



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

Offers Over £384,950

- Detached property in popular area of Greenisland
- Luxury fitted kitchen with generous lounge/ dining area
- Recently fitted luxury white bathroom suite
- Double glazing in uPVC frames
- Detached garage
- 4 Bedrooms (master bedroom with ensuite shower room)
- 2 Separate reception rooms
- Gas fired central heating
- Very well presented throughout

# 22 Farm Lodge Park, Carrickfergus BT38 8YB

This is an immaculately presented detached property situated in a highly regarded area of Greenisland. The current owners have spent time over the years upgrading what was already a modern home. Of particular interest will be the modern open plan kitchen/ living/ dining area that has been created to the rear of the property with French doors to a low maintenance garden. With schools, shops and public transport (including Greenisland Train station) close to hand we can recommend this property and location with great confidence.

 4  0  3  C

Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION PORCH**

Ceramic tiled flooring

### **RECEPTION HALL**

Ceramic tiled flooring, feature radiator

### **CLOAKS**

Low flush WC, vanity unit with mixer taps and ceramic tiled flooring, double doors to:

### **LOUNGE**

12'8" x 9'1"

Solid wood flooring, feature window

### **FAMILY ROOM**

12'7" x 11'0"

### **KITCHEN**

33'11" x 12'8"

Modern fitted kitchen with range of high and low level units, Corian worksurfaces, stainless steel sink unit with Corian drainer, stainless steel gas hob, built in microwave oven, space for American fridge freezer, built in fan assisted oven, ceramic tiled flooring, breakfast bar.

Casual lounge/ dining area, log burning stove, French doors to rear

## **FIRST FLOOR**

### **LANDING**

Hot press with insulated water cylinder

### **BEDROOM (1)**

14'8" x 12'7"

Views, downlighters

### **ENSUITE**

Low flush WC, vanity unit, glazed shower unit with controlled shower, heated towel rail

### **BEDROOM (2)**

14'8" x 12'2"

Downlighters

### **BEDROOM (3)**

12'7" x 11'0"

Downlighters

### **BEDROOM (4)**

12'6" x 11'0"

### **BATHROOM**

Luxury white bathroom suite, low flush WC, roll top

bath with mixer tap and hand shower attachment, vanity unit with mixer tap, large glazed shower unit with rain shower, luxury tiling, ceramic tiled flooring

## **OUTSIDE**

Front in driveway, in lawn

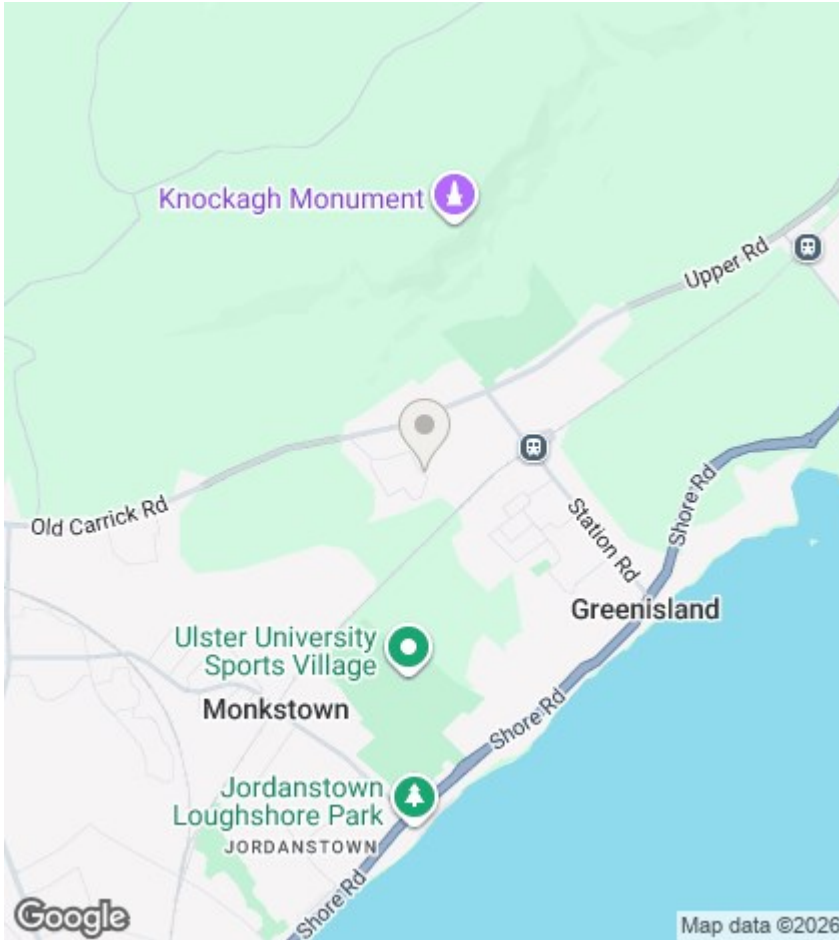
Rear in artificial grass, decked area

## **GARAGE**

22'7" x 9'11"

Gas boiler, roll top door, large floored roofspace

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		75	75
(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	

## Ground Floor

