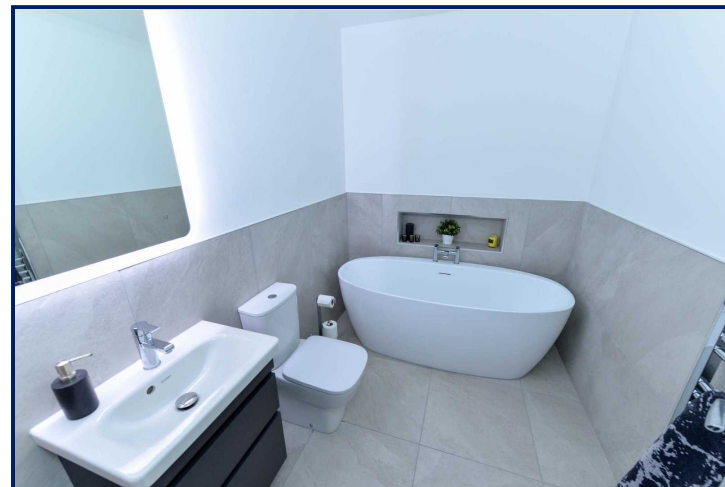




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



53 The Cairn, Upper Station Road,
Greenisland, BT38 8ZT

**Offers in the region of:
£289,950**

 **Reeds Rains**

reedsrains.co.uk

53 The Cairn, Upper Station Road, Greenisland

interior comprising spacious lounge, modern open plan kitchen/dining area and sun lounge, ground floor utility room & wc, three well proportioned first floor bedrooms - master bedroom with en-suite and a deluxe high end bathroom suite. Boasting a gas fired central heating system and double glazed windows. Externally there is an enclosed rear garden, driveway and separate additional gated storage area with garden shed. Situated within close proximity to Greenisland train station, primary school and Golf Course this home has been meticulously designed and is sure to impress the most discerning of buyers.

Entrance Hall

Tiled floor.

Cloakroom

WC and wall hung wash hand basin. Tiled floor.

Lounge

18'5" x 15' (5.61m x 4.57m)
Feature gas burning stove with slate hearth. Laminate wooden floor.

Kitchen/Dining Area/Sun Lounge

24' x 18'5" (7.32m x 5.61m)
Contemporary range of fitted high and low level units. Quartz worktops. Built in Bosch eye level double oven. Integrated fridge/freezer and dishwasher. Centre island. Pull out storage unit and spice rack. Wine fridge. Tiled floor. Spotlights. Sun lounge with PVC double glazed sliding patio doors to rear.

Utility Room

Range of fitted units. Single drainer stainless steel sink unit with mixer tap. Heated towel rail. Plumbed for washing machine. Tiled floor.

First Floor Landing

Access to roofspace with pull down ladder.

Master Bedroom

13'6" x 12'4" (4.11m x 3.76m)
Oak wood strip floor.

En-Suite Shower Room

Modern white suite comprising shower cubicle with rain head shower and shower attachment, wall hung vanity unit and low flush wc. Heated towel rail. Part tiled walls and tiled floor. Spotlights.

Bedroom 2

10'5" x 10'2" (3.18m x 3.1m)
Range of fitted robes with mirrored sliding doors.

Bedroom 3

12'2" x 7'7" (3.7m x 2.3m)

Bathroom

Deluxe white suite comprising bath, wall hung vanity unit and low flush wc. Part tiled walls and tiled floor. Spotlights. Heated towel rail. Wall mounted mirror with lighting.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Well enclosed low maintenance rear garden laid in paving. Additional fenced storage area to the rear with garden shed. Charging point.

Driveway Parking To The Rear

Spacious parking area laid in small stones.

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.

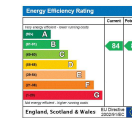
All Measurements are Approximate.

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.

