



Enjoying a quiet cul de sac position within this highly desirable development this excellent family home extending to just over 2000 sq ft. is tastefully decorated in a contemporary style, with quality materials and finishes. Extensive thought has gone into the reconfiguration and modernisation of this property. With generous proportions it provides a spacious, modern, practical and exceptional family home. Of particular note are the four double bedrooms to include principal bedroom with luxury ensuite with double shower, underfloor heating and walk-in wardrobe/dressing room.

The property has a large well maintained front garden with mature shrubs. The south facing back garden is extremely private and naturally flows from the kitchen and living area via large double doors – perfect for outdoor living. Perfect for young children to play on in every season with high quality artificial grass. There is a fabulous garage (25'7" x 14'5"). Close proximity to many amenities including both primary and secondary schools, walking distance to Greenisland Primary School, public transport links enabling easy access to Belfast and beyond.

Offers Around
£415,000

1 Farm Lodge Grove,
Greenisland,
CARRICKFERGUS,
BT38 8YD

Viewing by
appointment
through agent
028 9042 4747



- Recently Modernised Detached Family Home in a Very Popular, Convenient & Desirable Development
- 2 Separate Large Reception Rooms, Main Reception Room with Wood Burning Fire
- Large Modern Bright Kitchen with Excellent Range of Built-in Appliances, Flowing into Open Plan Dining Room & Living Area
- Separate Utility Room
- 4 Well Proportioned Bedrooms to Include Principal Bedroom with Luxury Ensuite Shower Room & Walk-in Wardrobe / Dressing Room
- Modern Family Bathroom
- Beam Vacuum System
- Hardwood Double Glazed / Oil Fired Central Heating
- Large Detached Garage & Ample Private Parking
- Excellent Range of Local Amenities
- Short Walking Distance to Greenisland Primary School & Train Station

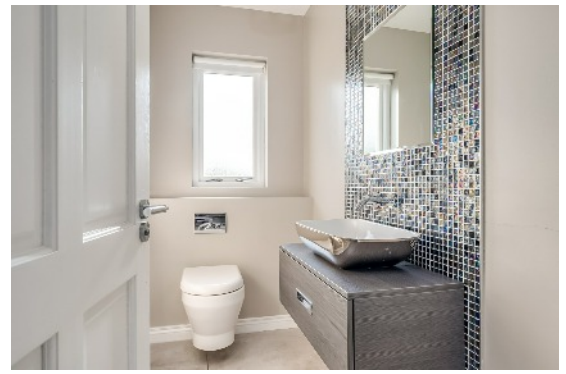
The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH:

TILED ENTRANCE HALL:

CLOAKROOM: Comprising low flush wc, vanity unit with mixer tap, feature wall tiling, heated towel rail, ceramic tiled floor, separate cloaks/store area.



LIVING ROOM (1): 14' 5" x 10' 2" (4.4m x 3.1m) Contemporary wood burning fireplace with polished granite surround and matching hearth, ceramic tiled floor.



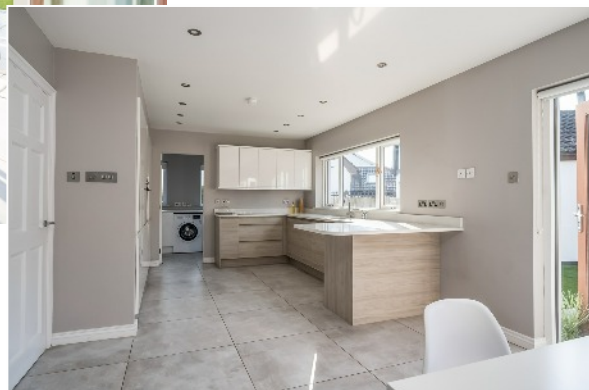
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LOUNGE (2): 14' 5" x 10' 2" (4.4m x 3.1m) Oak laminate wood flooring.



Square archway to . . .

LARGE MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 27' 3" x 11' 2" (8.3m x 3.4m) Excellent range of contemporary white high gloss high and low level units, quartz worktops. 5 bowl stainless steel sink unit with Quooker boiling water tap, full length integrated fridge and freezer, four ring induction hob, extractor fan, AEG self-cleaning built-in oven, Electrolux integrated dishwasher, contemporary wall mounted radiator, double glazed double doors to patio and gardens, ceramic tiled floor.





UTILITY ROOM: 10' 10" x 5' 11" (3.3m x 1.8m)
Range of low level units, laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, ceramic tiled floor.

First Floor

LANDING:

PRINCIPAL BEDROOM:



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LUXURY ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Mira Event built-in shower unit, vanity unit with mixer tap, low flush wc, fully tiled walls, tiled floor.

WALK-IN WARDROBE / DRESSING ROOM: Excellent range of built-in wardrobes, low level drawers, corner shelving and built-in dressing table.



BEDROOM (2): 19' 8" x 10' 2" (6m x 3.1m) Storage in eaves.



BEDROOM (3): 11' 10" x 8' 2" (3.6m x 2.5m)

BEDROOM (4): 12' 10" x 8' 6" (3.9m x 2.6m)



BATHROOM: Luxury white suite comprising panelled bath with mixer tap and telephone hand shower, Mira Sport built-in electric shower unit, twin vanity unit, low flush wc, heated towel rail, ceramic tiled floor, feature tiled walls, hotpress with copper cylinder.



Outside

Brick pavior driveway to . . .

DETACHED FOUR CAR GARAGE: 25' 7" x 14' 5" (7.8m x 4.39m) Up and over door, light and power, oil fired boiler.

Neat front and side gardens in lawns. Enclosed low maintenance rear garden with paved patio, outside tap and light.



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Floor 1

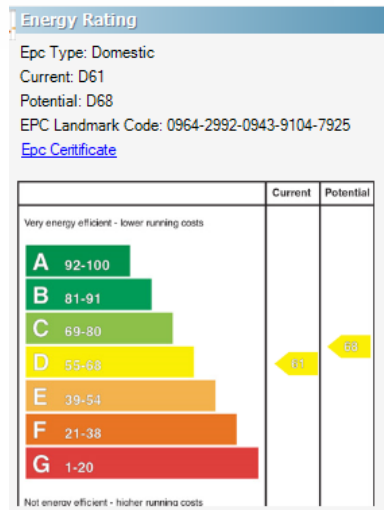
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along the Old Carrick Road (B90) leaving Greenisland towards Newtownabbey, Farm Lodge is on the left hand side.

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



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