



71 Farm Lodge Park, Greenisland, Carrickfergus, BT38 8YB

Offers Over £259,950

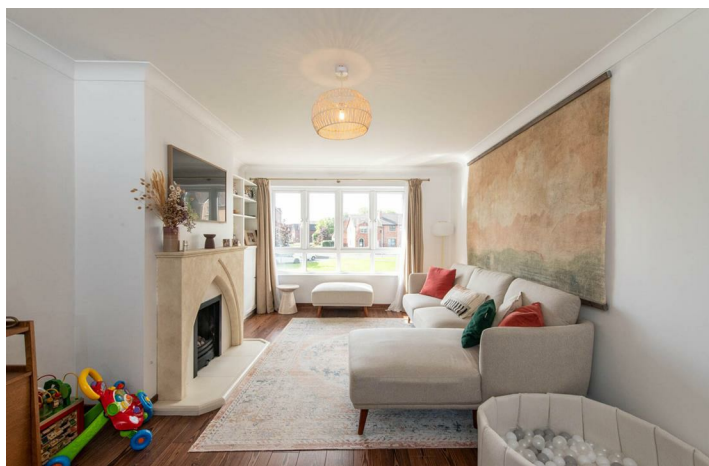
- End townhouse in popular residential area
- Lounge with laminate wood flooring and feature fireplace
- Modern white bathroom suite
- Double glazing in uPVC frames
- Very well presented throughout
- 3 Bedrooms / 2 reception rooms or 4 bedrooms/ 1 reception room (1 luxurious ensuite shower room)
- Luxury fitted kitchen with casual dining area with views of Belfast Lough
- Gas fired central heating
- Integral garage & utility room

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A beautifully presented end townhouse situated in a popular and desirable residential area, offering versatile and spacious accommodation throughout. The property comprises three bedrooms and two reception rooms, or alternatively four bedrooms and one reception room, providing flexibility to suit a variety of lifestyles. There is a luxurious en-suite shower room, together with a modern white bathroom suite. The stylish lounge benefits from laminate wood flooring and an attractive feature fireplace, while the luxury fitted kitchen provides a practical and contemporary space. Further benefits include gas-fired central heating, double glazing in uPVC frames, an integral garage and a useful utility room. Presented to an excellent standard throughout, this appealing home is ready to move into and view.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring, uPVC front door

Lower Ground Floor

Cloaks

Low flush W/C, wall hung vanity unit with mixer tap, extractor fan

Family Room

10'7 x 9'8

Ceramic tiled flooring, cornicing, shelving and cupboard, French doors to garden

Integral Garage

19'9 x 10'7

Up and over door, light and power

Utility Room

9'8 x 7'1

Range of high and low level units, Belfast style sink with mixer tap, plumbed for washing machine, space for tumble dryer, Worcester gas boiler, laminate wood flooring, uPVC door to rear

First Floor

Lounge

20'3 x 11'7

Laminate wood flooring, feature fireplace with gas fire, built in cupboard and shelving, cornicing

Kitchen

18'1 x 9'9

Luxury fitted kitchen with range of high and low level units, Corian worksurfaces with upstands and splashback, ceramic sink unit with mixer tap, boiling tap, ceramic drainer, built in induction hob, extractor fan, built in microwave, built in fan assisted oven, built in hot point, space for fridge freezer, luxury floor tiling. Casual dining area, downlighters, views of Belfast Lough

Second Floor

Landing

Linen cupboard, access to roofspace

Bedroom (1)

15'0 x 11'4 (at max)

Including built in wardrobe, views towards Knockagh

Ensuite Shower Room

Low flush W/C, vanity unit with mixer tap, corner

glazed shower unit with rain shower and hand shower, tiling, ceramic tiled flooring, downlighters, uPVC panelled ceiling, heated towel rail

Bedroom (2)

11'4 x 9'5

Views of Belfast Lough

Bedroom (3)

11'6 x 8'4

Views of Belfast Lough

Bathroom

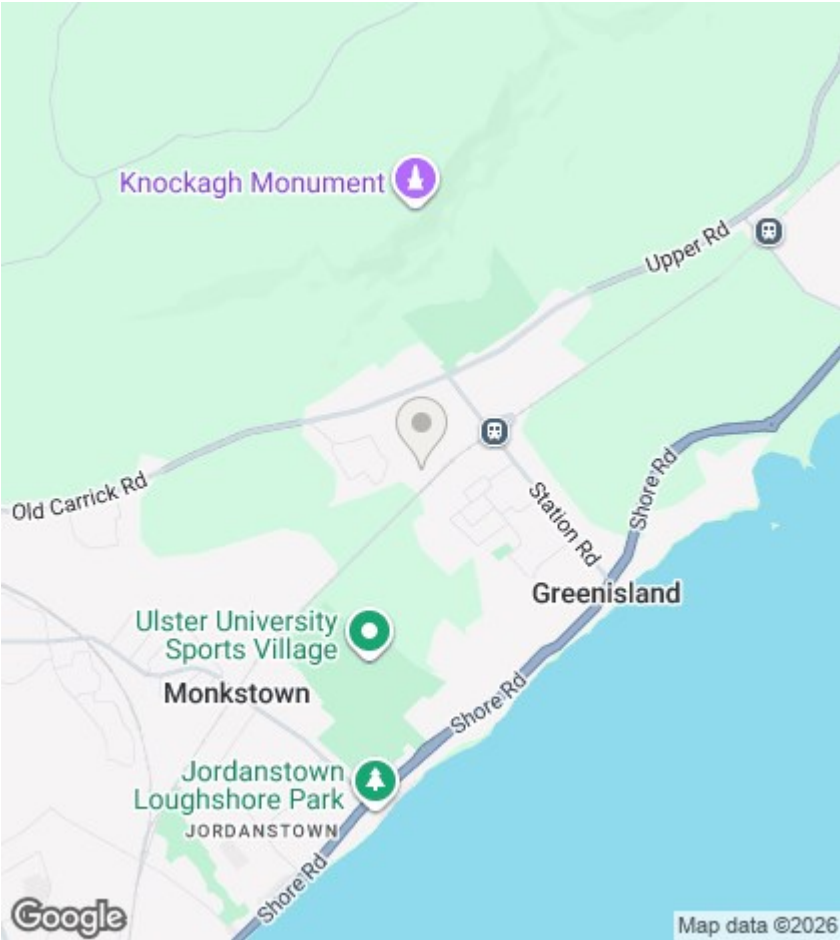
Low flush W/C, pedestal wash hand basin, panelled bath with controlled shower and shower screen, tiling, ceramic tiled flooring, heated towel rail, downlighters, extractor fan

Outside

Front in driveway

Side in paved patio area, lawn, fencing

Rear in raised decking area, fencing, lawn, plants, trees and shrubs



Directions

Viewings

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

EPC Rating:

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