



252

UPPER
ROAD

GREENISLAND

2 SUPERB DETACHED HOMES
WITH SEA VIEWS

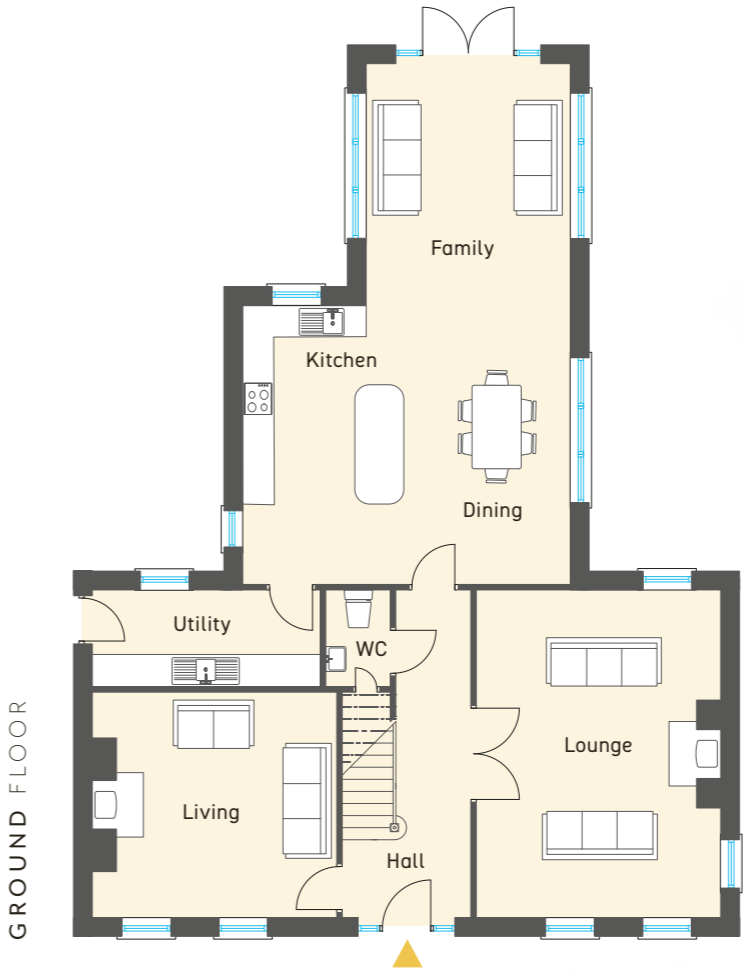
2 SUPERB DETACHED HOMES
WITH VIEWS OVER BELFAST LOUGH
TOWARDS THE COUNTY DOWN COASTLINE





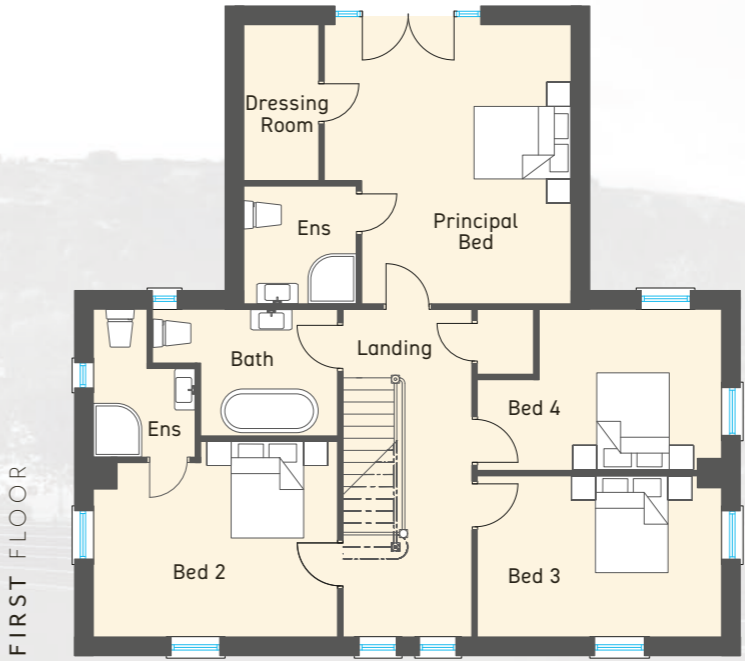
SITE 252 & 254

4 BEDROOM DETACHED FAMILY HOMES
Floor Area: 2417 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	20'0"	x	14'10"
m	6.10	x	4.55
Kitchen / Dining			
ft	20'0"	x	17'1"
m	6.10	x	5.20
Family			
ft	14'8"	x	12'6"
m	4.50	x	3.80
Living			
ft	14'11"	x	13'9"
m	4.55	x	4.20
Utility			
ft	14'0"	x	5'10"
m	4.25	x	1.80



FIRST FLOOR

Principal Bedroom (max)			
ft	17'1"	x	15'1"
m	5.20	x	4.60
Dressing Room			
ft	9'6"	x	4'7"
m	2.90	x	1.40
Ensuite			
ft	7'3"	x	6'9"
m	2.20	x	2.10
Bedroom 2			
ft	14'11"	x	10'7"
m	4.55	x	3.25
Ensuite (max)			
ft	9'0"	x	6'2"
m	6.75	x	1.90
Bedroom 3			
ft	14'11"	x	9'9"
m	4.55	x	3.00
Bedroom 4 (max)			
ft	14'11"	x	9'9"
m	4.55	x	3.00
Bathroom (max)			
ft	11'4"	x	7'8"
m	3.45	x	2.35



CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES

KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

BATHROOM & ENSUITE

- Deluxe white sanitary ware with quality chrome fittings to bathroom, ensuite and wc
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuite
- Low voltage down lights

FLOORING

- Premium carpet and underlay in lounge, family room, bedrooms, stairs and landing
- Tiled floor to kitchen, dining, garden room, utility, bathroom, ensuite and WC

HEATING

- Gas fired central heating
- Energy efficient boiler
- Stove or fireplace fitted

INTERNAL FINISHES

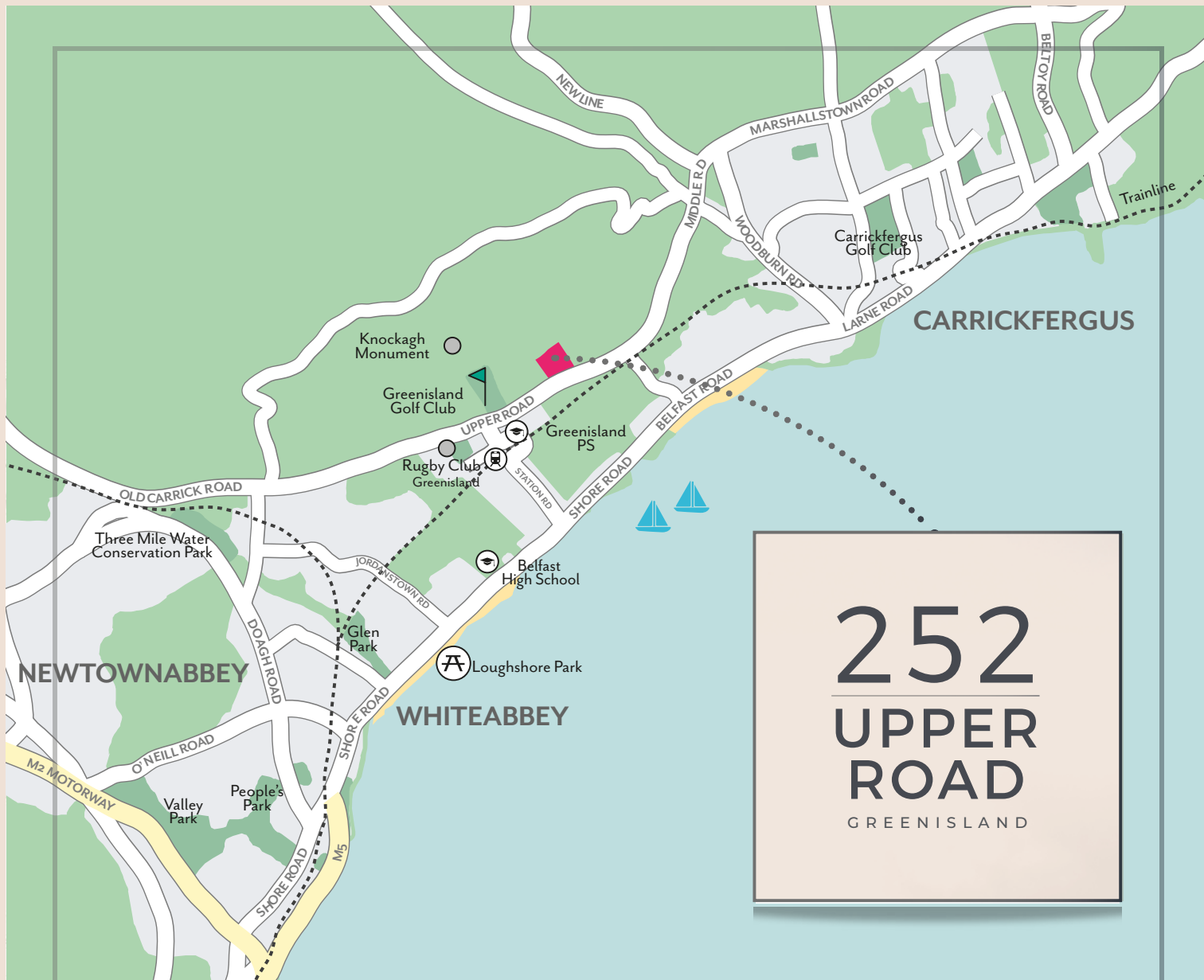
- Painted internal walls and ceilings
- White internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Paved patio areas and paths
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Garage optional extra

WARRANTY

Global Homes 10 year guarantee



LOCATION MAP - NOT TO SCALE

SELLING AGENT



028 9083 0803

GLENGORMLEY
country-estates.com

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