



## 12 The Cairn View, Greenisland, Carrickfergus, BT38 8YQ

Offers Over £274,950

- Red brick semi detached property in popular residential area
- Lounge with laminate wood flooring and log burning stove
- Sunroom
- Gas fired central heating
- Ideal location with Greenisland Train Station and primary school nearby
- 3 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area open plan to:
- Modern white bathroom suite
- Double glazing in uPVC frames
- Views of Knockagh from rear garden

# 12 The Cairn View, Carrickfergus BT38 8YQ

This attractive red brick semi-detached property is located within the highly regarded The Cairn development, just off Upper Station Road in Greenisland. Ideally positioned for families and commuters alike, the home is within close proximity to Greenisland Primary School and Greenisland Train Station, offering excellent convenience. Internally, the property offers bright and well-proportioned accommodation including three bedrooms, with the principal bedroom benefiting from an ensuite shower room. To the rear, a sunroom provides additional living space and enjoys views over the garden towards Knockagh, creating a pleasant setting for everyday living and entertaining. Well presented throughout, this home is sure to appeal to a wide range of purchasers seeking a quality property in a popular residential location.



Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION HALL**

Ceramic tiled flooring, understairs storage

### **CLOAKS**

Low flush W/C, pedestal wash hand basin, extractor fan, ceramic tiled flooring

### **LOUNGE**

15'0" x 11'4"

Laminate wood flooring, log burning stove

### **MODERN FITTED KITCHEN**

18'7" x 11'8"

Range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer tap, built in hob and fan assisted oven, built in fridge freezer, wine fridge, tiling, polished tiled flooring, casual dining area, Glow-Worm gas boiler, downlighters, open plan to:

### **SUNROOM**

11'10" x 9'8"

Polished tiled flooring, uPVC door to rear

## **FIRST FLOOR**

### **LANDING**

Linen cupboard

### **BEDROOM (1)**

11'8" x 10'2"

### **ENSUITE**

Low flush W/C, wall hung wash hand basin, glazed shower unit with rain shower, ceramic tiled flooring, extractor fan

### **BEDROOM (3)**

11'8" x 10'1"

### **BEDROOM (4)**

8'1" x 7'9"

### **BATHROOM**

Luxury white suite, low flush W/C, wall hung wash hand basin, corner bath with mixer tap, corner glazed shower unit with controlled shower, tiling, ceramic tiled flooring, downlighters

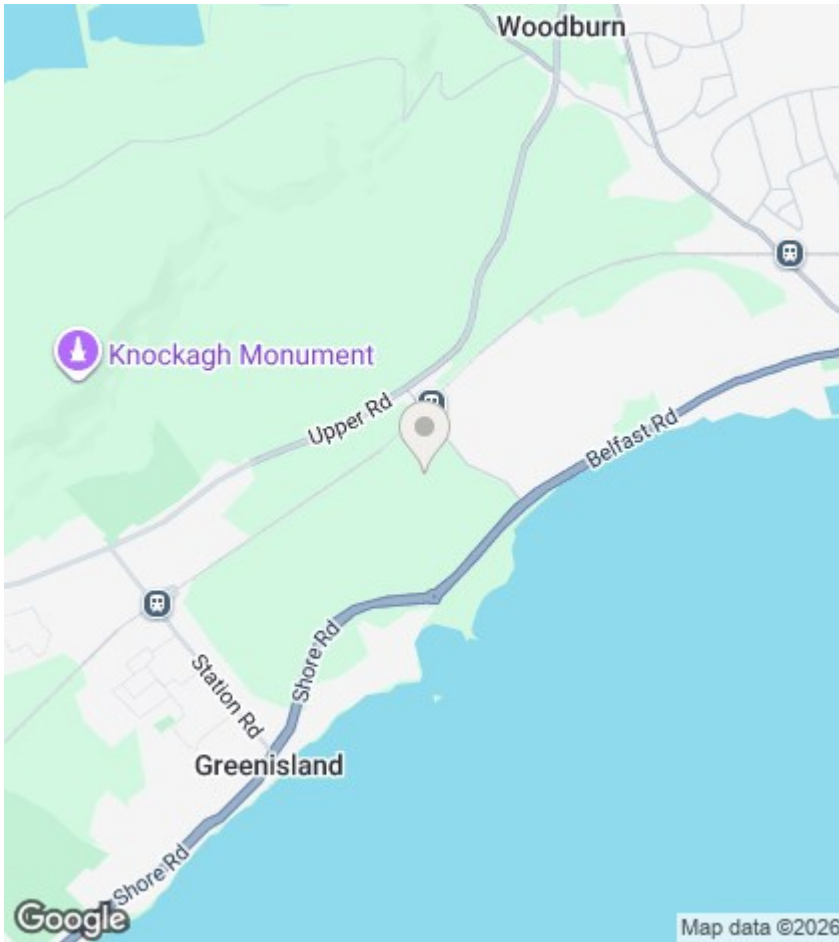
### **OUTSIDE**

Front in lawn

Side in driveway

Landscaped gardens to the rear, AstroTurf, paved patio area, views of Knockagh

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 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

