



48 Upper Road, Greenisland, Carrickfergus, BT38 8RL

Offers Over £325,000

- Extensive detached bungalow in highly regarded area of Greenisland
- Lounge with sliding pocket doors to:
- Bi folding doors to garden
- Oil fired central heating/ Double glazing in uPVC frames
- Utility room/ Detached garage
- 2 Bedrooms
- Luxury fitted kitchen with island and casual lounge/ dining area
- Luxury white bathroom suite/ separate cloaks with low flush WC
- Alarm system
- Immaculately presented throughout

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This immaculate bungalow is a credit to the current owners who have spent endless time, money and effort in redesigning the bungalow to offer spacious well thought out accommodation. The property has been upgraded throughout and of particular interest will be the large luxurious kitchen with casual lounge/dining area with Bi folding doors to a private garden. To fully appreciate this property we strongly recommend viewing at your earliest convenience. Situated on the Upper Road, Greenisland this property will not remain on the market long!



Council Tax Band:



RECEPTION PORCH

Ceramic tiled flooring, composite front door, downlighters

RECEPTION HALL

Laminate wood flooring, access to roofspace

LOUNGE

13'1" x 10'4"

Feature panelling, electric fire, feature radiator, wired for flat screen, built in cupboards and shelving, sliding pocket doors, shutter blinds

KITCHEN

25'6" x 11'2"

Luxury fitted kitchen with range of high and low level units, two built in Aeg fan assisted ovens with warming drawers, built in fridge and freezer, island with Quartz solid worksurfaces, incorporate sink unit with drainer, built in dishwasher, built in induction hob with ceiling Airforce extractor fan with feature lighting, electric blinds

ceramic tiled flooring.

Casual dining area with built in cupboards, wired for flat screen, downlighters, built in folding door with electric blinds to patio area, feature pergola with electric heating, views towards Knockagh

UTILITY ROOM

7'6" x 6'0"

Range of units, built in washing machine, door to rear, downlighters

CLOAKS

Low flush WC, vanity unit with mixer tap, ceramic tiled flooring, feature mirror, downlighters

BEDROOM (1)

13'2" x 10'10"

Plus built in slide robes, feature radiator, shutter blinds

BEDROOM (2)

10'4" x 9'10"

Feature wardrobe, feature radiator

BATHROOM

Luxury white bathroom suite, built in bath with mixer tap, wall hung wash hand basin, larger corner glazed shower unit with controlled shower, low flush WC, linen cupboard with insulated copper cylinder, ceramic tiled flooring, electric Velux window, downlighters

OUTSIDE

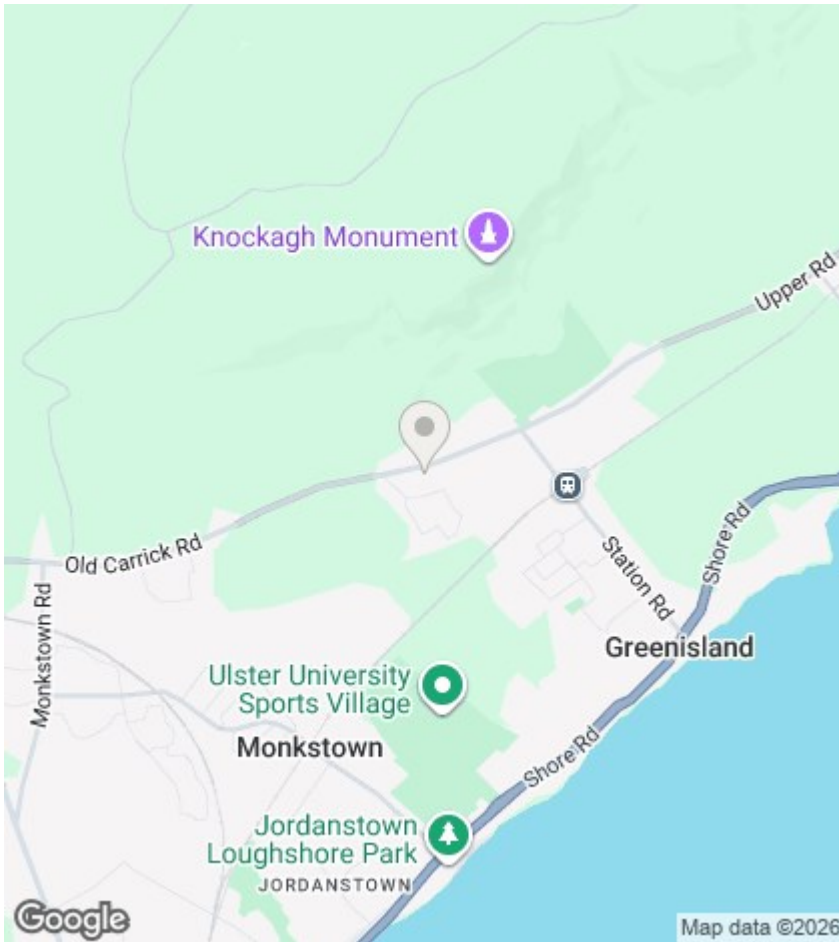
Front in driveway, in lawn with plants, trees and shrubs, external plug socket

Landscaped garden to the rear comprising patio area with enclosed pergola, in lawn, plants, trees and shrubs with additional patio area with views of Knockagh, water tap, external plug socket, pergola, boiler house with oil fired condensing boiler

GARAGE

21'9" x 10'6"

Electric roll top doors, currently subdivided for office facility (no building control), electric and power



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		56	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

