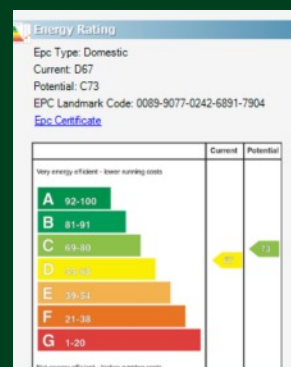




15a Tullynewbank Road,
Glenavy,
CRUMLIN,
BT29 4PQ

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030





Set within approximately one acre in a peaceful countryside setting, this impressive detached residence offers generous, beautifully presented accommodation with a high degree of privacy. Glenavy, Crumlin, Belfast and Belfast International Airport are all easily accessible, creating the perfect balance between rural living and everyday convenience.

Internally, the home is finished to an excellent standard throughout. The triple aspect living room, complete with panelled walls, cast iron wood burning stove and bi-folding doors to the rear garden, provides a warm and welcoming focal point. The open plan

kitchen, dining and sunroom arrangement forms the heart of the home, featuring granite worktops, a large central island, quality integrated appliances and an additional cast iron stove. A separate utility room and additional reception space enhance the practicality of the layout.

Upstairs, four well-proportioned bedrooms include a superb principal suite with vaulted ceiling, dressing area, ensuite and private balcony overlooking rolling countryside. Externally, mature gardens, ample driveway parking and a substantial detached garage, currently configured as a home gym, complete this outstanding family home.

- Exceptional detached family home extending to approximately 1 acre in a peaceful countryside setting
- Impressive triple aspect living room with panelled walls, cast iron wood burning stove and bi-folding doors to rear garden
 - Open plan kitchen and dining area with granite worktops, large central island and premium integrated appliances
 - Bright sunroom with vaulted ceiling and French doors to garden
- Four spacious bedrooms including principal suite with vaulted ceiling, dressing area, ensuite and private balcony
 - Spacious first floor landing incorporating study and home office space
 - Practical utility room with granite worktops and rear garden access
 - Large detached garage currently configured as a home gym
 - Oil fired central heating and uPVC double glazing throughout
 - High quality WiFi network in house, garden & gym
- Private setting with ample driveway parking and convenient access to Glenavy, Crumlin, Belfast and Belfast International Airport
 - Chain free



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The Property Comprises:

Ground floor

Composite front door with glazed side light to:

SPACIOUS RECEPTION HALL: Ceramic tiled floor. Built-in cupboard, low voltage spotlights, glazed inner door to:

LIVING ROOM: 23' 0" x 14' 5" (7.01m x 4.39m) Triple aspect windows. Double glazed bi-folding doors to rear garden. Fully panelled walls, feature fireplace with cast iron wood burning stove, slate hearth.



KITCHEN: 22' 8" x 13' 5" (6.9m x 4.1m) Modern fully fitted kitchen with excellent range of high and low level units, granite work tops, built-in Stoves 7 ring gas hob, extractor fan and canopy above. Built-in Smeg coffee machine, built-in glazed display unit, integrated American style fridge/freezer, pull-out larder cupboard. Large breakfast island with granite work tops, double sink unit with chrome mixer taps, built-in wine cooler, Bosch dishwasher, built-in breakfast bar, low voltage spotlights, ceramic tiled floor, cast iron stove with slate hearth. Dual aspect windows. Open to:





DINING ROOM: 15' 1" x 12' 10" (4.6m x 3.9m) Panelled walls. Triple aspect windows. uPVC double glazed French doors to garden. Ceramic tiled floor, low voltage spotlights.



UTILITY ROOM: 10' 10" x 7' 10" (3.3m x 2.4m) Range of high and low level units, granite work tops, stainless steel sink unit with chrome mixer taps, plumbed for washing machine, built-in cupboard. Ceramic tiled floor. Composite double glazed access door to rear garden.

DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with chrome mixer taps, part wood panelled walls.



SUN ROOM: 14' 1" x 13' 1" (4.3m x 4m) Feature vaulted ceiling with triple aspect windows. uPVC double glazed French doors to rear garden. Low voltage spotlights.



First Floor

SPACIOUS LANDING: Study area and office space. Mature outlook to countryside. Triple aspect windows. Airing cupboard with pressurized water system and built-in shelving. Access to fully floored roofspace with light via Slingsby ladder.



BEDROOM (1): 21' 12" x 14' 9" (6.7m x 4.5m) Vaulted ceiling. Velux window x 2, low voltage spotlights. Double glazed bi-folding doors to balcony with views across to rolling countryside. Built-in dressing area, low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in shower cubicle with shower unit, fully tiled walls, ceramic tiled floor, extractor fan. Low voltage spotlights.



BEDROOM (2): 14' 1" x 10' 10" (4.3m x 3.3m) Low voltage spotlights.



BEDROOM (3): 14' 9" x 14' 5" (4.5m x 4.4m) (at widest points). Mature outlook across rolling countryside. Access to:

DUAL ENSUITE SHOWER ROOM: White suite comprising floating wash hand basin with chrome mixer taps, low flush wc, chrome heated towel rail. Built-in shower cubicle with shower unit, tiled splashback, ceramic tiled floor, extractor fan.



BEDROOM (4): 14' 9" x 11' 2" (4.5m x 3.4m) Views to front. Low voltage spotlights. Access to ensuite.



BATHROOM: Low flush wc, twin rice bowl wash hand basins on mahogany cabinet with storage. Free-standing bath with feature floor mounted tap and telephone hand shower. Wall light, heated towel rail, ceramic tiled floor, part-tiled walls. Low voltage spotlights.



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Outside

Gardens extending to approximately 1 acre. Mature front and side gardens laid in extensive lawns, driveway in loose stones with ample parking. Excellent degree of privacy with south-westerly aspect. PVC oil tank.

GARAGE: 27' 7" x 24' 7" (8.4m x 7.5m) (Currently used as gym). Ceramic tiled floor. Access to fully floored storage area with light via Slingsby type ladder. PVC double glazed access door to side.

SEPARATE WC: White suite comprising low flush wc, vanity unit.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Belfast, leave the M2 motorway at Junction 5 and take the A57 towards Templepatrick. Continue through Templepatrick following signs for Glenavy. On approaching Glenavy, turn left onto Tullynewbank Road. Continue for approximately 1 mile and No. 15a is located on the right hand side, accessed via a private laneway.



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Ballyhackamore - 028 90 65 0000
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