



125 Station Road, Greenisland, Carrickfergus, BT38 8UN

Offers Over £359,950

- Extensive detached property in highly regarded area
- 3 Reception rooms
- 3 Bedrooms
- Luxury fitted kitchen with casual dining area and French doors to garden
- Gas fired central heating
- Luxury white bathroom suite
- Utility room & Downstairs cloaks
- Generous private site



# 125 Station Road, Carrickfergus BT38 8UN

This extended and highly attractive residence occupies a large private site, offering a wonderful sense of seclusion while remaining beautifully presented throughout. Full of character and charm, the home has been thoughtfully extended to create exceptionally generous accommodation ideal for modern family living. A perfect blend of traditional features and contemporary space, the property enjoys bright and spacious interiors with a warm, welcoming atmosphere. The impressive layout provides excellent flexibility for both everyday living and entertaining, while the mature surroundings enhance the feeling of privacy and tranquillity. Every aspect of the home reflects comfort, style, and practicality, making it a truly special residence. Rarely does a property combine such charm, space, and privacy so effortlessly, creating an ideal opportunity for those seeking a distinctive family home in an enviable setting.



Council Tax Band: Northern Ireland



## Ground Floor

### Reception Porch

Encaustic tiled flooring, composite front door, downlighters

### Reception Hall

Laminate wood flooring, cornicing, original banister, wired for wall lights, understairs storage

### Lounge

15'2 x 13'2

Feature fireplace with gas fire, feature bay window

### Kitchen

17'5 x 10'6

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, space for Range cooker, built in fridge freezer, built in dishwasher, tiling, ceramic tiled flooring, downlighters

### Dining Room

13'5 (at max) or 11'7 x 11'10

Laminate wood flooring, cornicing

### Study

11'1 x 9'7

Understairs storage

### Rear Hall

Store with gas boiler, downlighters, ceramic tiled flooring, uPVC doors

### Utility Room

7'8 x 6'5

Range of high and low level units, Belfast sink, plumbed for washing machine, space for tumble dryer, ceramic tiled flooring, extractor fan

### Cloaks

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

## First Floor

### Bedroom (1)

13'7 x 13'5

### Bedroom (2)

13'4 x 11'8

View of Belfast Lough

### Bedroom (3)

10'2 x 7'9

View of Belfast Lough

## Bathroom

Luxury white bathroom suite, low flush W/C, roll top bath, shower unit, vanity unit with mixer tap, laminate wood flooring, downlighters, extractor fan, walk in linen cupboard with panelling, access to roofspace

## Outside

Front in lawn, plants, trees and shrubs

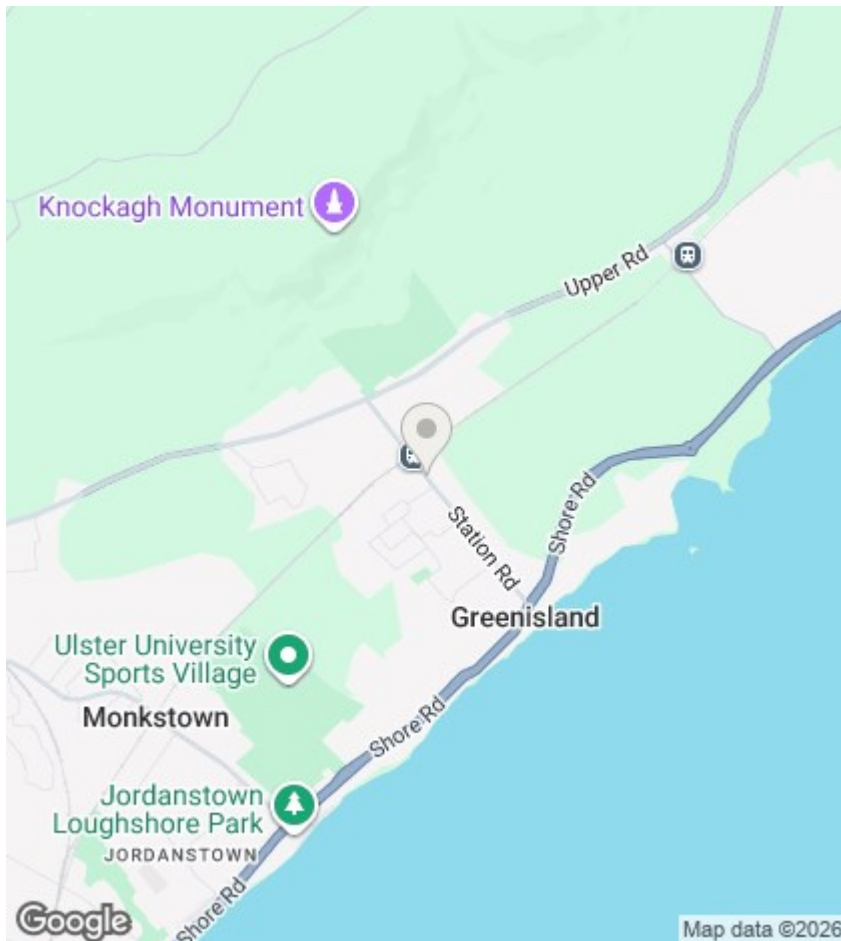
Side in paver, brick patio

Rear in lawn, patio area, two outside taps, plants, trees and shrubs, hedging, extensive driveway

## Attached Outside Storeroom

10'6 x 6'6

Light and power, radiator



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 77                      |
| (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 |

