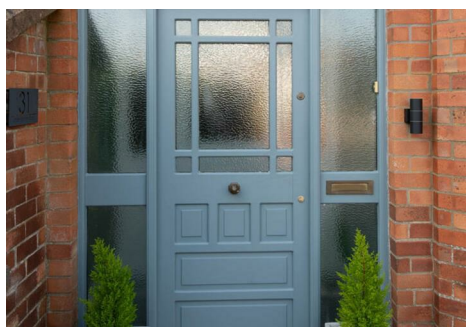




31 Upper Station Road, Greenisland, BT38 8RA

£1,495 Per Month

- Refurbished period semi detached villa in highly regarded area
- 4 Bedrooms (including nursery bedroom) plus landing/ study
- 2 Separate reception rooms
- Modern fitted kitchen
- Luxury bathroom with white suite
- Landing/ storage area
- Gas fired central heating
- Generous mature site/ Detached garage
- Unfurnished

31 Upper Station Road, Greenisland BT38 8RA

This period semi-detached property has been thoughtfully refurbished to the highest standards, seamlessly combining classic charm with contemporary style. The spacious interior boasts modern finishes, and the south-facing back garden ensures an abundance of natural light throughout the day. Located in a highly sought-after area, the property is within easy reach of public transport facilities and highly regarded schools, offering excellent connectivity. Completed with meticulous attention to detail, this home offers both comfort and convenience.



Council Tax Band:



GROUND FLOOR

OPEN ENTRANCE PORCH

Tiled flooring

RECEPTION HALL

Original door with stained leaded glass, cornicing

CLOAKS

Low flush W/C, vanity unit, luxury floor and wall tiling, extractor fan, modern radiator/ towel rail

DRAWING ROOM

15'10" (into bay) x 10'

Distressed brick fireplace, wood burning fire, slate hearth

DINING ROOM

13'6" x 12'12"

Feature French doors to rear

KITCHEN

16'3" x 7'1"

Range of high and low level units, laminate worksurfaces, modern sink unit with mixer taps, ceramic tiled flooring, downlighters, modern radiator

FIRST FLOOR

Landing

BATHROOM

Modern white suite, luxury bath with mixer tap, display units with oval sink unit with mixer tap, shower unit with controlled shower, overhead rain shower, extractor fan, luxury wall and floor tiling, built in units, gas boiler

GENEROUS UPPER LANDING/ STUDY AREA

Access to roofspace, downlighters

BEDROOM (1)

12'10" (into bay) x 10'6"

Views of Knockagh and Belfast Lough

BEDROOM (2)

10'9" x 9'10"

BEDROOM (3)

10'12" x 10'

BEDROOM (4)/ NURSERY ROOM

6'1" x 6'

OUTSIDE

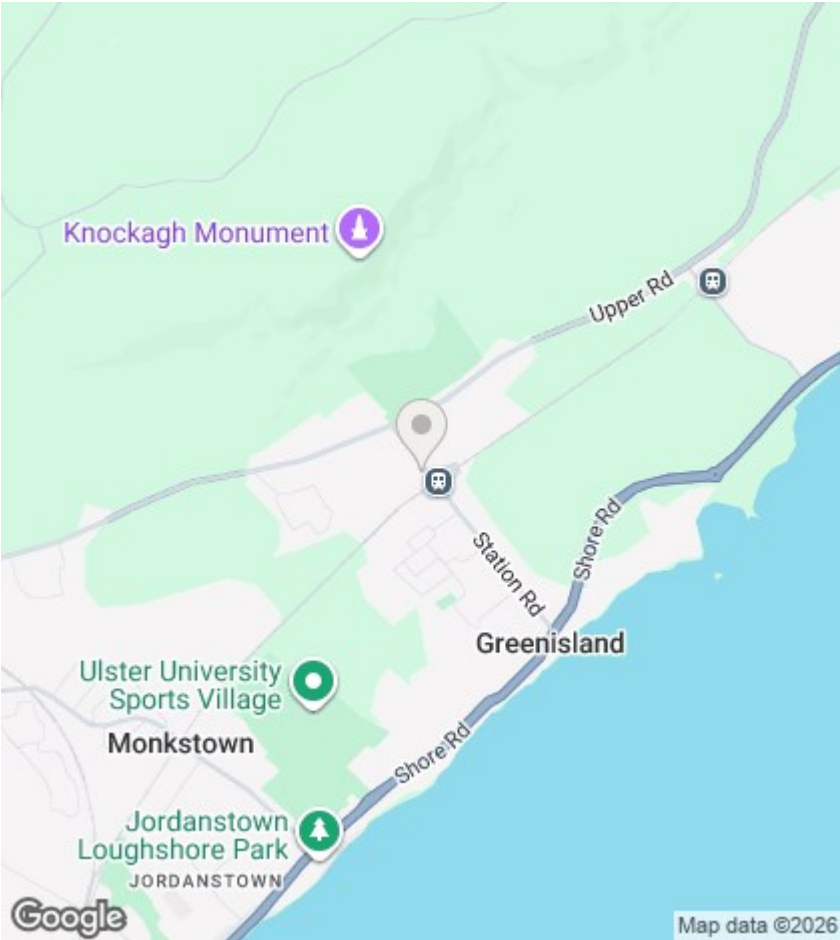
Front: plants, trees and shrubs, tarmac driveway
Rear: in spacious lawn, plants, trees and shrubs,

extended paved patio area leading to area of relaxation with stone/slate finish, uPVC fascia and rainwater goods

DETACHED GARAGE

15'5" x 9'5"

Up and over door, light and power



Directions

Viewings

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

EPC Rating:
G

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		
		60
	12	
Northern Ireland		EU Directive 2002/91/EC

