



27 Knockfergus Park, Greenisland, Carrickfergus, BT38 8SN

Offers Over £249,950

- Meticulously presented red brick semi detached villa in highly popular and sought after location
- Lounge
- Modern bathroom suite with separate shower
- Generous and immaculately kept gardens to both front and back
- Detached garage
- 3 Bedrooms
- Modern fitted kitchen, open plan with dining room
- Gas fired central heating/ Double glazing in uPVC frames
- Utility area and external storage shed
- Short walk to Greenisland train station and close to schools, shops and public transport facilities

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A meticulously presented red brick semi-detached villa, ideally situated within this highly popular and sought after location. Offering well proportioned accommodation throughout, this attractive home comprises three bedrooms, a comfortable lounge and a modern fitted kitchen which is open plan to the dining room, creating an excellent space for both everyday living and entertaining.

The property further benefits from a modern bathroom suite with separate shower, gas fired central heating and double glazing, complemented by uPVC fascia and rainwater goods. Externally, the property boasts generous and immaculately maintained front and back gardens, together with a useful utility area and external storage shed. A detached garage provides additional storage and parking facilities. Conveniently positioned within a short walk of Greenisland train station, the property is also close to local schools, shops and excellent public transport facilities, making it an ideal home for a wide range of purchasers.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

uPVC front door, feature floor tiling

Entrance Hall

Cornicing, understairs storage, wooden flooring, cloaks

Lounge

12'3 x 11'11

Fireplace with tiled hearth, laminate wood flooring, feature wall panelling

Open plan kitchen/dining

20'8 (largest point) x 12'1

Modern fitted kitchen with a range of high and low level units, built in stainless oven, built in stainless steel microwave, built in fridge/freezer, in laid hob, feature modern extractor hood, single drainer sink unit, mixer taps, vegetable sink, built in dishwasher, downlighters, ceramic tiled flooring, French doors to rear

First Floor

Landing

Bedroom (1)

12'1 x 10'10

Bedroom (2)

11'10 x 10'10

Bedroom (3)

9'5 x 7'7

Built in storage

Bathroom

Bath unit with feature telephone hand shower, shower unit with thermostatically controlled shower, glazed shower screen, hanging wash hand basin, low flush W/C, PVC panelled ceiling, tiled flooring, built in storage with Worcester boiler, heated towel rail, access to roofspace, extractor fan

Outside

Front: In lawn, plants and shrubs, in stones, driveway, hedges

Side: Driveway

Rear: Generous and enclosed garden to rear, paved patio area, plants and shrubs, hedges, uPVC fascia and rainwater goods

Utility area

8'8 x 5'11

Plumbed for washing machine, space for tumbler dryer

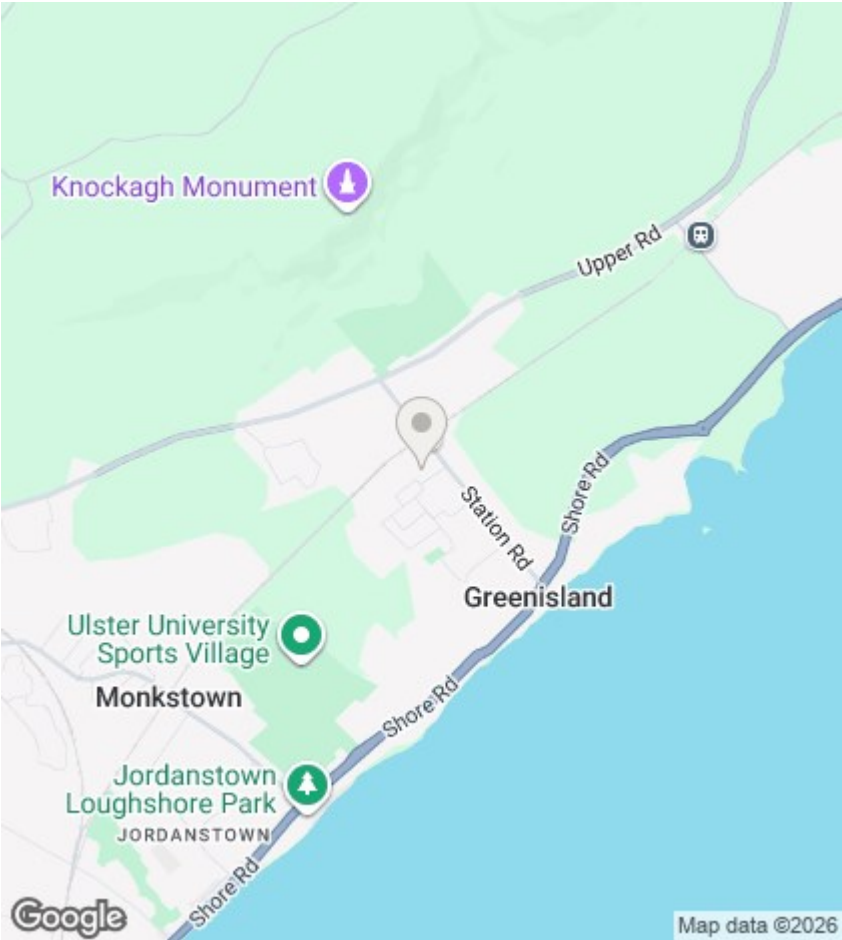
Detached Garage

16'10 x 9'14

Up and over door, light

Outhouse

16'3 x 9'3



Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC