



4 Station Road, Greenisland, Carrickfergus, BT38 8TS

Offers Over £224,950

- Extended semi detached villa in popular residential area
- 2 Reception rooms
- Kitchen
- Double glazing in uPVC frames
- Garage plus generous car parking space
- 3 Bedrooms
- Oil fired central heating
- Bathroom and separate W/C
- Highest presentation throughout

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This is a most impressive semi detached villa which has been extended to provide superb accommodation. The property is completed to an exacting standard throughout and will be suitable for a variety of purchaser. Conveniently situated to Belfast City Centre, public transport facilities, schools and shop. This is a home we can recommend with confidence.

 3  0  2  E

Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Polished wood flooring, picture rail

Cloaks

Low flush W/C, wash hand basin, pine panelled ceiling

Lounge

20'6" x 10'8"

French doors to garden, feature cast iron fireplace

Reception Room

14'0" x 10'8"

Wood burning stove, slate hearth

Kitchen

10'4" x 6'11"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, extractor fan, tiling, downlighters

First Floor

Landing

Access to roofspace

Bedroom (1)

11'7" x 10'8"

Polished wood flooring

Bedroom (2)

13'10" x 10'8"

Polished wood flooring

Bedroom (3)

9'2" x 7'1"

Bathroom

Panelled bath with mixer tap, telephone hand shower, wash hand basin, tiling

W/C

W/C, wash hand basin

Outside

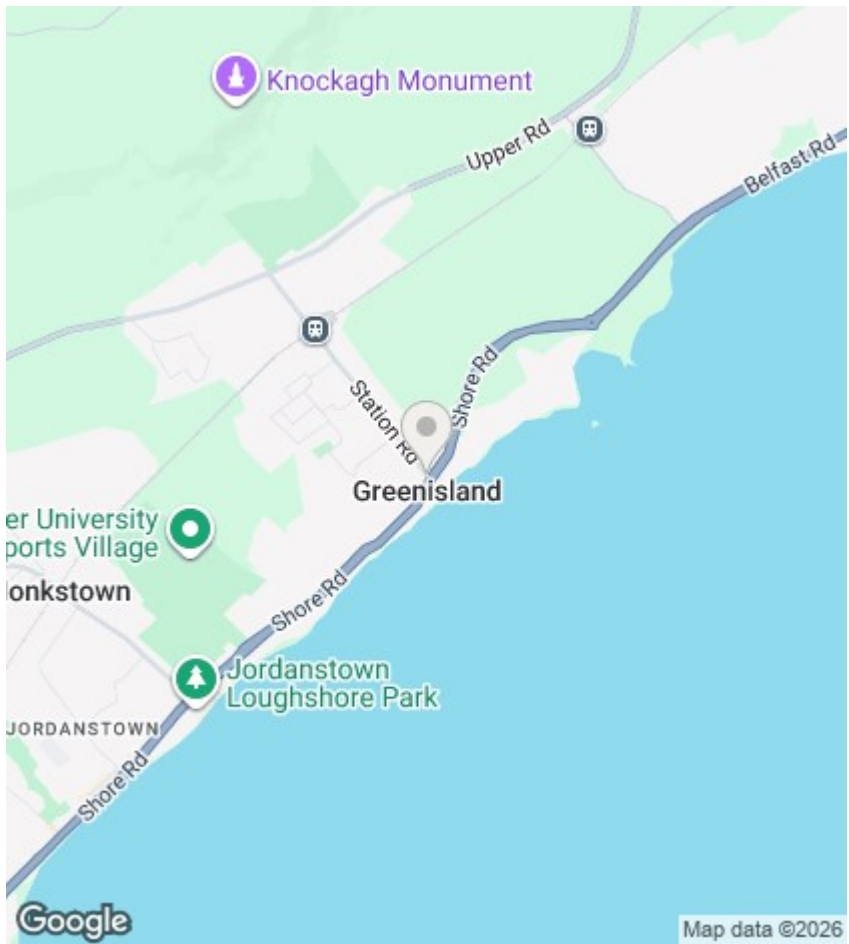
Front in lawn, car parking space

Rear in lawn

Garage

17'10" x 12'0"

Roller door, light and power, oil fired boiler, light and tap



Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

