



7 Longfield Gardens, Greenisland, BT38 8TR

Offers Over £174,950

- Meticulously presented semi detached villa in highly popular and convenient location
- Lounge with feature wood burning stove
- Utility room
- Gas fired central heating
- Enclosed garden to rear/Tarmacked driveway to front
- 3 Bedrooms
- Modern fitted kitchen
- Modern bathroom
- Double glazing in uPVC frames/uPVC fascia and rainwater goods
- Located close to excellent schools, shops and frequent public transport links

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Meticulously presented throughout, this attractive semi detached villa occupies a highly popular and convenient location, making it an ideal choice for a range of buyers. The accommodation comprises a welcoming lounge featuring a charming wood burning stove, creating a cosy and inviting space to relax. The modern fitted kitchen is complemented by a useful separate utility room, while three well proportioned bedrooms are served by a modern bathroom. Further benefits include gas fired central heating, double glazing in uPVC frames and uPVC fascia and rainwater goods. Externally, the property boasts an enclosed rear garden, perfect for outdoor enjoyment and a tarmacked driveway to the front providing off-street parking. Excellent schools, local shops and frequent public transport links are all conveniently close by.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Composite front door, ceramic tiled flooring, under stair storage, feature glass balustrade

Lounge

Feature wood burning stove

Modern fitted kitchen

Modern fitted kitchen with a range of high and low level units, round edge work surfaces, under cabinet lighting, built in stainless steel oven, inlaid hob, stainless steel extractor hood, sink unit, vegetable sink, mixer taps, built in fridge/freezer, space for dish washer, feature herringbone tile effect flooring, downlighters,

Utility Room

Range of high and low level units, round edge work surfaces, gas boiler, plumbed for washing machine, space for tumble dryer, uPVC back door

First Floor

Landing

Feature glass ballustrade, access to roofspace

Bedroom (1)

Solid wood flooring

Bedroom 2

Bedroom 3

Solid wooden flooring, feature built in wardrobes, built in storage

Outside

Front: Tramacked driveway with space for multiple cars, plants, hedges and shrubs

Side: Electric car charging point

Rear: Neat and enclosed paved patio to rear, in stones, storage shed

Bathroom

Modern bathroom suite, PVC panelled bath, glazed shower screen, vanity sink unit, low flush W/C, wall tiling, downlighters

Disclaimer/ Additional Information

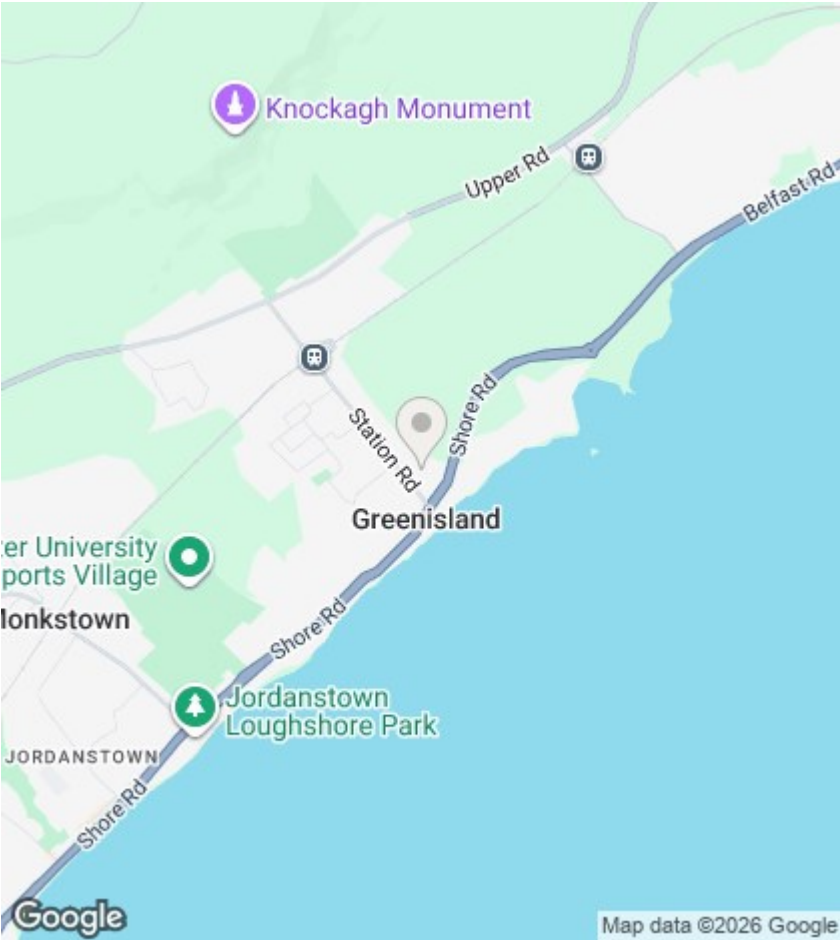
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to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for 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:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC