



## 65 KILLULTAGH AVENUE, GLENNAVY, BT29 4GL

An extraordinary, detached home offering substantial living accommodation spread over three storeys, resulting in plenty of space for any growing family. The home is well positioned within this highly regarded and sought-after development that enjoys access to all the amenities in Glenavy and Crumlin, including proximity to a Tesco Superstore, Belfast International Airport, schools, and leisure facilities, not to mention the easy reach of both Belfast and Lisburn, to name a few!

This house type rarely becomes available and is perfectly located backing onto beautiful open countryside and offers a most peaceful setting with accessibility to arterial links. The superb accommodation is briefly outlined below.

Four large bedrooms, all with built-in robes, and the principal bedroom with a private, luxury en-suite shower room. There is a white bathroom suite on the first floor and a further modern shower suite servicing the second floor (three bathrooms in total, including the en-suite, and four toilets, including the downstairs WC),k

On the ground floor there is a welcoming and spacious entrance hall with a beautiful, tiled floor and a handy located downstairs W.C., together with a bright and airy living room with access to a luxury fitted kitchen that is open plan to a sizeable dining/entertaining area that has double doors leading to a privately enclosed rear garden.

There is off-road car parking leading to a detached garage that has light and power as well as a well-maintained, low-maintenance rear garden that has an outdoor tap.

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			
Northern Ireland			
EU Directive 2002/91/EC			

OFFERS OVER £229,950



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## Key Features

- An extraordinary, detached home offering substantial accommodation spread over three storeys.
- White bathroom suite on the first floor and modern white bathroom suite servicing the second floor (3 bathrooms in total and 4 toilets, including the downstairs WC).
- Luxury fitted kitchen open plan to a sizeable dining/entertaining area with double doors leading to an enclosed garden.
- Close to all the amenities in Glenavy and Crumlin as well as a Tesco Superstore, leisure facilities, and much more.
- Well positioned within this highly regarded and sought-after development backing onto open countryside.
- Four large bedrooms all with built-in robes, a principle bedroom with a luxury ensuite shower room
- Bright and airy living room with attractive fireplace.
- Double glazing, oil-fired central heating, and Beam vacuum system. (New oil-fired boiler installed around April 2023)
- Accessibility to schools, arterial routes, and easy access to Belfast, Lisburn, Antrim, and Belfast International Airport.
- Viewing strongly advised for this substantial detached home that rarely becomes available!





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin and storage unit , extractor fan, beautiful tiled floor, chrome effect sanitary ware.

### LIVING ROOM

Wooden effect strip floor attractive fireplace, access to;

### LUXURY KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in oven, built-in hob, stainless steel extractor fan, under unit lighting, open plan to sizeable dining space, Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

### LANDING

Hotpress.

### PRINCIPLE BEDROOM 1

### ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, tiled floor, partially tiled walls.

### BEDROOM 2

Built-in robes.

### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, tiled floor, partially tiled walls, extractor fan.

Stairs to;

### BEDROOM 3

Laminated wood effect floor, built-in robes.

### BEDROOM 4

Built-in robes, velux window.

### LUXURY SHOWER SUITE

Shower cubicle, thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, contemporary tiling, velux window, towel warmer.

### OUTSIDE

Privately enclosed, well maintained rear garden, outdoor tap, off road carparking, brick paviour driveway to;

### DETACHED GARAGE

Light and power, plumbed for washing machine, roller door, oil fired boiler.



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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. 18207677**

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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