



4 Farm Lodge Stables, Greenisland, BT38 8ZL

£349,950

- Luxury red brick detached property in highly regarded cul de sac
- Lounge with feature fireplace
- Sunroom
- Cloaks / Utility room
- Generous car parking space
- 4 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with marble worksurfaces and built in appliances, casual dining area open plan to:
- Modern white bathroom suite
- Double glazing in uPVC frames/ Gas fired central heating
- Magnificent views

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A superb luxury red brick detached property, ideally positioned within a highly regarded cul-de-sac, offering spacious and stylish family accommodation with magnificent views. The property features four well-proportioned bedrooms, including a principal bedroom with ensuite shower room. The inviting lounge benefits from a feature fireplace, creating a warm and welcoming living space.

A modern fitted kitchen boasts elegant marble worksurfaces, built-in appliances and a useful casual dining area, opening seamlessly into a bright and versatile sunroom. Further accommodation includes a modern white bathroom suite, convenient cloaks/utility room and excellent storage.

The property benefits from uPVC double glazing and gas-fired central heating throughout. Externally, there is generous car parking, providing ample space for multiple vehicles. With its attractive detached design, impressive views, contemporary fittings and desirable cul-de-sac setting, this exceptional home offers an excellent combination of comfort, style and practicality, making it an ideal choice for modern family living.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring

Cloaks

Low flush WC, wash hand basin, ceramic tiled flooring

Lounge

13' 11" x 13' 2"

Feature cast iron fireplace with granite hearth, cornicing

Kitchen

24' 9" x 11' 0"

Modern fitted kitchen with range of high and low level units, granite worksurfaces with upstands, island with stainless steel sink unit with mixer tap, built in gas hob and fan assisted oven, stainless steel extractor fan, built in fridge and freezer, built in dishwasher, ceramic tiled flooring, casual dining area with views towards Cavehill, walk in storage cupboard, downlighters

Utility Room

9' 10" x 5' 3"

Range of units, plumbed for washing machine, door to side, open plan to kitchen

Sunroom

11' 11" x 10' 5"

Ceramic tiled flooring, door to rear, downlighters, French doors

First Floor

Landing

Views, linen cupboard with gas boiler, access to roofspace

Bedroom (1)

14' 1" x 10' 2"

Ensuite

Low flush WC, wall hung wash hand basin, glazed shower unit with electric shower, tiling, ceramic tiled flooring

Bedroom (2)

14' 3" x 8' 9"

Views of Belfast Lough

Bedroom (3)

11' 0" x 8' 8"

Views of Cavehill and Belfast Lough

Bedroom (4)

10' 3" x 9' 1"

Bathroom

White bathroom suite, low flush WC, panelled bath with mixer tap, pedestal wash hand basin, glazed shower unit with controlled shower

OUTSIDE

Front in lawn, plants, trees and shrubs, car parking space

Side in driveway, car charger

Rear in lawn with decking area, outside power, plants and shrubs

uPVC fascia and rainwater goods

Garage

18' 0" x 11' 11"

Roll top doors, light and power

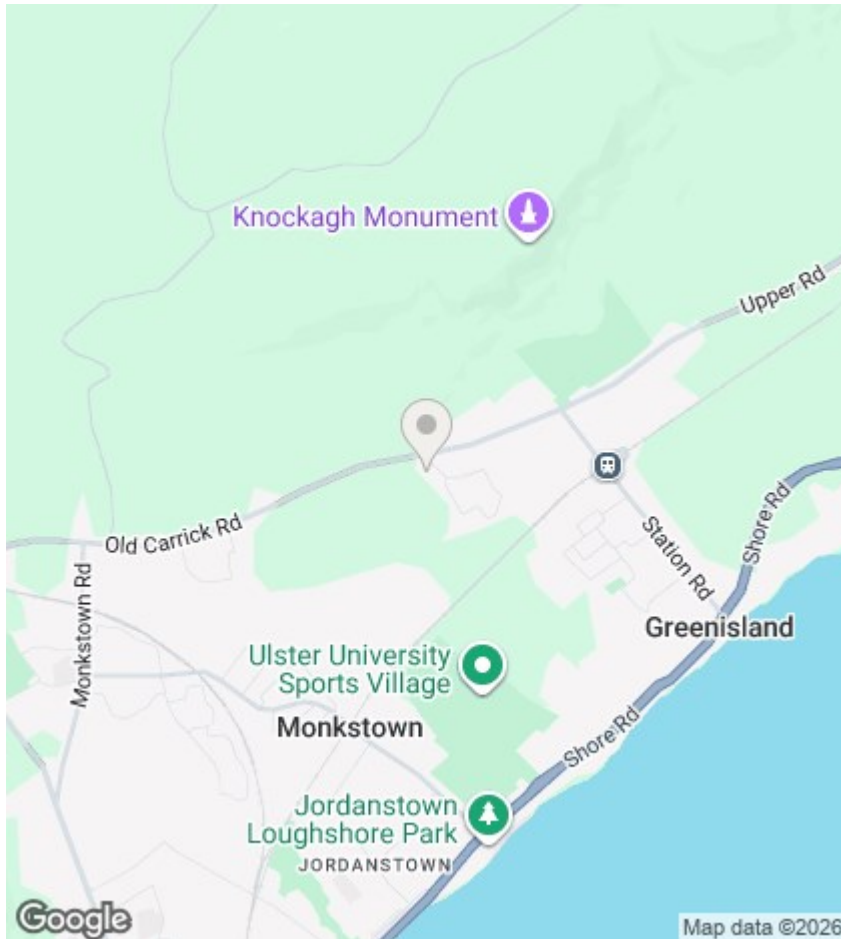
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The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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	75	75
(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

