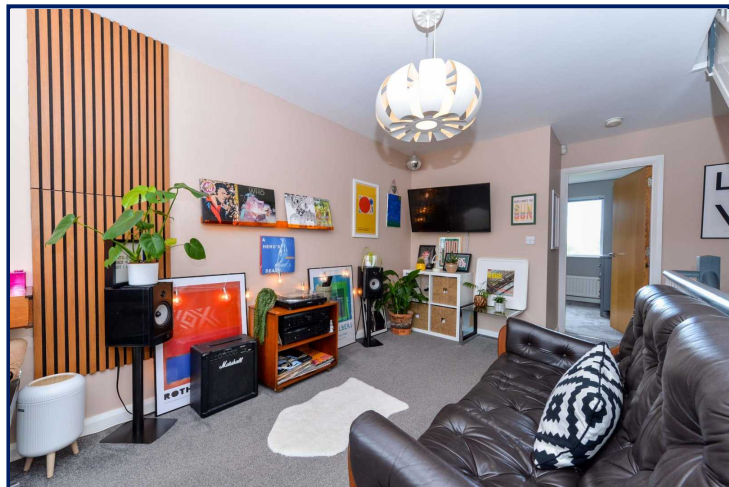


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



69A Farm Lodge Drive,
Greenisland

Offers in excess of: £375,000

 **Reeds Rains**

reedsrains.co.uk

69A Farm Lodge Drive, Greenisland, Carrickfergus

Exceptional three storey red brick detached family home offering a wealth of family living with beautiful private rear garden. The impressive interior boasts a spacious lounge, contemporary fitted kitchen/dining area through to sun lounge, five bedrooms - master bedroom with en-suite, a bathroom on the first floor and shower room on the second floor. Benefiting from a gas fired central heating system and double glazed windows. Externally there is a large low maintenance rear garden and detached matching garage. Situated with a small exclusive cul-de-sac close to local train station and primary school we have no hesitation in recommending an viewing to appreciate everything this stunning home has to offer.

Entrance Hall

Block tiled floor.

Cloakroom/WC

WC and wash hand basin. Block tiled floor. Feature wall panelling.

Lounge

18'7" x 11'6" (5.66m x 3.5m)

Feature fireplace with gas fire inset. Laminate wooden floor.

Open Plan Dining Area

13'1" x 11'8" (4m x 3.56m)

Block tiled floor. Open through to kitchen/sun lounge.

Kitchen/Sun Lounge

26'2" x 11'7" (7.98m x 3.53m)

Contemporary range of fitted high and low level units. Built in four ring gas hob and electric eye level oven. Single drainer stainless steel sink unit with mixer tap. Fridge/freezer and dishwasher. Pelmet with spotlights. Centre island. Block tiled floor. Sun lounge with vaulted ceiling. PVC double glazed French doors to rear garden.

Utility Room

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Block tiled floor. Door to rear garden.

First Floor Landing

Spacious landing presently used a family area with door to balcony.

Master Bedroom

15'7" x 11'5" (4.75m x 3.48m)

En-Suite Shower Room

Shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Tiled walls and floor. Spotlights. Heated towel rail.

Bedroom 2

11'6" x 11'5" (3.5m x 3.48m)

Excellent views towards Belfast Lough. Laminate wooden floor.

Bedroom 3

9'4" x 8'6" (2.84m x 2.6m)

Range of fitted robes. Superb views.

Bathroom

Excellent four piece white suite comprising panelled bath, separate shower cubicle with wall mounted shower, wash hand basin and low flush wc. Tiled walls and floor.

Second Floor

Bedroom 4

18'3" x 11'7" (5.56m x 3.53m)

Uninterrupted views.

Bedroom 5

18'5" x 8'5" (5.61m x 2.57m)

Shower Room

Shower cubicle with wall mounted shower, wash hand basin and low flush wc.

Front Garden

Mature front garden with a range of mature plants and trees.

Rear Garden

Large private rear garden laid in lawn and bark with decking. Open aspect.

Detached Garage

18'6" x 10" (5.64m x 3.05m")

Roller door. Light and power.

Driveway Parking

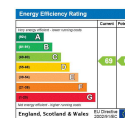
Pavior brick driveway offering extensive parking facilities.

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.



For full EPC please contact the branch.