

95 Farm Lodge Park, Greenisland, BT38 8ZG



- **Three Storey Detached Family Home**
- **5 Bedrooms**
- **2+ Receptions**
- **Contemporary Open Plan Living/ Dining Aspect**
- **Luxurious Contemporary Fitted Kitchen With Centre Island**
- **First Floor Reception Living/ Study Area**
- **Master Bedroom With En Suite Shower Room**
- **Ground Floor Furnished Cloakroom**
- **Detached Garage/ First Floor Balcony**
- **Highly Regarded Established Location**

PRICE Offers Around £274,950

Positioned within a highly regarded established development this three storey detached family home enjoys a well balanced living layout comprising 5 bedrooms, a superb contemporary open plan living/ dining/ kitchen area, luxurious recently installed kitchen plus first floor reception style living/ study area. With a high level of interest anticipated an early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

Golden oak effect PVC double glazed front door into:-

ENTRANCE HALL

With tiled floor.

FURNISHED CLOAKROOM

Comprising low flush w.c. and pedestal wash hand basin. Tiled floor and splashback.

LOUNGE 18'0" x 11'7"

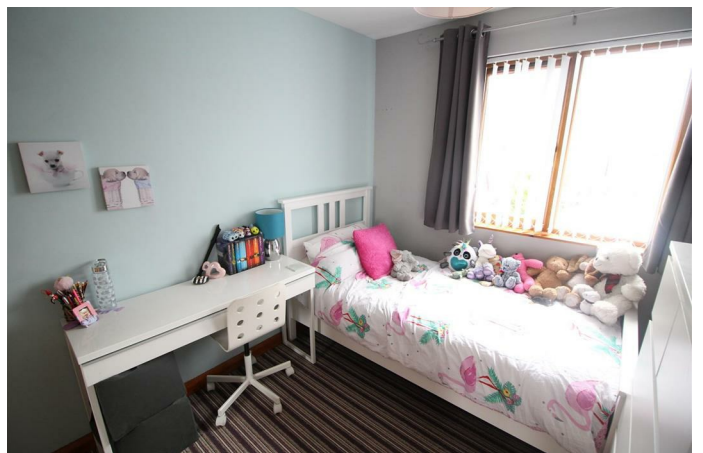
Into bay window. Attractive modern polished granite fireplace with gas fire and polished chrome surround. Laminate flooring.

EXTENDED OPEN PLAN DINING/ LIVING LAYOUT 28'11" x 12'3"

At Max. Tiled floor. PVC double glazed French doors to garden and patio area. Open plan into:-

SUPERB CONTEMPORARY KITCHEN 14'3" x 12'7"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting wood effect work surfaces. Single drainer sink unit. Swan neck tap plus Quooker style hot water tap. A host of integrated appliances including eye level oven, 5 ring gas hob, overhead extractor fan and dishwasher. Space for American style fridge freezer. Fixed centre island unit with breakfast bar style return and granite worktop.



FIRST FLOOR

SPACIOUS RECEPTION STYLE/ STUDY AREA 11'7" x 11'7"

At Max. With access to provide balcony. Built in storage cupboard. Fixed staircase to second floor.

BEDROOM 1 15'1" x 11'9"

MODERN LUXURY ENSUITE

Comprising quarter rounded shower cubicle with drench style shower, wash hand basin in modern hi-gloss vanity unit and button flush w.c. Tiled floor. Porcelain tiled walls.



BEDROOM 2 11'6" x 8'5"

BEDROOM 3 11'0" x 8'1"

At max.



LUXURIOUS 4 PIECE RECENTLY INSTALLED BATHROOM

Comprising freestanding bath, quarter rounded shower enclosure with drench style shower, wash hand basin in modern hi-gloss vanity unit and button flush w.c. Tiled floor. Fully tiled walls.

SECOND FLOOR

BEDROOM 4 17'0" x 11'9"

Velux window.

BEDROOM 5 17'0" x 7'10"

Velux window.

MODERN RECENTLY INSTALLED CLOAKS

Comprising button flush w.c. and wash hand basin with modern vanity unit and tiled splashback. Tiled floor. Velux window.

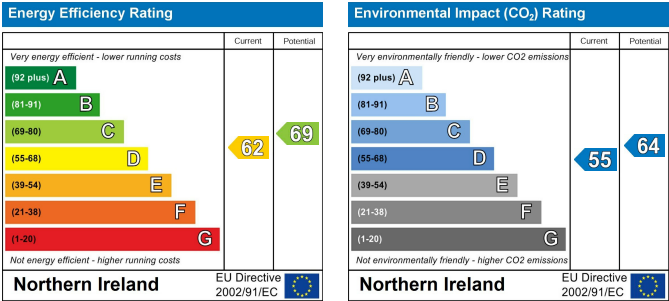
OUTSIDE

Neat well maintained garden to front in lawn.
Driveway to side with ample parking to:-

DETACHED MATCHING GARAGE

With roller shutter door. Power and light. Plumbed for washing machine.

Private enclosed garden to rear in lawn. Screened by perimeter fence and mature conifers. Paved patio area perfect for family barbeques with paved walkways.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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