



1 Shorelands Gardens, Greenisland, BT38 8WR

- Detached Family Home (c.2,000 Sq Ft)
- Four Separate Reception Rooms
- Deluxe Bathroom With White Suite
- Utility Room; Furnished Cloakroom
- Gardens Front and Rear
- Four Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage
- Highly Sought After Development

Offers Over £365,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood panelled front door with matching glass panelled side screens and fan light over. Chinese slate floor. Stairwell to first floor gallery landing. Vaulted ceiling.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Chinese slate floor.

LOUNGE 16'7" x 11'8"

Gas fire in cast iron fireplace with slate hearth and timber surround. Twin windows to front elevation. Reclaimed timber flooring. Open arch leading to:

DINING ROOM 11'8" x 8'11"

Reclaimed timber flooring.



FAMILY ROOM 13'8" x 10'8"

Open fire in cast iron fireplace with granite hearth and timber surround. Twin windows to front elevation. Reclaimed timber flooring.

SUN LOUNGE 11'4" x 9'11"

Reclaimed timber flooring. PVC double glazed French door to rear garden. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 18'7" x 11'9" (wps)

Country style kitchen with comprehensive range of high and low level storage units and contrasting solid wood block work surface. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven, low level fridge and dishwasher. Built in wine rack. Splash back tiling to walls. Chinese slate floor.

UTILITY ROOM 10'8" x 6'2"

Low level fitted storage units, melamine work surface area and stainless steel sink with draining bay. Plumbed for automatic washing machine. Chinese slate floor. Access to integral garage. Timber panelled door to rear garden.

FIRST FLOOR

GALLERY LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 14'9" x 11'9" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Tiled floor.

BEDROOM 2 14'8" x 10'9"

BEDROOM 3 10'10" x 10'9"

BEDROOM 4 11'9" x 7'9"

DELUXE BATHROOM

White three piece suite comprising freestanding clawfoot bath, pedestal wash hand basin and WC. Half panelling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in decorative stone. Front garden finished mainly in lawn.

Tiled entrance porch.

Fully enclosed rear garden finished in lawn, paving and range of plants, trees and shrubbery.

PVC oil storage tank.

External lighting.

Outside tap.





INTEGRAL GARAGE 18'3" x 10'0"

Up and over garage door. Separate service door to utility room.
Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, four bedroom / four reception, detached family home extending to c.2,000 sq ft plus integral garage, occupying a prime site within the highly sought after Shorelands development, situated off Shore Road, Greenisland. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, separate dining room, family room with open fire, sun lounge with open arch leading to kitchen with informal dining area, utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in decorative stone, integral garage, front garden finished mainly in lawn, and fully enclosed rear garden finished in lawn, paving and range of plants, trees and shrubbery. Other attributes include oil fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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