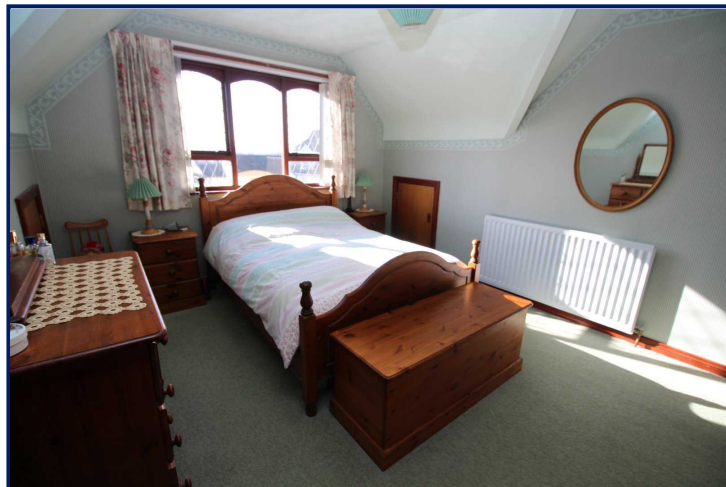


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 Farm Lodge Court, Greenisland,
BT38 8XJ

Offers in the region of:
£319,500

 **Reeds Rains**

reedsrains.co.uk

8 Farm Lodge Court, Greenisland

Attractive detached chalet bungalow situated in a desirable location on a fabulous site with stunning rear garden. The well planned interior offers a wealth of adaptable family accommodation presently used as three reception rooms, excellent fitted kitchen, utility room, four bedrooms - master bedroom with five piece bathroom suite and a separate first floor bathroom. The property boasts an oil fired central heating system, double glazed windows, integral garage and extensive parking area to the front for several vehicles and motor home. Undoubtedly the rear garden will increase desirability with beautiful well tended lawns, sun patio and BBQ area ideal for entertaining over the Summer months. We anticipate a high demand and would urge an early viewing to avoid disappointment.

Entrance Hall

Tiled floor.

Cloakroom/WC

WC and vanity unit. Tiled floor.

Lounge

17'6" x 11'7" (5.33m x 3.53m)

Feature fireplace with tiled hearth incorporating an open fire.

Kitchen/Dining Area

14'9" x 11' (4.5m x 3.35m)

Range of fitted high and low level units. Double drainer stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls and tiled floor.

Utility Room

Fitted units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Door to rear garden. Access to integral garage.

Dining Room

11'4" x 10'9" (3.45m x 3.28m)

Laminate wooden floor.

Family Room

13'6" x 11'4" (4.11m x 3.45m)

Laminate wooden floor. Double glazed sliding patio door to rear garden.

First Floor Landing

Master Bedroom

14'2" x 11'2" (4.32m x 3.4m)

Open aspect with view to Belfast Lough. Eaves storage.

En-Suite Bathroom

Five piece suite comprising panelled bath, separate shower cubicle with dual shower - thermostatic and electric wall mounted showers, pedestal wash hand basin, low flush wc and bidet. Tiled walls and floor. Pine strip ceiling.

Bedroom 2

12'3" x 10'8" (3.73m x 3.25m)

Bedroom 3

10'8" x 10'8" (3.25m x 3.25m)

Bedroom 4

11'9" x 10'9" (3.58m x 3.28m)

Range of fitted robes with matching dresser. Laminate wooden floor.

Bathroom

Suite comprising wood panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls. Laminate wooden floor.

Roofspace

Partially floored with light.

Integral Garage

19'7" x 11'5" (5.97m x 3.48m)

Substantial Parking Area To The Front

Asphalt driveway with parking for several vehicles and motor home.

Extensive Rear Garden

Stunning well maintained rear garden on an unrivalled site laid in lawn with a variety of beautiful plants, shrubs and mature hedging. BBQ and sun patio area ideal for entertaining and relaxation over the warm Summer months.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

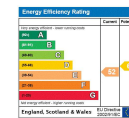
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.