



62 TULLYNEWBANK ROAD, GLENNAVY, BT29 4PJ

- An Exceptionally Well Presented Detached Bungalow Occupying A Spacious Setting Within This Popular Rural Location Convenient To Belfast, Lisburn And Moira Extending To Approximately Over 2200 Square Feet
- Entrance Hall With Mahogany Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Marble Fireplace And Sliding Patio Door To Rear Patio Area And Garden
- Separate Family Room With Decorative Wooden And Granite Fireplace And Bay Window
- Dining Room With Laminated Timber Floor And Sliding Patio Door To Rear Patio Area And Garden
- Conservatory With PVC Double Glazed Door To Rear Patio Area And Garden
- Kitchen With Integrated Oven And Hob / Utility Room With Adjoining Cloakroom With Low Flush Suite
- Four Bedrooms (One With Shower Room Ensuite / One With Sliding Patio Door To Conservatory)

PRICE: OFFERS IN THE REGION OF £235,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E44

REF: MK080721SR

- Bathroom With White Suite
- Spacious Front Garden Laid In Lawn Plus Large Tarmac Driveway With Parking Area / Extensive Rear Garden Laid In Lawn With Large Patio Area
- Attached Double Garage With Two Roller Shutter Doors
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

Mahogany glazed entrance door with side panels. Laminated timber floor. Cloakroom. Hotpress.

LOUNGE:

17' 7" x 11' 11" (5.36m x 3.64m)

Decorative wooden and marble fireplace with open fire. Laminated timber floor. Double glazed sliding patio door to rear patio area and garden. Open plan to dining room.

FAMILY ROOM:

12' 10" x 11' 1" (3.90m x 3.38m)

Measurements taken into bay window. Decorative wooden and granite fireplace with open fire. Laminated timber floor.

DINING ROOM:

13' 5" x 10' 11" (4.10m x 3.33m)

Laminated timber floor. Sliding patio door to rear patio area and garden. Open plan to lounge.

CONSERVATORY:

10' 1" x 10' 10" (3.08m x 3.30m)

PVC double glazed door to rear patio area and garden.

KITCHEN WITH INTEGRATED OVEN AND HOB:

13' 9" x 10' 11" (4.20m x 3.33m)

Range of high and low level units. Round edge work surfaces. Integrated oven and hob. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap. Laminated timber floor. Part tiled walls. Dining bar.

UTILITY ROOM:

8' 1" x 7' 0" (2.47m x 2.13m)

Low level unit. Plumbed for washing machine. Tiled floor. Tiled walls. Oil fired boiler. Mahogany double glazed door to side. Storage cupboard. Access to double garage.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin. Low flush wc. Part tiled walls. Tiled floor.



BEDROOM (1):

14' 9" x 12' 4" (4.50m x 3.77m)

Measurements to include built in storage with sliding doors. Laminated timber floor.



SHOWER ROOM EN SUITE:

Shower cubicle with triton electric shower. Vanity unit with round edge work surface and wash hand basin. Part tiled walls.

BEDROOM (2):

14' 2" x 10' 11" (4.33m x 3.34m)

BEDROOM (3):

11' 10" x 8' 11" (3.60m x 2.72m)

Laminated timber floor.



BEDROOM (4):

12' 6" x 8' 6" (3.80m x 2.58m)

Laminated timber floor. Built in storage. Double glazed sliding patio door to conservatory.



BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Vanity unit with work surface and wash hand basin. Close couple low flush wc. Part tiled walls. Part PVC panelled walls.



OUTSIDE

Spacious front garden laid in lawn. Large tarmac driveway with parking area. Lawn and tarmac area to side. Extensive rear garden laid in lawn with large paved patio area. Tarmac area to rear. PVC oil storage tank. Outside light.

ATTACHED DOUBLE GARAGE:

20' 0" x 19' 11" (6.10m x 6.06m)

Two roller shutter doors. Light. Workbench with units.



DIRECTIONS

From Lisburn Road turn onto Tullynewbank Road. Number 62 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

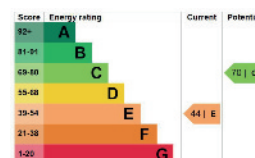
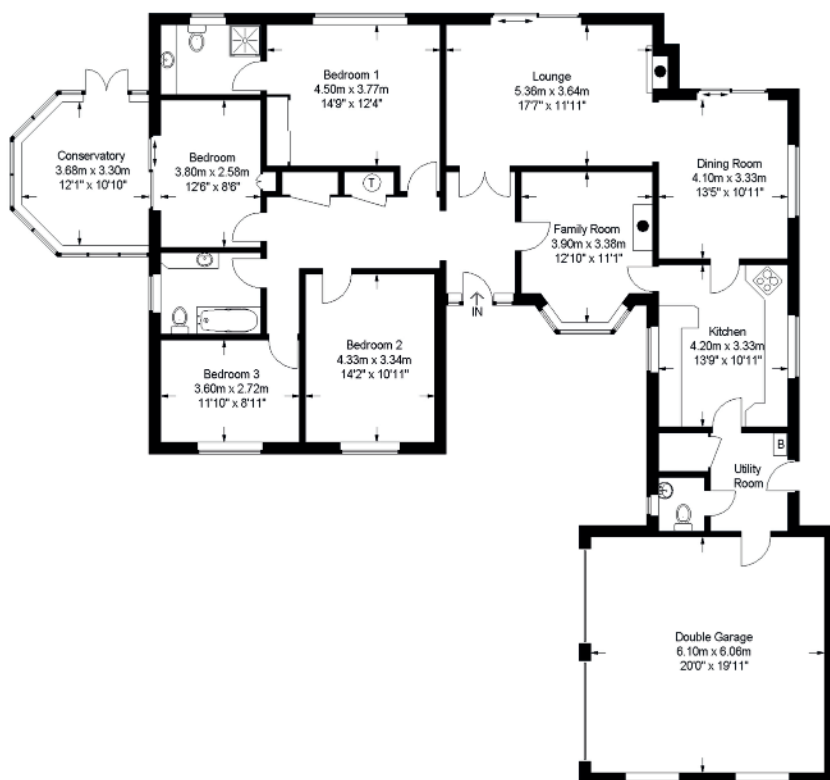
RATES PAYABLE:

For period April 2021 to March 2022 £1,701.04



Tullynewbank Road, Glenavy

Approximate Gross Internal Area (including Garage) :-
207 sq m / 2228 sq ft



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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