

50 Farm Lodge Park, Greenisland, Carrickfergus, BT38 8YB

Offers Over £395,000

- Detached chalet style home in highly regarded residential cul de sac
- 2 Separate reception rooms
- Double glazing in uPVC frames/ Gas fired central heating
- High standard of presentation
- Cloaks / Utility room (separate cloakroom)
- 5 Bedrooms (1 with ensuite shower room)
- Kitchen with modern high gloss units with built in appliances open to family area
- Bathroom with modern white suite
- Clear air ventilation system/ Integral garage
- Conveniently located close to excellent schools, shops and public transport facilities

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This detached chalet-style luxury family home offers generous and versatile accommodation, finished to a high standard throughout. Situated in a quiet cul-de-sac, the property provides a peaceful and private setting ideal for family living. The home boasts spacious interiors designed to suit modern lifestyles, with well-proportioned rooms that create a bright and comfortable environment for both relaxing and entertaining. Outside, the enclosed garden offers a safe and secure space where children can play safely, making it perfect for families. Combining quality, space, and a desirable location, this impressive property presents an excellent opportunity for those seeking a stylish and practical family home in a friendly residential setting.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Polished wood flooring

CLOAKS

Low flush W/C, wash hand basin with mixer tap, display units, heated towel rail, luxury wall and floor tiling

LOUNGE

17'8" x 12'1"

Polished wood flooring, glazed double doors from hall to:

DINING ROOM

12'3" x 10'3"

Polished wood flooring, glazed double doors

KITCHEN/ FAMILY ROOM

29'3" x 10'9"

Range of high and low level high gloss units, luxury worksurfaces, feature sink unit with mixer tap, vegetable sink, inlaid hob unit with matching splash back, built in oven, microwave oven, extractor fan, concealed light, fridge downlighters, dishwasher, panelling, French doors with glazed side panel to garden, luxury floor tiling

UTILITY ROOM

12'9" x 5'4"

Built in units, round edge worksurfaces, luxury floor tiling, sink unit with mixer tap, cloakroom, access to garage

FIRST FLOOR

LANDING

Velux window, hot press

BEDROOM (1)

13'5" x 12'2"

ENSUITE SHOWER ROOM

Low flush W/C, pedestal wash hand basin, shower unit with controlled shower and overhead rain shower, wall and floor tiling

BEDROOM (2)

23'8" x 17'0"

Twin Velux window

BEDROOM (3)

13'4" x 10'9"

BEDROOM (4)

12'0" x 12'2"

BEDROOM (5)

10'9" x 8'7"

BATHROOM

Modern white bathroom suite, oval bath with mixer tap, low flush W/C, display units, wash hand basin with mixer taps, shower unit with controlled shower and overhead rain shower, wall and floor tiling, modern radiator

OUTSIDE

Front: paved patio area, plants, trees and shrubs, car parking space

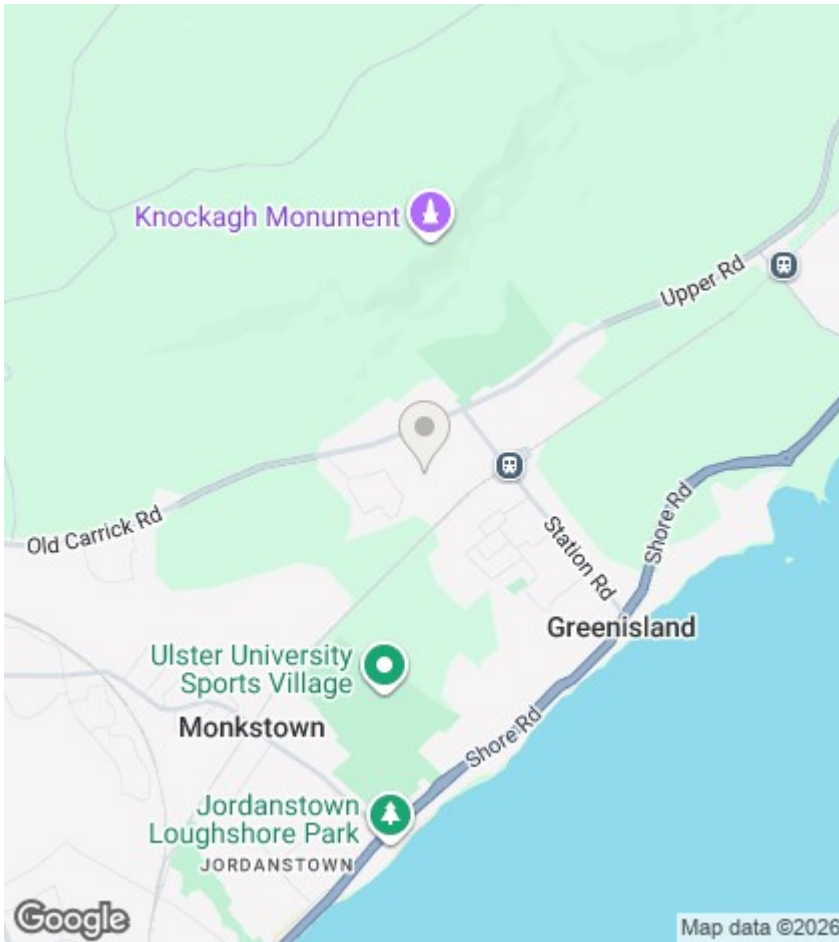
Rear: enclosed, paved patio area, plants, trees and shrubs, light and tap

GARAGE

20'0" x 16'7"

Up and over door, light and power, gas fired boiler.

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

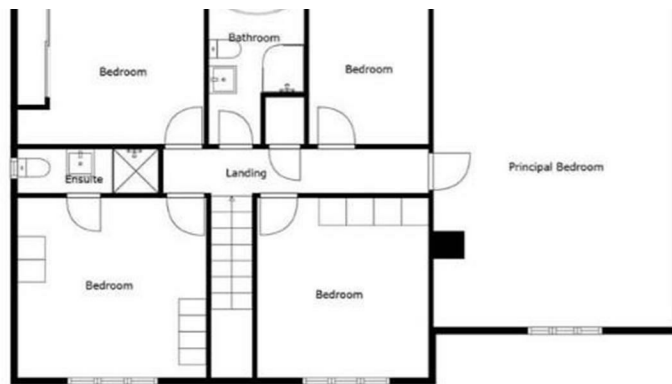
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	



Floor 2



Floor 1

