

simon**BRIEN**
RESIDENTIAL

19 Farm Lodge Park,
Greenisland, Carrickfergus, BT38 8YB



Asking Price £425,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Family Home Constructed Circa 2017
- Set Within Gated Development Of 5 Only
- Generous Well Proportioned & Exceptionally Well Finished Accommodation
- Four Generous Bedrooms
- Spacious Living Room
- High Quality Fully Fitted Kitchen With A Range Of Appliances Open To Casual Living / Dining Area
- Separate Utility & Downstairs Cloakroom
- Luxury Bathroom & Ensuite
- Underfloor Heating To Ground Floor
- Gas Fired Central Heating / Double Glazing
- Detached Garage & Generous Driveway Parking
- Pleasant Enclosed Gardens To Rear With Views Over Belfast Lough
- Ideal For Growing Family In Today's Market
- Popular & Sought After Residential Location Close To Local Amenities, Schooling & Public Transport Routes

SUMMARY

Situated in one of Greenisland's most sought after developments, this impressive detached family home which was constructed in 2017 lies within comfortable commuting distance of all local amenities, shopping facilities, schooling, and public transport routes connecting Belfast via M2 / M5 motorway network.

Occupying a pleasant site in this gated development of 5 only, the property has beautifully proportioned accommodation providing an exceptional level of finish, and providing a layout of, four generous bedrooms, living room, magnificent kitchen open to casual living / dining area, together with luxury bathroom and ensuite.

Externally, the property benefits from beautifully maintained enclosed rear gardens with views over Belfast Lough.

Likely to be of interest to the growing family in today's market. Viewing of this exceptional home is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

LIVING ROOM:

19' 8" x 12' 10" (6m x 3.9m)

Tiled flooring. Double doors to rear garden.

KITCHEN / LIVING / DINING AREA:

31' 10" x 13' 9" (9.7m x 4.2m)

In the kitchen - excellent range of high and low level units. Central island unit with granite work surface. Four ring hob. Concealed extractor fan. Double oven. Integrated microwave, dishwasher, fridge/freezer, and wine fridge. Tiled floor.

UTILITY ROOM:

Plumbed for washing machine. Cupboard with gas boiler. Tiled flooring.

CLOAKROOM:

Low flush WC. Wash hand basin. Tiled flooring

Stairs to:

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FIRST FLOOR

GENEROUS LANDING AREA:

**BEDROOM (1):
13' 9" x 13' 9" (4.2m x 4.2m)**

With Dressing Room.

ENSUITE SHOWER ROOM:

Fully tiled walk-in shower enclosure with overhead shower and additional shower attachment. WC. Wash hand basin. Heated towel rail.





BEDROOM (2):
12' 10" x 10' 10" (3.9m x 3.3m)

Wood strip flooring.

BEDROOM (3):
12' 10" x 8' 10" (3.9m x 2.7m)

Wood strip flooring.

BEDROOM (4):
10' 6" x 10' 2" (3.2m x 3.1m)

Wood strip flooring.

BATHROOM:

Contemporary white suite with freestanding bath, mixer taps, and telephone hand shower. Separate shower enclosure. Low flush WC. Wash hand basin. Fully tiled walls and floor. Spotlighting.

OUTSIDE

Generous landscaped gardens to rear in lawns, patio, and water feature. Excellent driveway parking.

DETACHED GARAGE:



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

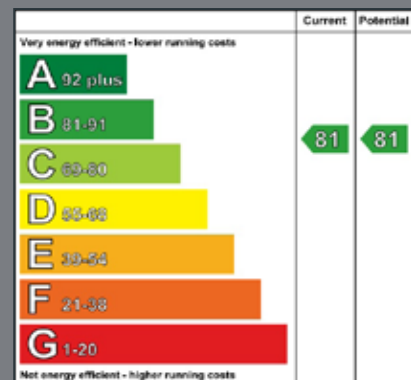


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/A/23/SO



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