
- Freshly Repainted and New Carpet Laid
- Desirable Glenavy Residential Development
- Family Bathroom
- Fitted Kitchen with Dining / Family Room
- Detached Garage, Driveway, Gardens Front & Rear

Situated in a highly sought after residential development off the Glen Road in Glenavy. This modern build detached property offers a very spacious family accommodation, including large family kitchen with ample dining space, separate living room, four bedrooms, master with en-suite, family bathroom and detached garage.

Freshly painted inside and with new carpet laid, this property is sitting ready for new owners to enjoy,

Email [gerard@gerardmclinton.co.uk](mailto:gerard@gerardmclinton.co.uk) or call 02890992884 for more information or to book a viewing

Remember to check Instagram [@belfaststateagent](https://www.instagram.com/belfaststateagent) for all property news and updates



## Entrance Hall

## Living Room

25'7" x 12'3" (7.8 x 3.75)

## Kitchen Dining Family Room

25'7" x 10'2" (7.8 x 3.1)

## Utility Room

6'11" x 5'4" (2.13 x 1.65)

## Cloakroom / WC

8'6" x 5'2" (2.6 x 1.6)

## Master Bedroom

12'5" x 12'2" (3.8 x 3.73)

## En Suite

8'3" x 2'11" (2.53 x 0.91)

## Bedroom 2

14'1" x 9'10" (4.3 x 3)

## Bedroom 3

9'8" x 8'6" (2.96 x 2.6)

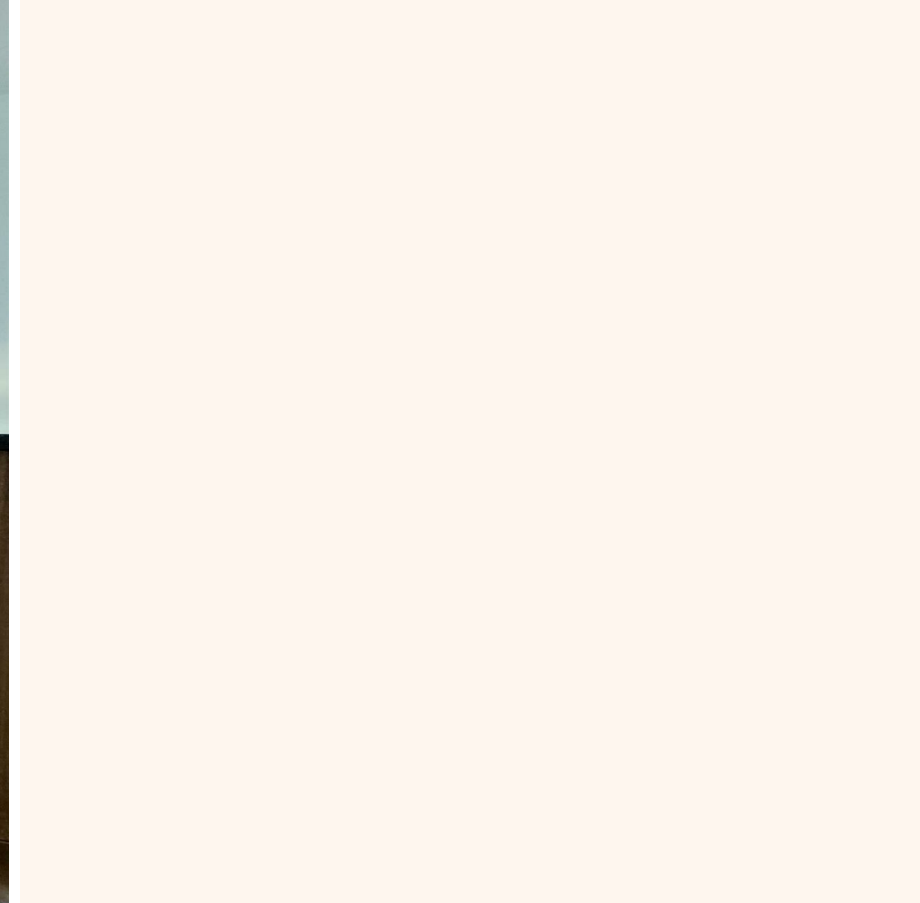
## Bedroom 4

8'11" x 8'9" (2.73 x 2.67)

## Family Bathroom

7'10" x 6'2" (2.4 x 1.9)

## Outside

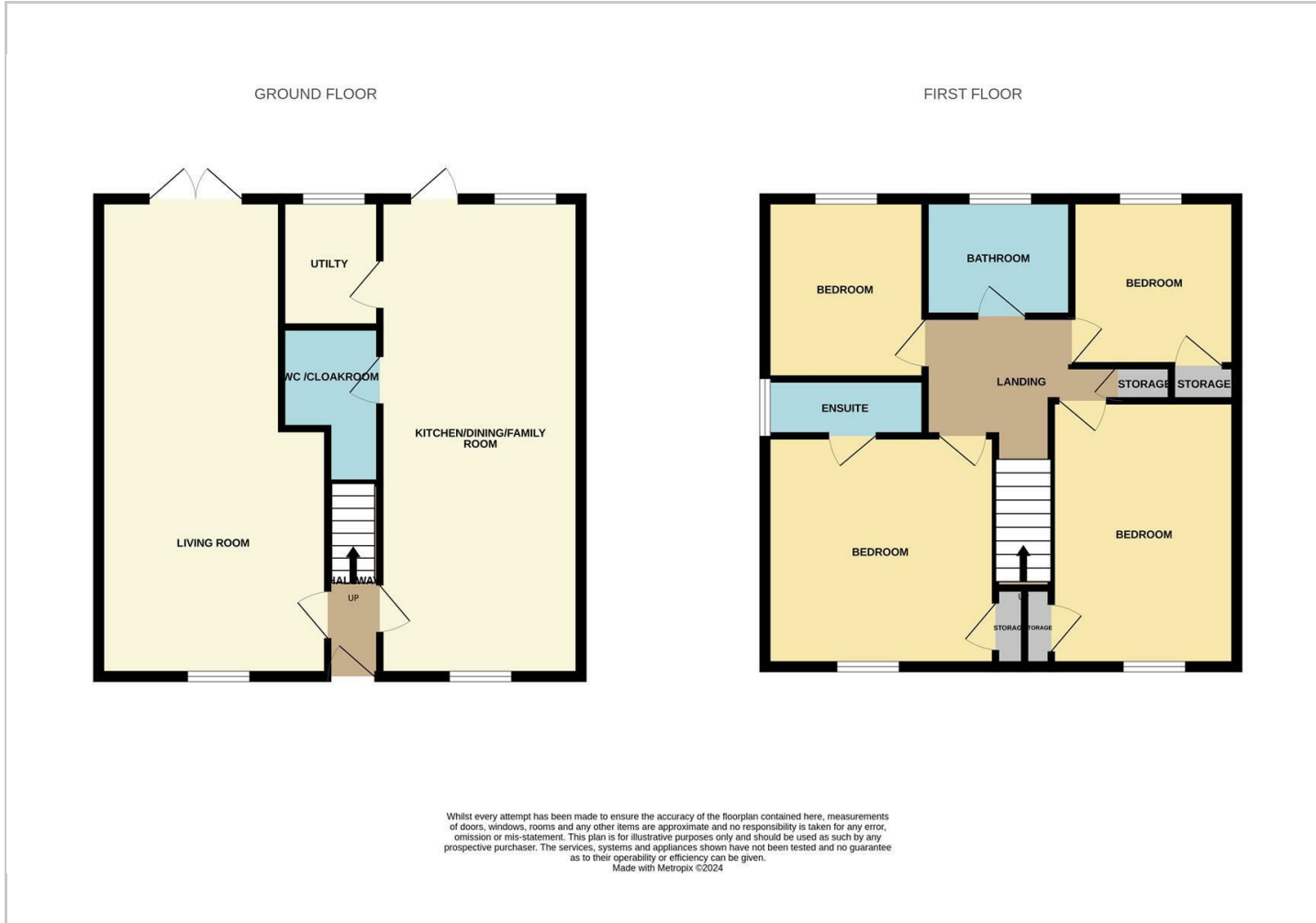


## Directions





## Floor Plans



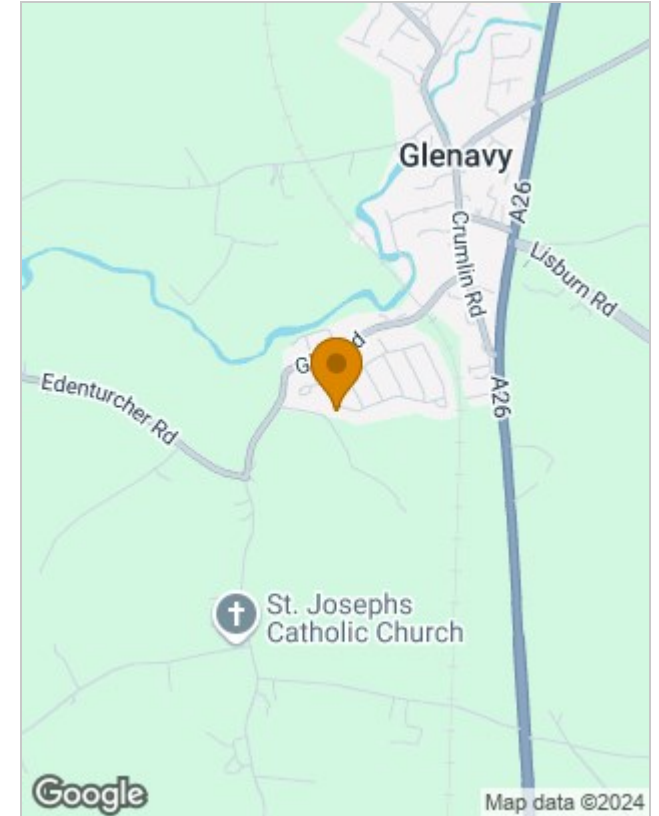
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk) <https://www.gerardmcclinton.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	