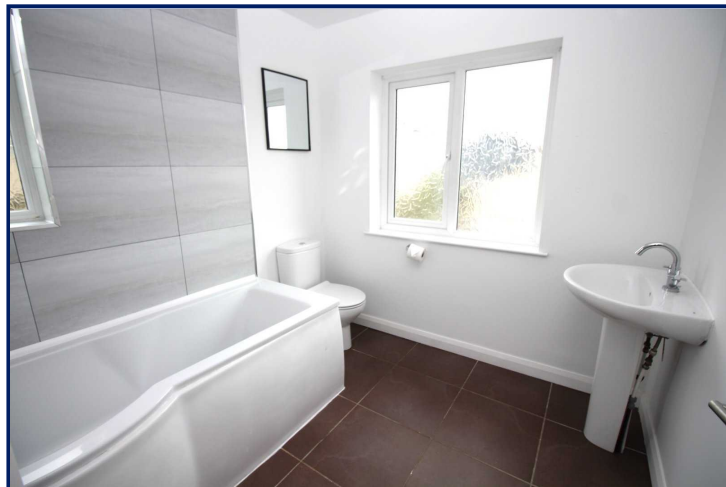




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 Shannagh Park, Greenisland, BT38 8XE

**Offers in the region of: £114,500**

 **Reeds Rains**

reedsrains.co.uk



## 19 Shannagh Park, Greenisland

**Offers in the region of: £114,500**

### Description

An excellent end terrace property offering an ideal opportunity for the first time buyer to enter onto the housing ladder. Well presented internally on a good corner site the accommodation offers spacious lounge, well fitted kitchen/dining area with French doors to rear garden, three bedrooms and a superb white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and the option to rent a garage to the rear at a cost of £12 per week. Externally there are gardens to the front and side with well enclosed low maintenance rear garden. An early viewing appointment is advisable and can be arranged through Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Lounge

13'1" x 12'7" (4m x 3.84m)  
Carved wood surround fireplace incorporating an open fire. Laminate wooden floor.

### Kitchen/Dining Area

19' x 10'1" (5.8m x 3.07m)  
Excellent range of fitted high and low level units. Built in gas hob and electric oven. One and a half bowl stainless steel sink unit with mixer tap. Free standing fridge/freezer, washing machine and tumble dryer. Spotlights. Part tiled walls. PVC double glazed French doors to rear garden.

### First Floor Landing

#### Bedroom 1

11'4" x 10'2" (3.45m x 3.1m)  
Laminate wooden floor. Storage cupboard.

#### Bedroom 2

11'3" x 11' (3.43m x 3.35m)

#### Bedroom 3

8'3" x 8' (2.51m x 2.44m)  
Laminate wooden floor.

### Bathroom

White suite comprising panelled bath with shower attachment, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Heated towel rail.

### Front & Side Garden

Bordered with mature hedging and laid in lawn.

### Rear Garden

Low maintenance rear garden with paved patio area. Access to rented garage with the option to retain the rental agreement at a cost of £12 per week.

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 Favscio 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.

For full EPC please contact the branch.