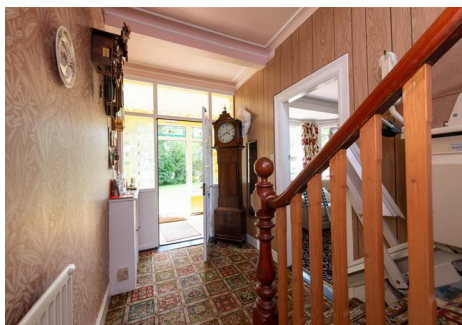




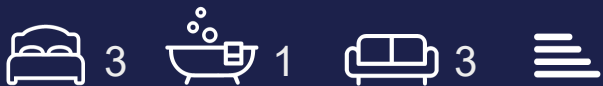
101 Station Road, Greenisland, Carrickfergus, BT38 8UW

£289,950

- Extended detached villa in highly popular residential area
- 3 Reception rooms
- Sunroom
- Oil fired central heating
- Attached garage with electric controlled gates
- 3 Bedrooms
- Kitchen
- Ground floor shower room & first floor bathroom
- Double glazing in uPVC frames

101 Station Road, Carrickfergus BT38 8UW

Situated in a highly sought-after residential area, this extended detached villa offers spacious and versatile accommodation, perfect for modern family living. The property boasts three well-proportioned bedrooms, three generous reception rooms providing excellent space for both relaxing and entertaining, a fitted kitchen, and a bright sunroom overlooking the rear garden. A convenient ground floor shower room is complemented by a first floor family bathroom, adding to the home's practicality. Further benefits include oil fired central heating and double glazing in uPVC frames for year-round comfort and efficiency. Externally, the property features an attached garage with electric controlled gates, offering secure parking and additional storage. This is a fantastic opportunity to purchase a spacious family home in a consistently popular and convenient location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Ceramic tiled flooring

Drawing Room

13'9 x 12'0 (into bay)

Tiled fireplace, cornicing, picture rail

Family Room

12'6 (into bay) x 12'0

Attractive tiled fireplace with polished mahogany surround, open fire, cornicing, picture rail

Dining Room

11'2 x 8'7

Laminate parquet flooring, glazed double doors to:

Sunroom

12'1 x 11'0

Laminate parquet flooring, wall lights

Shower Room

Low flush W/C, wash hand basin, shower unit with electric shower, tiling

Kitchen

15'7 x 10'1

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tiling, florescent lights

First Floor

Landing

Cornicing

Bedroom (1)

12'1 x 9'10

Bedroom (2)

11'3 x 8'5

Built in mirror robes

Bedroom (3)

11'1 x 8'5

Built in robes

Bathroom

Spacious white suite, panelled bath with mixer tap, low flush W/C, pedestal wash hand basin, tiling, hot press, laminate wood flooring, storage

Outside

Front in lawn, plants, trees and shrubs, extensive

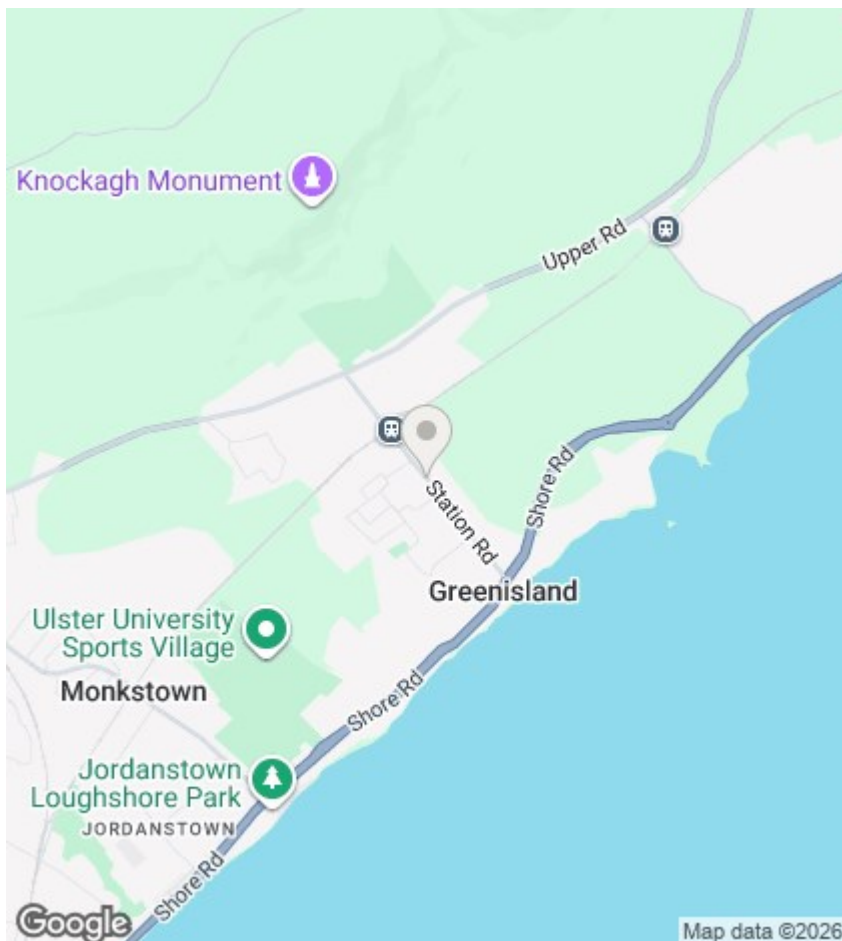
paved driveway

Rear in spacious lawn, plants, trees and shrubs, oil storage tank

Attached Garage

19'0 x 12'0

Electric controlled roller door, oil fired boiler



Directions

Viewings

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

EPC Rating:

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

