

7 Lower Road,  
Glenavy, BT29 4NN



Asking Price £389,500

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



Entrance Hall

#### KEY FEATURES

- Superb Recently Modernised Extended Detached Bungalow With Circa 4 Acres Of Agricultural Land
- Spacious Luxury Fitted Kitchen Oak Kitchen With Quartz Worktops, Aga & Family Island Open Plan To
- Living / Dining Area With Wood Burning Stove & Double Doors Leading To Patio
- Living Room With Brick Fireplace, Wood Burning Stove & Solid Wood Beams
- Dining / Sitting Room With French Doors
- Three Well Proportioned Bedrooms
- Modern Four Piece Family Bathroom
- Utility Room
- Oil Heating / uPVC Double Glazed Windows
- Paved Driveway & Tarmac Parking Area
- Lawns in Grass with Mature Plants & Shrubs & Sitting Areas
- Cattle Shed
- Spacious Detached Garage / Workshop
- Popular And Sought After Semi Rural Location



#### SUMMARY

Exceptionally well located off the Moira road between Glenavy and Upper Ballinderry this bungalow enjoys the attributes of rural living including superb countryside views and yet is within close proximity Moira and its excellent amenities including a host of quality primary and secondary schools and other surrounding towns easily accessible via the motorway networks.

This bungalow has been recently modernised and the accommodation in brief comprises of three bedrooms together with living room, dining room and superb kitchen with vaulted ceiling open plan to dining / living area, utility room and bathroom.

In addition, the property benefits from a garage, cattle shed and workshop with gardens in lawn and paved sitting areas.

With little to do but move in it is likely to be of interest to the growing family in today's market or those who could work from home. Viewing is by appointment through our South Belfast office on 028 9066 8888.



Living Room



#### ACCOMMODATION

##### ENTRANCE PORCH:

Fully glazed. Wood strip tiled floor.

##### ENTRANCE HALL:

##### LIVING ROOM:

**16' 7" x 12' 9" (5.05m x 3.89m)**

Brick built fireplace with wood-burning stove, stone hearth and beam mantle. Beamed ceiling.





Dining Room

**DINING ROOM:**

**12' 3" x 9' 10" (3.73m x 3m)**

Double opening glazed doors from entrance hall.

**MAGNIFICENT KITCHEN OPEN TO LIVING/DINING AREA:**

**15' 2" x 12' 9" (4.62m x 3.89m)**

Fully fitted with an excellent range of high and low level oak units with glazed display cabinets and marble work surfaces. Cream oil fired Aga. Central island unit with 1.5 bowl stainless steel sink unit with mixer tap. 'Neff' dishwasher. Tiled floor. Recessed lighting.

**OPEN TO:**

**LIVING / DINING AREA:**

**19' 0" x 11' 9" (5.79m x 3.58m)**

Vaulted ceiling. Brick fireplace with granite hearth and beam marble, with wood-burning stove. Tiled floor. Double opening doors to rear.

**UTILITY ROOM:**

**12' 2" x 5' 10" (3.71m x 1.78m)**

Fitted with a range of high and low level units. Marble work surfaces. Inset stainless steel sink unit with mixer tap. Plumbed for washing machine. Ducted for tumble dryer. Tiled floor. Recessed lighting. Access to hot press.



Kitchen Open To Living/Dining Area

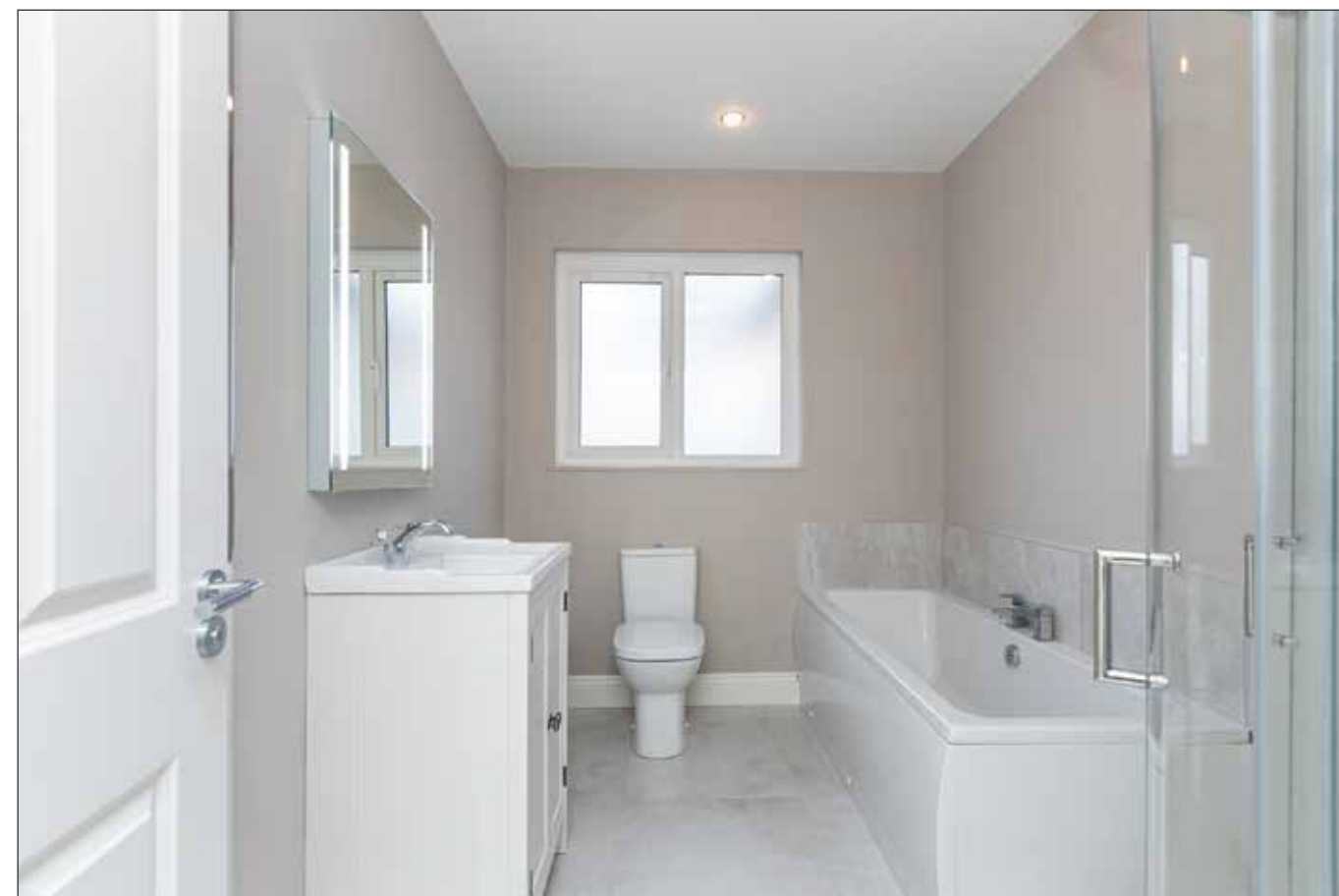


Utility Room

**Telephone 02890 668888**  
www.simonbrien.com



Bedroom 1



Bathroom



Bedroom 2



Bedroom 3

**BEDROOM (1):**  
13' 9" x 10' 0" (4.19m x 3.05m)

**BEDROOM (2):**  
13' 3" x 9' 0" (4.04m x 2.74m)

**BEDROOM (3):**  
10' 0" x 9' 10" (3.05m x 3m)

**BATHROOM:**

White suite comprising panelled bath. Fully tiled corner shower. Vanity unit with inset wash hand basin. Low flush WC. Tiled floor. Porcelain tiled walls. Recessed lighting.







#### OUTSIDE

Gardens to front in lawns and mature shrubs. Brick paved driveway with parking to front and side.

Secured driveway leading to tarmac driveway leading to workshop and cattle shed.

Tegular paved patio area to rear.

#### GARAGE:

**19' 5" x 14' 6" (5.92m x 4.42m)**

Up and over door. Side service door. Oil fired boiler. Outside light and water supply. PVC oil tank.

#### CATTLE SHED:

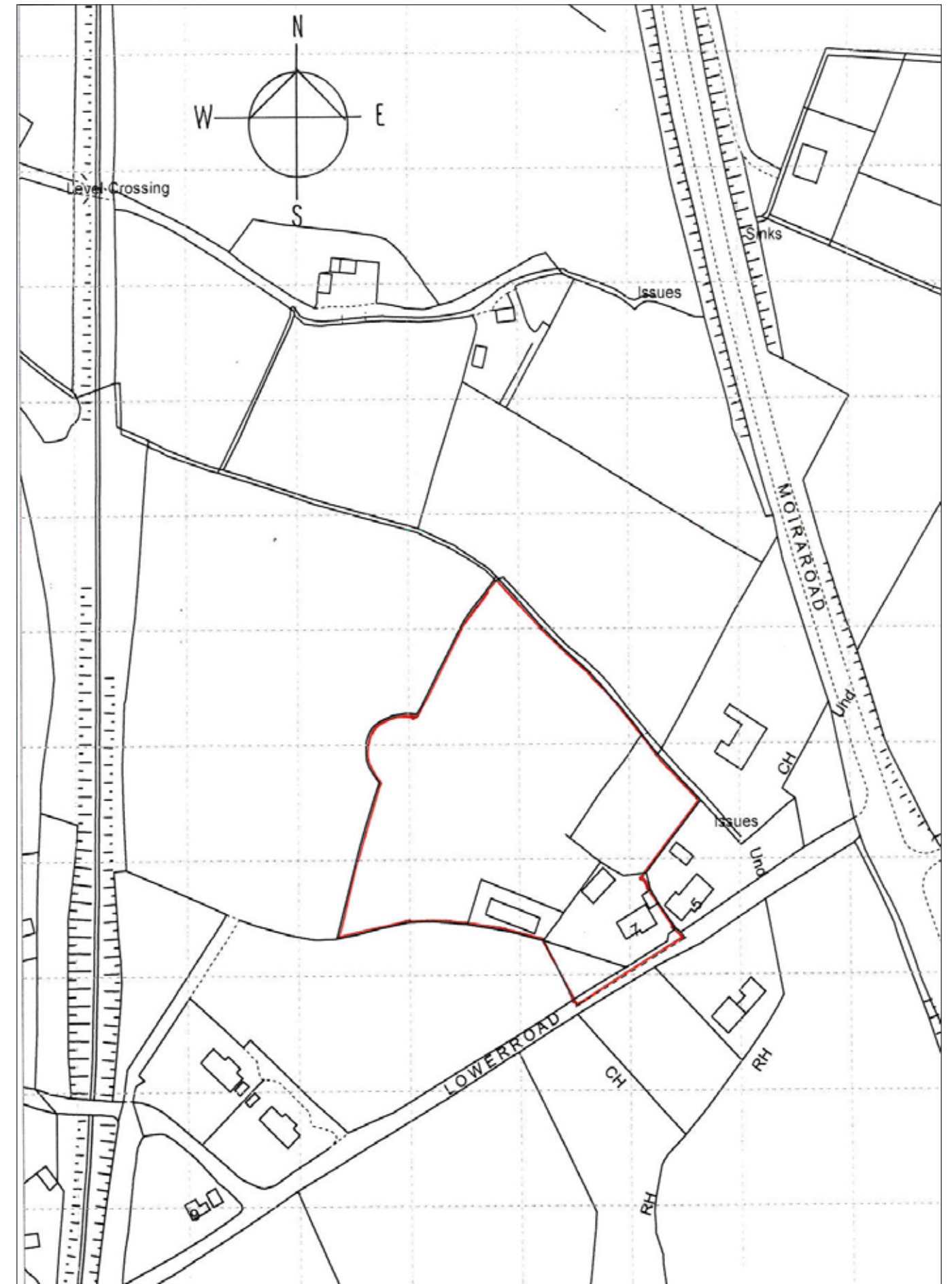
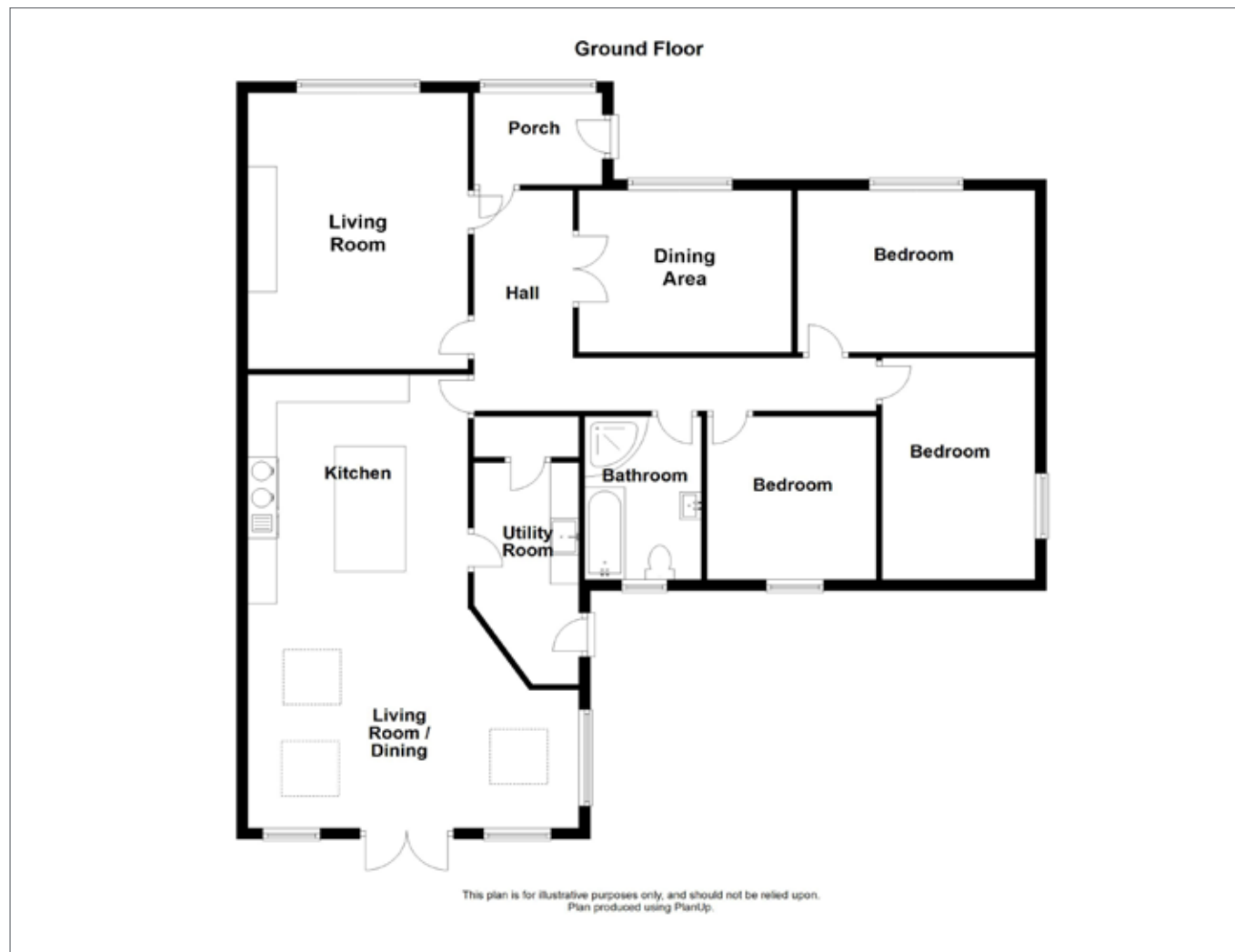
**77' 5" x 19' 3" (23.6m x 5.87m)**

#### GARAGE / WORKSHOP:

**45' 7" x 22' 6" (13.89m x 6.86m)**

Roller door. Power and light.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SJB/RH/K/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	62   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9084-3922-6209-3442-1200



**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.