

simon**BRIEN**
RESIDENTIAL

28 Farm Lodge Drive,
Greenisland, BT38 8XN



Asking Price £369,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Family Home
- Generous Well Proportioned And Exceptionally Well Maintained Accommodation
- Five Generous Bedrooms
- Spacious Living Room with Feature Fireplace
- High Quality Fully Fitted Kitchen open to Family/Dining Areas
- Downstairs Cloakroom
- Family Bathroom And Two Ensuite Shower Rooms
- Dressing Room off Principal Bedroom
- Gas Fired Central Heating
- Double Glazing
- App Controlled Smart Heating
- Detached Double Garage
- Pleasant Site With Gardens To Front And Rear In Lawns And Patio Area
- Generous Driving Parking
- Ideal For Growing Family In Today's Market
- Popular And Sought After Residential Location Close To Local Amenities, Schooling And Public Transport Routes

SUMMARY

Situated in one of Greenisland's most sought after residential locations, this impressive detached family home lies within comfortable commuting distance of all local amenities, shopping facilities, schooling and public transport routes connecting Belfast via the M2/M5 motorway network.

Occupying a pleasant site the property has extensive accommodation throughout which has been beautifully maintained by the present vendors, providing an exceptional layout of five generous bedrooms, living room, together with high quality kitchen open to living/dining areas, luxury bathroom, two ensembles and downstairs cloakroom

Likely to be of interest to the growing family in today's market. Viewing of this exceptional home is by private appointment through our Lisburn Road office on 028 9066 8888.



GROUND FLOOR

Composite door with sidelights, door leading to Entrance Hall.

ENTRANCE HALL:



DOWNSTAIRS WC:

Double glazed window to front aspect, white suite comprising low flush WC, wash hand basin, radiator.



LOUNGE:

15' 4" x 11' 9"
(4.67m x 3.58m)

Double glazed bay window to front aspect, fireplace incorporating stone surround and gas inset fire, radiator, wood flooring.





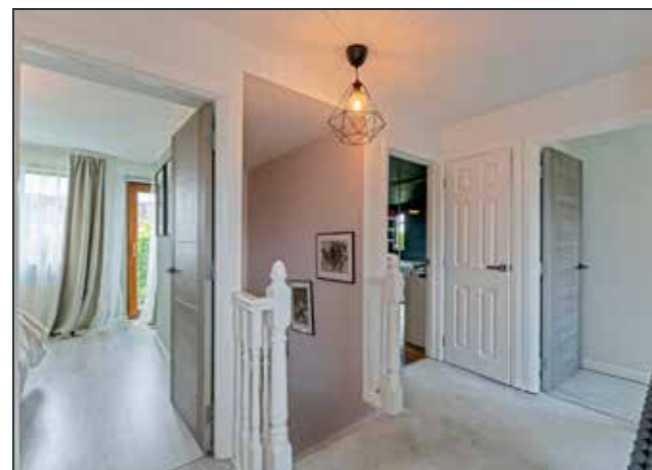
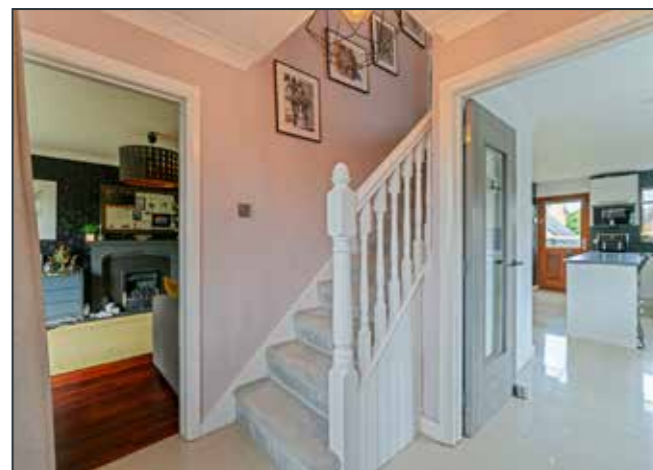
KITCHEN/FAMILY ROOM:
23' 10" x 19' 1" (7.26m x 5.82m)

Kitchen open plan to Family Room. Family Room comprises double doors to rear garden, decorative wood panelling, radiator, storage cupboard, porcelain tiled flooring. Kitchen Area with double glazed windows to rear and side aspect, excellent range of high and low level white high gloss units with Corian worktops and under lighting, inset stainless steel sink with mixer tap over, built in stainless steel microwave, dishwasher and dual fuel (gas/electric) range style stainless steel extractor fan, plinth floor level lighting, breakfast bar, porcelain tiled flooring.



FIRST FLOOR

LANDING:



BEDROOM (2):
15' 4" x 11' 9" (4.67m x 3.58m)

Double glazed windows to front and side aspects, fitted mirrored sliderobes, radiator, wood flooring, door to Ensuite.

ENSUITE SHOWER ROOM:

Double glazed window to side aspect, white suite comprising: Low flush WC, floating sink and shower cubicle with shower over, radiator, tiled flooring.



BEDROOM (3):
12' 8" x 11' 2" (3.86m x 3.4m)

Double glazed window to front aspect, door leading to balcony, radiator, laminate wood flooring.



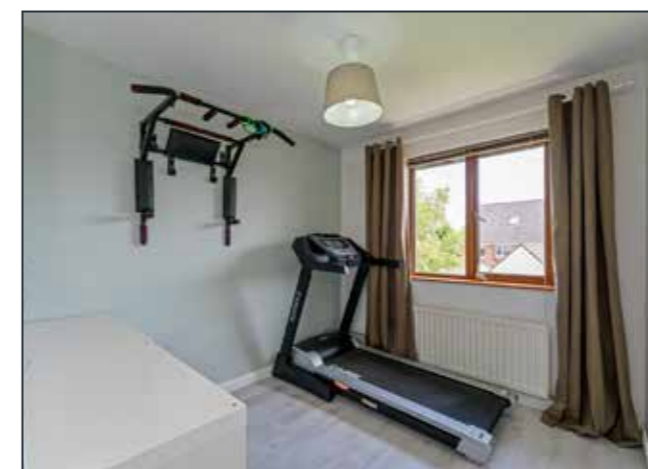
BEDROOM (4):
8' 5" x 8' 3" (2.57m x 2.51m)

Double glazed window to rear aspect, radiator.



BEDROOM (5):
9' 9" x 8' 5" (2.97m x 2.57m)

Double glazed window to rear aspect, radiator, laminate wood flooring.





BATHROOM:

Double glazed window to rear aspect, white suite comprising: Low flush WC, floating wash hand basin set on vanity unit, freestanding bath with chrome mixer hand shower, chrome heated towel rail, tiled splashbacks and flooring.

SECOND FLOOR

LANDING:

Double glazed window to side aspect, door to Bedroom 1.



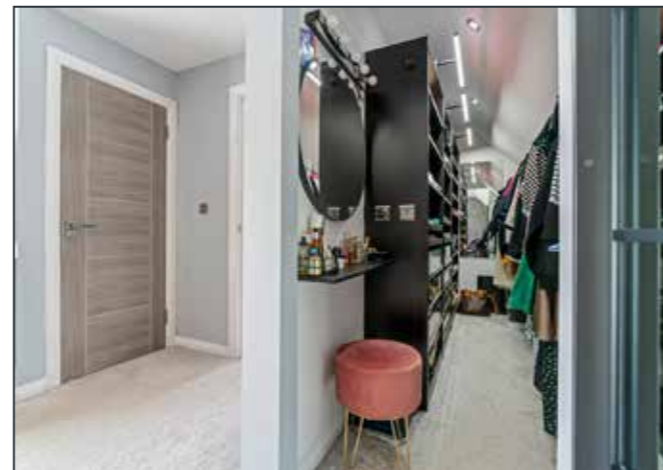
BEDROOM (1):

15' 8" x 12' 7" (4.78m x 3.84m)

Velux windows to rear aspect boasting electric blinds, built in mirrored sliderobes, walk in wardrobe/dressing room, radiator, doors to Ensuite.

ENSUITE SHOWER ROOM:

Velux windows to rear aspect, white suite comprising: Low flush WC, wash hand basin set on vanity unit, walk in shower with slate tray incorporating black drencher style shower over, radiator, tiled flooring.



OUTSIDE

Gardens to the rear laid in lawn with a patio area and raised timber deck incorporating a pergola and fixed seating area, gardens with a range of mature plants, trees and bushes. Garden to front laid in lawn and a driveway leading to a red brick detached double garage. Driveway has parking for up to 4 cars.



DETACHED DOUBLE GARAGE:

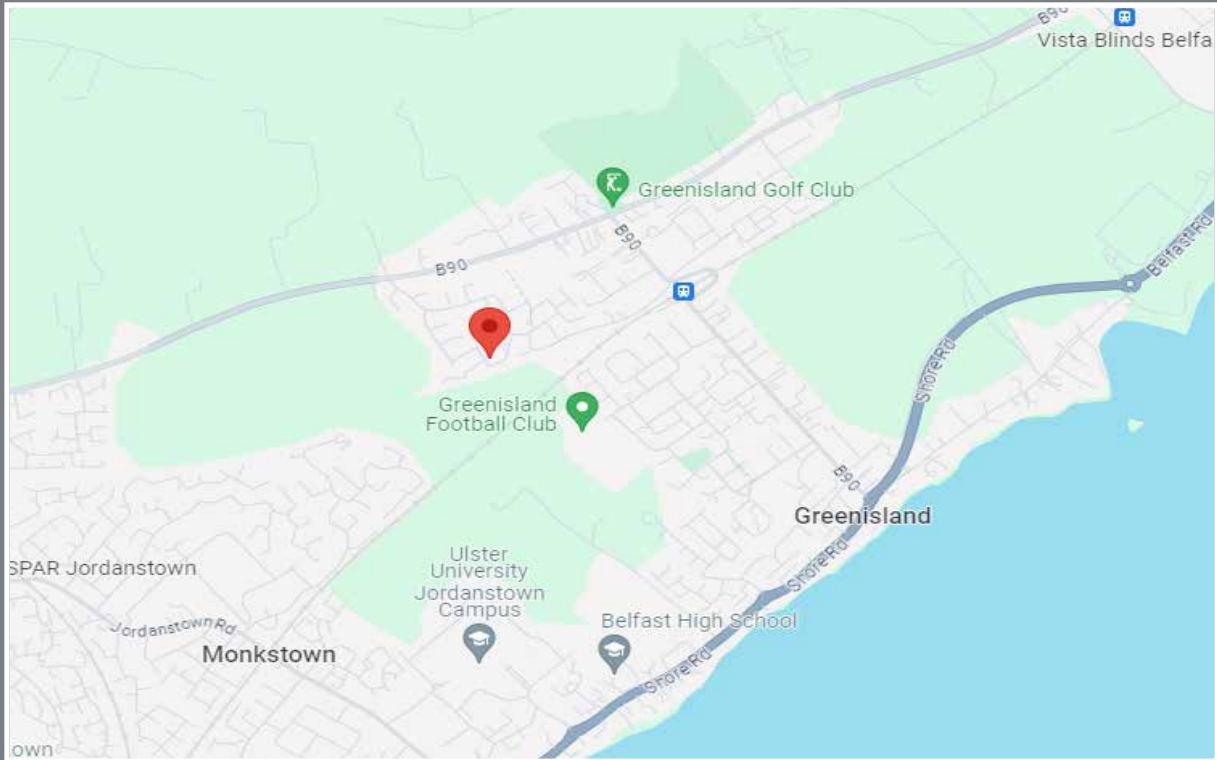
23' 7" x 16' 0" (7.19m x 4.88m)

Currently subdivided into two rooms. Utility space currently plumbed for washing machine and plumbed for tumble dryer, radiator, range of high and low level storage units with inset sink and drainer, power and light. Garage boasts a floored loft space with double glazed window which could be converted into another room suitable as an office or play space.



This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/24/MB



EPC REF: 8034-1527-3300-0564-5202

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.