



252

UPPER
ROAD

GREENISLAND

2 SUPERB DETACHED HOMES
WITH SEA VIEWS

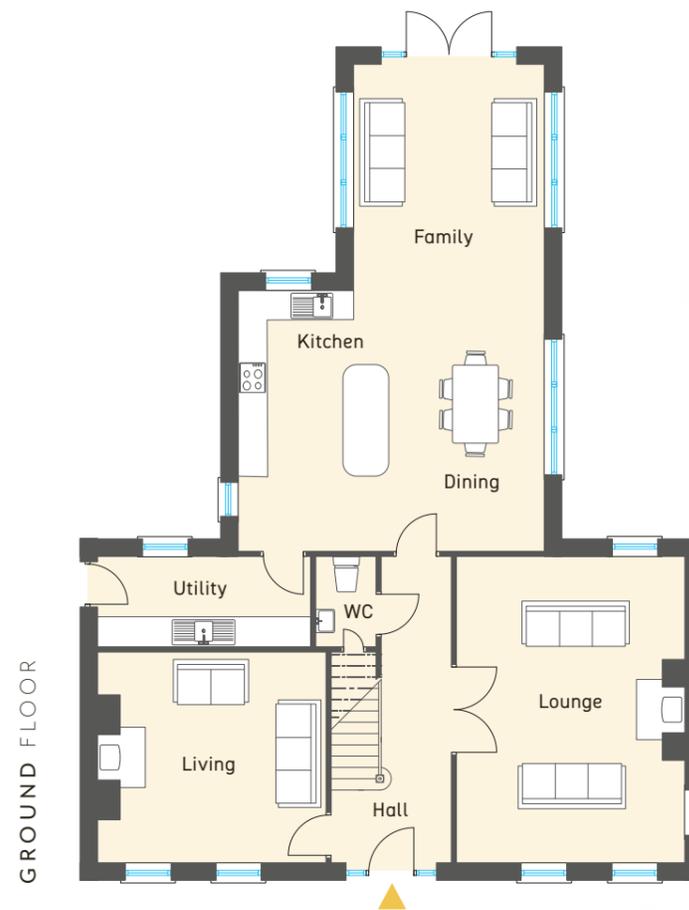
2 SUPERB DETACHED HOMES
WITH VIEWS OVER BELFAST LOUGH
TOWARDS THE COUNTY DOWN COASTLINE





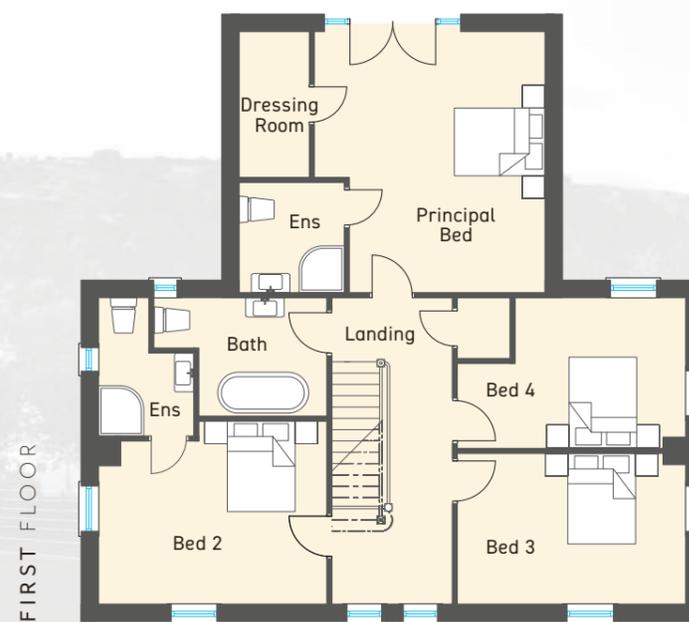
SITE 252 & 254

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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