



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

Offers Over £349,950

- Detached property in popular residential area
- 2 Reception rooms
- White bathroom suite
- Double glazing in uPVC frames
- Downstairs W/C
- 4 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area
- Gas fired central heating
- Utility room
- Detached garage

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Situated within the highly regarded Farm Lodge Developments, this impressive detached family home enjoys a peaceful position within a desirable cul-de-sac. Offering an excellent setting for modern family living, the property is ideally located close to a range of local amenities and attractions. Greenisland Golf Club is nearby, while Greenisland Train Station and Loughshore are just minutes away by car, providing convenient access for commuters and leisure alike. Families will particularly appreciate the excellent choice of schools in the surrounding area, including the highly regarded Greenisland Primary School and Belfast High School. Combining a sought-after location with excellent transport links, quality local schooling and a welcoming residential setting, this attractive home represents an excellent opportunity for those seeking comfortable family living in a popular and well-connected development.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Reception Hall

Cloaks

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

Lounge

16'6 x 12'1

Feature fireplace, open plan to:

Dining Room

12'1 x 10'9

Laminate wood flooring, open plan to:

Family Room

13'1 x 9'11

Kitchen

17'5 x 8'9

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, space for fridge freezer, space for cooker, stainless steel extractor fan, ceramic tiled flooring, casual dining area

Utility Room

9'11 x 5'0

Range of high and low level units, stainless steel sink unit with mixer tap, plumbed for washing machine, Worcester gas boiler

First Floor

Landing

Linen cupboard with insulated cylinder

Bedroom (1)

13'0 x 13'0

Built in robes

Ensuite Shower Room

Low flush W/C, glazed shower unit with controlled shower, ceramic tiled flooring, tiling

Bedroom (2)

13'6 x 8'9

Built in wardrobe

Bedroom (3)

12'11 x 12'2

View of Belfast Lough

Bedroom (4)

14'5 x 8'10

White Bathroom Suite

Low flush W/C, wall hung wash hand basin, panelled bath with mixer tap and controlled shower, tiling, ceramic tiled flooring, heated towel rail

Outside

Front: Lawn

Side: Driveway

Rear: Lawn, paved patio area

Garage

19'0 x 9'11

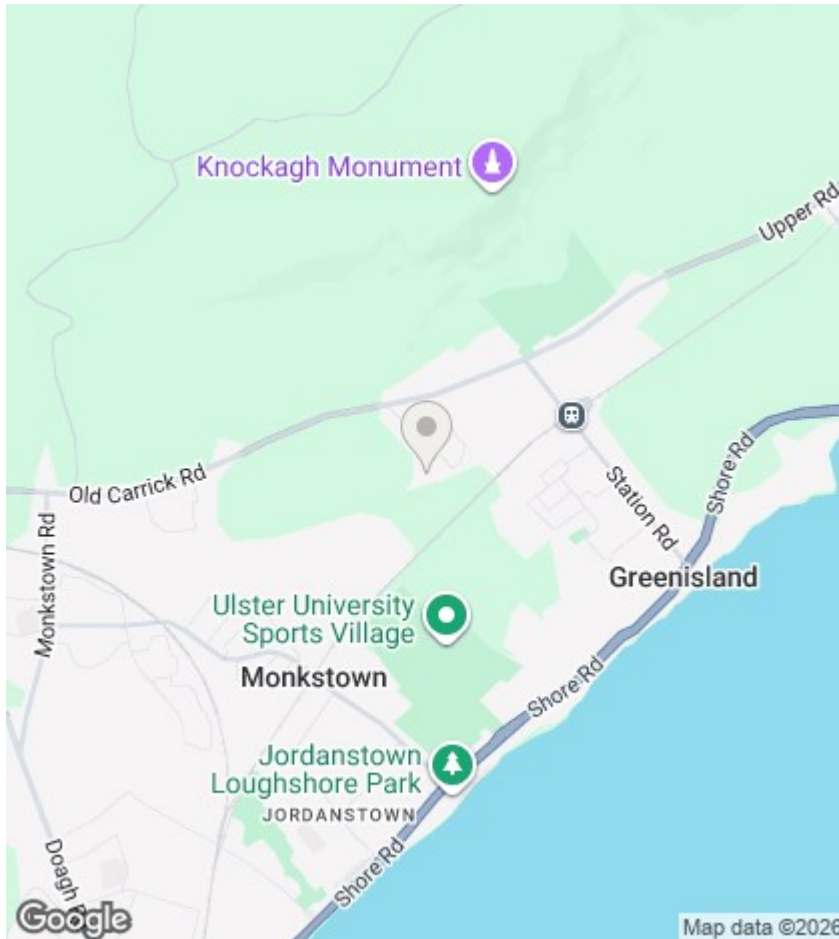
Disclaimer/ Additional Information

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

Ground Floor

