



## 78 Farm Lodge Park, Greenisland, Carrickfergus, BT38 8YB

Offers Over £269,950

- Semi detached in popular residential area
- 2+ Reception rooms
- Modern white bathroom suite
- Double glazing in uPVC frames
- Conveniently located close to schools, shops and Greenisland train station
- 4 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area
- Gas fired central heating
- Garage
- Downstairs W/C

# 78 Farm Lodge Park, Carrickfergus BT38 8YB

This attractive semi-detached family home is situated within the ever-popular Farm Lodge Park development in Greenisland, a highly sought-after residential location. The property offers generous and flexible accommodation, comprising four well-proportioned bedrooms, two separate reception rooms and a spacious kitchen with dining area, making it ideal for growing families. Further benefits include gas fired central heating and double glazing throughout, ensuring comfort and efficiency year-round. Externally, the property is complemented by a detached garage and gardens, providing excellent storage and outdoor space. The location is a particular highlight, with Greenisland Train Station easily accessible via a convenient walkway through Mullaghmore Park, making this an excellent choice for commuters. Local schools, shops and amenities are also close at hand, adding to the overall appeal of this superb family home.



Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION HALL**

Laminate wood flooring, cornicing

### **CLOAKS**

Pedestal wash hand basin, low flush W/C

### **LOUNGE**

14'4" x 11'8"

Laminate wood flooring, cornicing, double doors to:

### **DINING ROOM**

13'5" x 11'8"

Wired for flat screen, laminate wood flooring, french doors to rear

### **KITCHEN**

20'0" x 11'9"

Fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer taps and vegetable sink, built in gas hob and stainless steel extractor fan, plumbed for dishwasher, built in double oven, space for fridge freezer.

Casual dining area, laminate wood flooring, door to rear.

## **FIRST FLOOR**

### **LANDING**

Linen cupboard, access to floored roofspace

### **BEDROOM (1)**

14'4" x 11'8"

Painted floorboard, built in sliderobes, trouser press

### **ENSUITE**

Low flush W/C, pedestal wash hand basin, corner glazed shower unit with controlled shower, uPVC tiling, painted floorboards

### **BEDROOM (2)**

14'0" x 8'3"

Laminate wood flooring, built in wardrobe

### **BEDROOM (3)**

9'9" x 8'6"

Painted floorboards

### **BEDROOM (4)**

8'6" x 7'2"

Painted floorboards

### **BATHROOM**

White bathroom suite, low flush W/C, panelled bath

with mixer tap and hand shower, glazed shower unit with controlled shower, tiling, ceramic tiled flooring

## **OUTSIDE**

Front in lawn, trees and shrubs

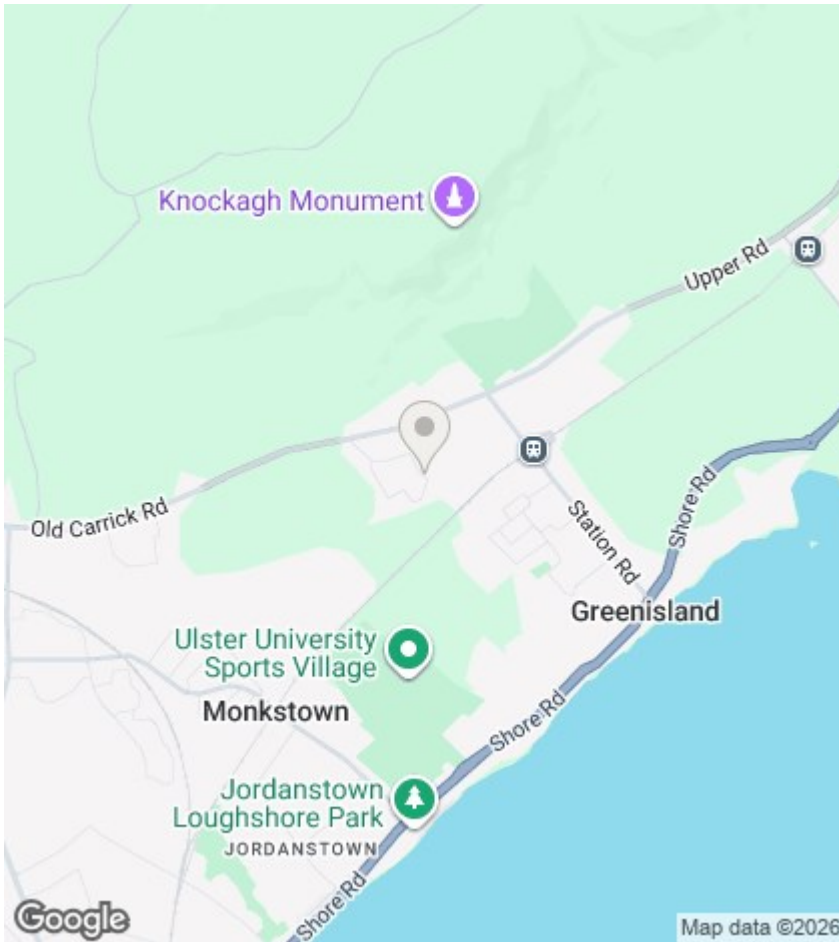
Side in driveway

Rear in raised decking area, stones & shrubs

## **GARAGE**

18'10" x 8'5"

Worcester gas boiler, plumbed for washing machine, light and power



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## Ground Floor

