



59 Farm Lodge Drive, Greenisland, Carrickfergus, BT38 8XN

Offers Over £684,950

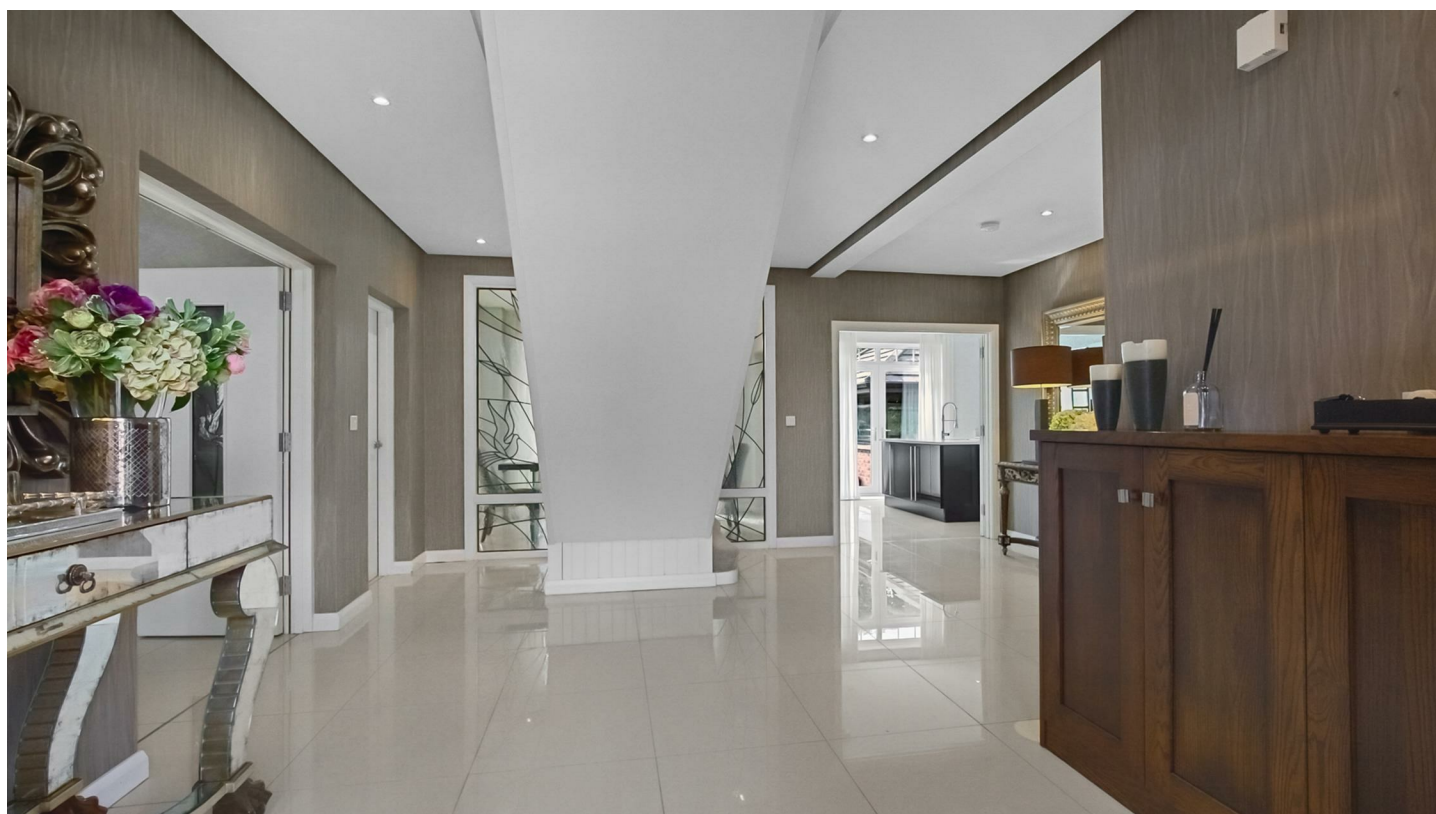
- Magnificent 3 storey red brick detached property in highly regarded area
- 3+ Reception rooms all with luxurious polished floor tiling
- Luxury white bathroom suite
- Luxuriously presented throughout
- Cul de sac
- 6 Bedrooms (3 ensuite shower rooms (One "Jack & Jill"))
- Modern fitted kitchen open plan to dining room to:
- Sunroom
- Outside BBQ room, double garage currently used as gym

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A luxuriously spacious detached residence, this fabulous home offers an exceptional standard of living, with no expense spared in its impressive finish and presentation. Boasting six generously proportioned bedrooms, including three luxurious ensembles, the property provides superb accommodation for modern family life. The current owners have made numerous thoughtful additions, further enhancing this already outstanding home, including a fabulous outdoor BBQ room, perfectly positioned to enjoy the stunning views towards Knockagh. Luxurious floor tiling flows throughout the majority of the reception rooms, adding an elegant and timeless touch to the interiors. Offering an enviable combination of space, style, quality and exceptional views, this remarkable residence truly needs to be seen to be fully appreciated. Seeing is believing with this fabulous home.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Polished tiled flooring, downlighters

Cloaks

Low flush W/C, wall hung vanity unit with mixer tap, polished tiled flooring, double doors to:

Lounge

22'4 x 13'7

Into bay, polished tiled flooring, gas fire, double doors to:

Family Room/ Office

15'2 x 13'8

Into bay, polished tiled flooring, double doors to:

Kitchen

13'7 x 11'4

Luxury fitted kitchen with range of high and low level units, granite worksurfaces, space for Range cooker, stainless steel extractor fan, island unit with stainless steel sink unit with mixer tap, polished tiled flooring, French doors to rear, open plan to:

Dining Room

10'9 x 8'4

Polished wood flooring, French doors to rear

Utility Room

7'7 x 7'6

Range of units, round edge worksurfaces, up stands with stainless steel sink unit with mixer tap and vegetable sink, plumbed for washing machine, space for tumble dryer, polished tiled flooring, door to rear

Sunroom

16'9 x 12'10

Polished tiled flooring, French doors to rear

First Floor

Gallery Landing

Storage cupboard, polished tiled flooring, French door to balcony, views of Knockagh

Bedroom (1)

14'8 x 14'5

Polished tiled flooring, built in wardrobes, downlighters, linen cupboard with insulated cylinder

Ensuite "Jack & Jill"

Low flush W/C, bidet, wall hung wash hand basin, larger shower unit with controlled rain shower, luxury tiling, polished tiled flooring

Bedroom (2)

15'6 14'4 (at max)

Polished tiled flooring, built in wardrobe, shared ensuite

Bedroom (3)

16'2 x 14'4

Polished tiled flooring, views of Cavehill/ Belfast Lough, downlighters

Ensuite Shower Room

Low flush W/C, bidet, twin sink unit with vanity unit, large shower unit with rain shower, luxury tiling, polished tiled flooring, downlighters, luxury flooring, double doors to:

Reception Room

22'7 x 14'4 (into bay)

Polished tiled flooring, downlighters

Second Floor

Landing

Bedroom (5)

22'9 x 14'4

View of Knockagh, built in wardrobes

Ensuite Shower Room

Low flush W/C, vanity unit sink with mixer tap, large shower unit with controlled rain shower, tiling, heated towel rail, downlighters

Bedroom (6)

17'9 x 14'4

Velux window, downlighters

Ensuite Shower Room

Low flush W/C, vanity unit with mixer tap, corner glazed shower unit with controlled shower, heated towel rail, ceramic tiled flooring, Velux window, ceramic tiled flooring

Walk in wardrobe

10'8 x 7'10

Outside

Front in lawn, paviour, brick driveway

Rear in lawn, paved patio area

BBQ Room

16'4 x 11'8

BBQ fitted unit, views

Double Garage (currently used as gym)

21'8 x 17'11

Sliding door, downlighters

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

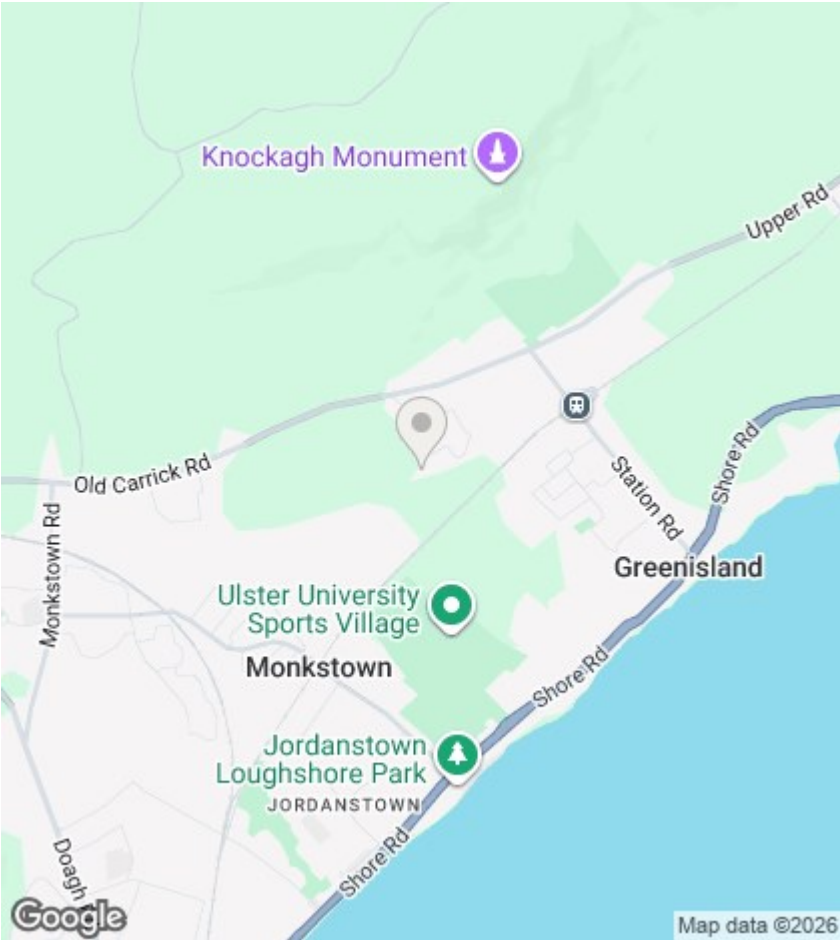
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

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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	80	80
(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



Total: 333 m2
Ground Floor: 125 M2, 1st Floor: 128 M2, 2nd Floor: 80 m2
Excluded Areas: GARAGE/GYM: 36 M2, Utility: 6 M2, Balcony: 6 M2,
Low Ceiling: 17 M2, Bedroom: 3 M2, Storage: 4 M2,
HALL: 4 M2, WC: 2 M2