

TEMPLETON
ROBINSON



31A Shore Road,
Greenisland,
CARRICKFERGUS,
BT38 8UA

Offers Around
£895,000

Viewing by
appointment with
& through agent
028 90 424747



Enjoying an unrivalled shore-front position on the Shore Road, this deceptively spacious detached home offers uninterrupted views across Belfast Lough, the Antrim Hills and North Down coastline.

Extending to over 3,200 sq ft, the layout is both generous and flexible, with the main reception rooms and bedrooms oriented to make the most of the views. The ground floor comprises three reception rooms—including a lounge, living room and pool room—plus a modern kitchen with utility, conservatory, four bedrooms (two with ensembles), a family bathroom and a versatile inner hallway ideal as a study or music room. Upstairs, a

spacious lounge (currently used as a games room) opens onto a balcony, with a fifth ensuite bedroom and additional WC completing the accommodation.

Tastefully presented and well maintained, features include floor-to-ceiling windows, solid oak flooring, direct garden access from principal rooms, a sleek kitchen with integrated appliances, gas central heating and uPVC double glazing.

A tarmac driveway, detached double garage and enclosed rear garden laid in granite stone complete the picture. Within easy reach of Belfast, airports, schools and leisure facilities—this is waterside living at its best.



- Over 3,200 sq ft of adaptable accommodation
- Stunning, uninterrupted views across Belfast Lough
- Three reception rooms on the ground floor – comprising a lounge, living room and pool room
 - Modern kitchen with separate utility room and adjoining conservatory
 - Five well-proportioned bedrooms – including three with ensuite facilities
 - First-floor lounge/games room with balcony access
- Floor-to-ceiling windows and solid oak flooring throughout – enhancing natural light and adding warmth
 - Gas central heating
 - uPVC double glazed
 - Detached double garage
- Enclosed, low maintenance rear garden overlooking Belfast Lough
- Prime Shore Road location – with easy access to Belfast by road or rail, and close to sailing, golf, schools and airports

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The Property Comprises:

Entrance

ENTRANCE PORCH: uPVC Double Glazed Front Door with side panels.

Ground Floor

HALLWAY: Polished tiled floor. Wall mounted electric fire. Linen cupboard.



CLOAKS STORE 1: With wall to wall built-in cupboard.

CLOAKS STORE 2:

LOUNGE: 21' 4" x 13' 5" (6.5m x 4.1m) Feature triple aspect glazed windows with sliding door to exterior balcony. Vaulted ceiling with low flush spotlighting and Velux window. Stovaz multi fuel stove.



LIVING / DINING ROOM: 20' 0" x 17' 1" (6.1m x 5.2m) Large square bay window overlooking Belfast Lough. Feature open fire with marble surround, inset and hearth, oak engineered wood flooring, cornice ceiling.



KITCHEN: 19' 8" x 11' 6" (6.0m x 3.5m) Modern high gloss kitchen with excellent range of high and low level units, granite worktops and upstands, range of built-in appliances to include - Neff 5 ring ceramic hob and oven, Baumatic stainless steel extractor fan, Neff dishwasher, Neff eye level oven and grill, built-in fridge, Franke stainless steel 1.5 sink with granite drainer.



UTILITY ROOM: 9' 10" x 9' 10" (3.0m x 3.0m) Range of cupboards, laminate worktops, stainless steel sink, mixer tap and drainer, plumbed for washing machine, ceramic tiled floor.

Door from Utility to Conservatory.

CONSERVATORY: 13' 1" x 6' 7" (4.0m x 2.0m) Fully uPVC double glazed, tiled floor.



MUSIC ROOM: 16' 5" x 11' 2" (5.0m x 3.4m) Contemporary fixed stairs to First Floor.

Hardwood Double Glazed Inner Door to ...



POOL ROOM: 28' 3" x 15' 1" (8.6m x 4.6m) Dual aspect windows with uninterrupted Lough views. (Heated Pool could be re-instated - removal of aluminium floor structure. Pump located in outside store.)



BEDROOM (2): 16' 5" x 12' 6" (5.0m x 3.8m) uPVC double glazed double doors to patio.

ENSUITE SHOWER ROOM: Fully tiled double built-in shower cubicle with electric Aqualisa shower unit, vanity with wash hand basin and mixer tap, low level cupboard, low flush wc, ceramic tiled floor, fully tiled walls.



BEDROOM (3): 19' 4" x 10' 6" (5.9m x 3.2m) Excellent range of built-in robes.

ENSUITE SHOWER ROOM: Built-in tiled shower cubicle with Drencher shower unit and 2 x hand held shower units, Vanity with wash hand basin and low level cupboard, low flush wc, part tiled walls, vinyl floor, extractor fan.



BEDROOM (4): 18' 1" x 9' 6" (5.5m x 2.9m)

BEDROOM (5): 13' 1" x 8' 10" (4.0m x 2.7m) Oak engineered laminate wood flooring.



BATHROOM: Modern white bathroom suite comprising panelled bath with Aqualisa shower over, low flush push button wc, vanity with wash hand basin and mixer tap and low level drawer, ceramic tiled floor, fully tiled walls, heated towel rail, extractor fan.

First Floor

UPSTAIRS LOUNGE: 23' 7" x 14' 1" (7.2m x 4.3m) uPVC double glazed doors to balcony with glazed balustrade. Fabulous Lough views.



SEPARATE WC: Low flush push button wc, pedestal wash hand basin with mixer tap, tiled splashback, vinyl floor, Velux window.

PRINCIPAL BEDROOM: 14' 5" x 13' 1" (4.4m x 4.0m) Two Velux windows.



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ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Aqualisa electric shower unit, vanity with free standing round wash hand basin and mixer tap, low flush wc, heated towel rail, extractor fan, vinyl floor.

DRESSING CUPBOARD:

EAVES STORAGE: Access to ample eaves storage with light. Potential for walk wardrobe.



Outside

Brick paviour driveway leading to . . .

DETACHED DOUBLE GARAGE: Twin electric up and over doors, light and power.

Enclosed rear garden paved in granite stone overlooking Belfast Lough.

Panoramic views across to North Down coast line.

GARDENS WC: Low flush wc, wash hand basin.

STORE: Pool pump store room.





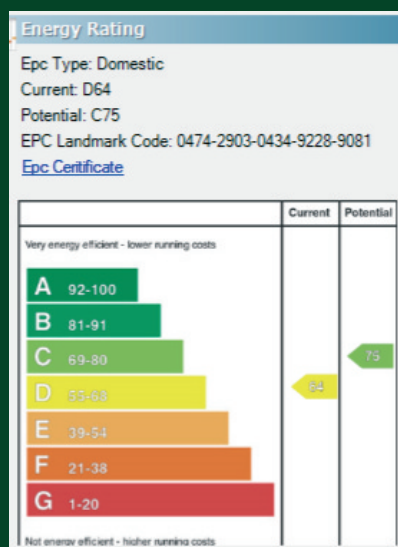
Location:

Travelling from Belfast, the property is located on the shoreside of Shore Road, just past the University of Ulster Campus.

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Sizes And Dimensions Are Approximate. Actual May Vary.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

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