

## **115B Station Road, Greenisland, BT38 8UN**



- **Impressive Detached Family Home**
- **6 Bedrooms**
- **3 Reception Rooms**
- **Highly Regarded Location**
- **Private Mature Site**
- **Modern Hi-Gloss Kitchen/ Breakfast Area**
- **Utility Room**
- **En Suite Shower Room**
- **Four Piece Family Bathroom**
- **Integral Garage**

**PRICE Offers Around £289,950**

*Positioned just off the Station Road in Greenisland enjoying partial views extending towards Knockagh and partial views over Belfast Lough. This spacious 6 bedroom detached family home enjoys a well balanced living layout and will suit the purchaser searching for a home close to local leading schools, public transport and University of Ulster. Benefitting from vacant possession 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

Front door into:-

#### SPACIOUS ENTRANCE HALL

Tiled floor.



#### LOUNGE 15'6" x 12'0"

Attractive Italian marble fireplace with matching hearth. Quality oak strip flooring.

#### FURNISHED CLOAKROOM

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

#### FAMILY ROOM 10'0" x 9'4"

Quality oak strip flooring.

#### DINING/ LIVING ROOM 13'6" x 12'6"

Quality oak strip flooring. Twin French PVC double glazed doors to private garden and patio.

#### MODERN HI-GLOSS KITCHEN/ BREAKFAST AREA 15'4" x 13'6"

Equipped with a comprehensive range of high and low level fitted units. Integrated appliances including oven with 5 ring gas hob, overhead extractor fan housed in stainless steel canopy with glass hood. A host of integrated appliances including dishwasher and fridge/ freezer. Single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Tiled floor.



#### UTILITY ROOM 10'6" x 8'2"

Single drainer sink unit. Range of low level base units. Plumbed for dishwasher. Service door into garage. PVC double glazed door to patio and garden.

## FIRST FLOOR

### BEDROOM 1 21'0" x 13'8"

Exposed oak flooring. Low voltage lighting.

### BEDROOM 2 13'6" x 12'0"

Exposed oak flooring.

### MODERN EN SUITE

Comprising button flush w.c, pedestal wash hand basin and fully tiled shower enclosure. Tiled floor.



### BEDROOM 3 13'0" x 12'2"

Exposed oak flooring.

### BEDROOM 4 10'0" x 9'6"

Exposed oak flooring.

### BEDROOM 5 10'3" x 8'1"

Exposed oak flooring.

### BEDROOM 6 10'5" x 6'7"

Exposed oak flooring.



### MODERN FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, wash hand basin in modern vanity unit, off set corner bath and step in shower enclosure. Complementary wall tiling. Tiled floor.

## OUTSIDE

Perfectly positioned and accessed via a private shared driveway off the Station Road, Greenisland.  
Private parking forecourt to:-

## INTEGRAL GARAGE 20'3" x 13'4"

Roller shutter door. Power and light.

Private extensive hard landscaped courtyard style garden to rear. Screened by perimeter fence. Fully paved for easy maintenance.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**

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