McMillan McClure

Always Moving









112 Station Road, Greenisland, Carrickfergus, BT38 8UW

Offers Over £399,950

- Fabulous detached property in highly regarded area of Greenisland
- 3 Reception Rooms (including sunroom)
- Modern white bathroom suite with separate rain shower
- Double glazing in uPVC frames
- Very well presented throughout
- 4 Spacious bedrooms (Master bedroom with en-suite shower room)
- Modern open plan fitted kitchen with granite worksurfaces and built in Neff appliances
- Gas fired central heating (New boiler installed 2023)
- Quiet Cul de Sac

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Located within a highly regarded area, this beautifully presented detached family home occupies a quiet cul-de-sac position. The property offers generous accommodation comprising of four spacious bedrooms including master en-suite, along with three reception rooms, providing excellent flexibility for modern family living. A modern open plan fitted kitchen with dining area creates an ideal space for entertaining. Further benefits include modern four piece white bathroom suite, an upgraded gas fire central heating and uPVC double glazing. Externally the property boasts a beautiful private and secure south facing rear garden perfect for outdoor entertaining. Conveniently located to the many local amenities including Greenisland Train Station, Greenisland Primary School, Belfast High School and Greenisland Golf club making it perfect for commuters and families alike. Due to the spacious accommodation and location we recommend viewing at your earliest convenience.

4 2 3 C

Council Tax Band: Northern Ireland







Ground Floor

Reception Hall
Ceramic tiled flooring, understairs storage

Lounge
14'7 x 11'8
Engineered wood flooring, feature fireplace with granite surround, gas fire, downlighters with dimmer, double doors to rear

Family Room
12'8 x 11'9
Engineered wood flooring

Kitchen
25'4 x 11'8
Modern shaker style fitted kitchen with range of high and low level units, granite worksurfaces and usptands, inlaid stainless steel sink unit with mixer tap and vegetable sink, granite drainers, built in Neff ceramic hob with feature roof extractor fan, built-in Neff double oven, Neff built-in fridge and freezer, built-in Neff dishwasher, wine rack, engineered wood flooring, open plan to casual dining area with engineered wood flooring

Utility Room
Range of units to match kitchen, stainless steel sink unit with mixer tap, plumbed and wired for an integrated washing machine and tumble dryer, gas boiler (installed 2023), Ceramic tiled flooring, extractor fan, door to rear

Cloaks
Low flush W/C, vanity unit with mixer tap, ceramic tiled flooring, extractor fan

Sunroom
11'8 x 11'8
Engineered wood flooring, downlighters with dimmer, French doors with access to the patio

First Floor

Landing
Access to floored full height roofspace and hotpress with hot water storage unit and shelving.

Bedroom (1)
12'11 x 11'8
Feature panelling

Ensuite
Low flushed W/C, vanity unit, large shower unit with mixer tap and controlled shower, downlighters, extractor fan

Bedroom (2)
12'7 x 11'8

Bedroom (3)
11'7 x 11'4

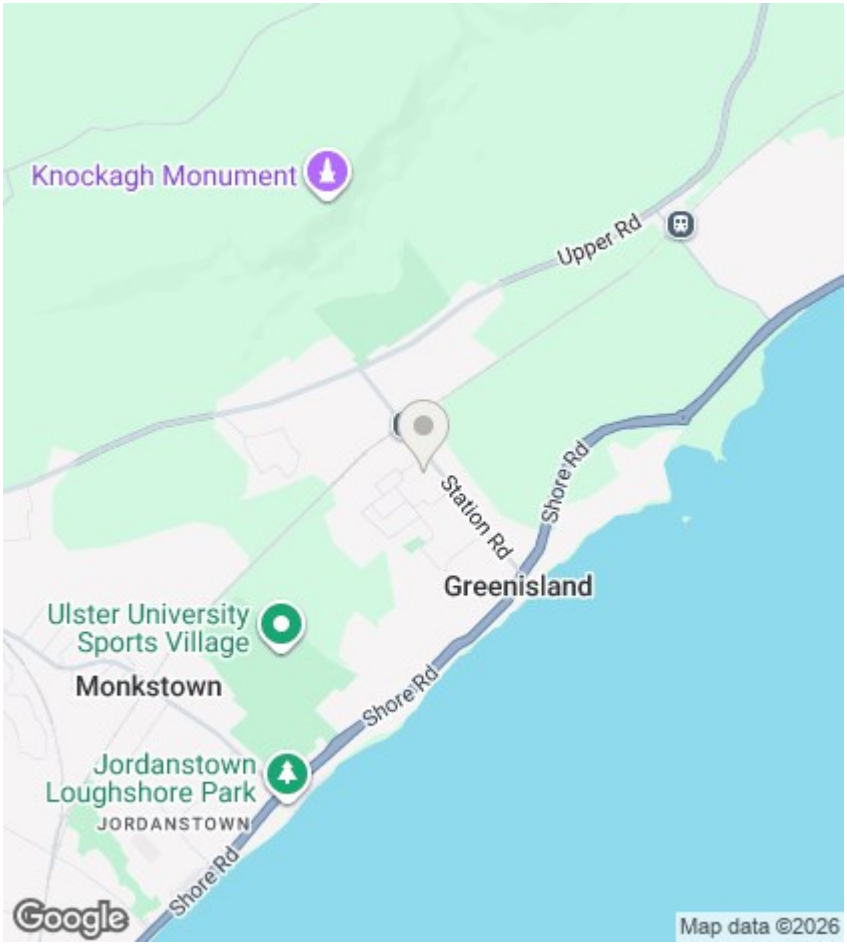
Bedroom (4)
11'9 x 10'10

Bathroom
Modern white bathroom suite, low flush W/C, pedestal wash hand basin, panelled bath with mixer tap, large walk in shower unit with controlled rain shower, tiling, ceramic tiled flooring, downlighters, extractor fan

Outside
Front in lawn, flowerbeds with trees and shrubs.
Brick paved driveway with space for parking behind gates.
Fully enclosed south facing rear garden with lawn, paved patio, raised beds with mature trees and shrubs, outside lights and outside tap.

Disclaimer/ Additional Information
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.



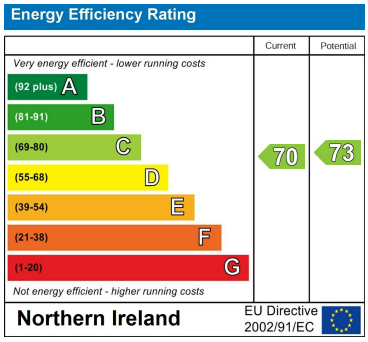
Directions

Viewings

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

EPC Rating:

C



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