



## 7 Barton Park Villas, Greenisland, BT38 8GH

- Immaculately Presented Semi Detached
- Lounge; Wood Burning Stove
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Prime Site; Lough Views
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Fully Enclosed Rear Garden
- Convenient, Well Sought After Location

Offers Over £295,000

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, triple glazed front door. Herringbone style tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of property.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Timber panelled feature wall. Towel radiator. Herringbone style tiled floor.

#### LOUNGE 15'7" x 10'6"

Feature window to front elevation, enjoying views towards Belfast Lough. Inglenook style recess with cast iron, wood burning stove on solid granite hearth with timber surround.



## **KITCHEN THROUGH DINING ROOM 18'10" x 12'0"**

Luxury fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Ceramic sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven, microwave oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to wall. Fitted breakfast bar unit to match kitchen. Herringbone style tiled floor. Access to under stairs store.

## **SUN LOUNGE 9'7" x 9'3"**

Dual aspect feature window to side and rear. Herringbone style tiled floor. PVC double glazed French door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store. Access to roof space via slingsby style ladder.

### **PRINCIPAL BEDROOM 13'1" x 10'8"**

Views towards Belfast Lough.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Towel radiator. Tiled floor.

### **BEDROOM 2 10'8" x 10'2"**

### **BEDROOM 3 9'11" x 7'10"**

Views towards Belfast Lough.

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head and curved glass shower screen over bath. Splashback tiling to walls. Tiled floor. Towel radiator.

### **EXTERNAL**

Front and side garden finished mainly in lawn.

Tiled entrance canopy.

PVC soffits, fascia and rainwater goods.

Generous sized, private driveway finished in tarmac.

Outside tap.

Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

External light power points.

Range of external lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Immaculately presented, three bedroom, semi detached home with sun lounge extension, occupying a prime, end of cul-de-sac site, with views towards Belfast Lough, situated within the recently constructed Barton Park development, Shore Road, Greenisland.**

**The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, with luxury fitted kitchen, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary white sanitaryware.**

**Externally, the property enjoys private driveway finished in tarmac, and gardens front, side and rear, finished mainly in lawn and paved patio area.**

**Other attributes include gas heating, PVC double glazing and convenient, well sought after location.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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