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134 Farm Lodge Park, Carrickfergus, BT38 8ZG

- **Modern Semi-Detached Villa**
- **Four Well Proportioned Bedrooms**
- **Spacious Lounge**
- **Contemporary Open Plan Kitchen with Dining**
- **Sun Lounge**
- **Modern Bathroom Suite**
- **Master with Ensuite Shower/Ground Floor Cloakroom**
- **Matching Detached Garage**
- **PVC Double Glazing/Gas Fired Central Heating**
- **Highly Sought After Residential Location**

PRICE Offers Over £284,950

Immaculately presented throughout, this modern four bedroom semi-detached villa is located in the highly sought-after Farm Lodge development, Greenisland and is ideally positioned in a quiet Cul-de-Sac.
The home enjoys a well planned living layout, incorporating a welcoming entrance hall, furnished cloakroom, spacious lounge, and open-plan kitchen/dining area with integrated appliances that opens into a sun lounge.
The first floor offers four well proportioned bedrooms, including a master with ensuite shower room and a modern family bathroom suite.
Externally, the property further benefits from a private driveway to side, a matching detached garage and a private low maintenance garden to rear. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACOMMODATION

GROUND FLOOR

Double glazed front door with leaded glass insets into entrance porch with ceramic tiled floor. Glazed door into spacious well presented entrance hall with ceramic tiled floor. Under stairs storage cupboard. Recessed downlighting.

SPACIOUS LOUNGE

14'0" x 13'9" (4.29 x 4.21)

Feature wall panelling. Quality laminate flooring. Dual window aspect.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled splash back and monobloc tap, and a button flush WC. Tiled floor.

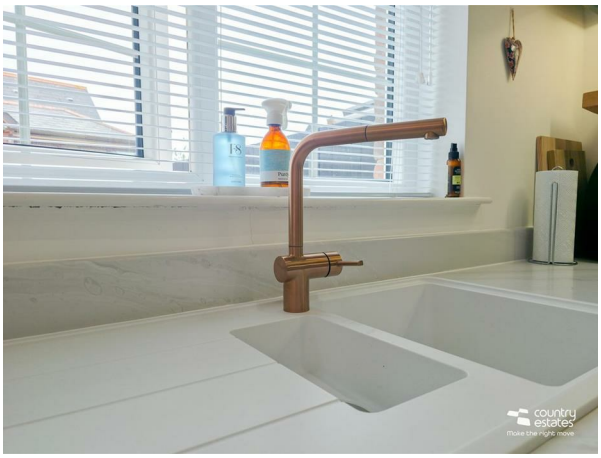
CONTEMPORARY OPEN PLAN KITCHEN/DINING

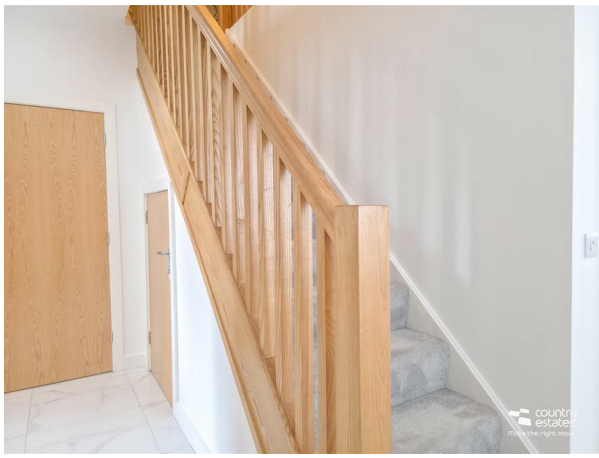
19'0" x 11'9" at max (5.8 x 3.6 at max)

Equipped with a range of high and low level fitted kitchen units in Navy finish with contrasting work surfaces and upstands. One and a half bowl composite sink unit with mixer tap. Integrated oven, separate four ring electric hob with overhead angled extractor fan and glazed splashback. Integrated dishwasher. Fitted breakfast bar for casual dining. Open into dining room with fitted full height larder units and Integrated fridge/freezer. Tiled floor. Recessed down lighting. Open into:

SUN LOUNGE
10'2" x 7'8" (3.1 x 2.36)
PVC double glazed French doors to rear garden. Tiled floor.

SEPARATE UTILITY ROOM
8'6" x 5'10" (2.6 x 1.8)
Equipped with high and low level fitted storage units with contrasting work surfaces and upstands. Stainless steel sink unit with mixer tap and tiled splashback. Plumbed for washing machine. Space for tumble dryer. PVC Double glazed door to side. Tiled floor.





FIRST FLOOR
Access to roof space via Slingsby style ladder. Shelved storage cupboard.

BEDROOM 1
10'2" x 10'2" (3.1 x 3.1)
Feature accent wall panelling.

DELUXE ENSUITE SHOWER ROOM
Comprising PVC panelled shower cubicle with thermostatically controlled shower, vanity unit with wash hand basin and a button flush WC. Chrome towel radiator. Tiled floor.

BEDROOM 2
11'9" x 10'5" (3.6 x 3.2)

BEDROOM 3
10'5" x 8'4" (3.2 x 2.55)
Presently used as dressing room.

BEDROOM 4
11'9" x 8'1" (3.6 x 2.47)

MODERN BATHROOM SUITE

Comprising double ended panel bath with hand shower attachment, fixed gridded shower screen with electric shower unit over bath, vanity unit with wash hand basin and monobloc tap, and a button flush WC. Tiled splash back. Part PVC panelled walls. Tiled floor.

OUTSIDE

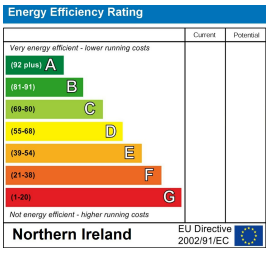
Neat well maintained lawn to front with block paved walkways. Large private driveway to side leading to matching detached garage.

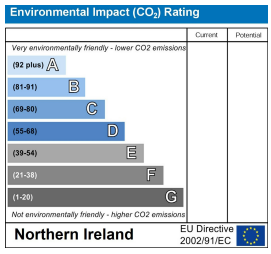
Private low maintenance paved garden to rear. Screened by perimeter fence with raised Pergola equipped with power sockets. Outside tap. Outside power socket.

DETACHED GARAGE

16'0" x 10'2" (4.9 x 3.1)

Equipped with light, power and plumbing. Roller shutter door.





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