



60 Farm Lodge Road, Greenisland, BT38 8XH

- Mid Town House Property
- Lounge; Juliet Balcony
- Family Bathroom; Furnished Cloakroom
- Private Driveway; Integral Garage
- Views Toward Knockagh & Belfast Lough
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Well Sought After Development

Offers Over £194,950

EPC Rating C





60 Farm Lodge Road, Greenisland, BT38 8XH



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store and integral garage.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

#### UTILITY ROOM 6'6" x 6'5"

Low level fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Tiled floor. View towards Knockagh. PVC double glazed door to rear garden.

#### BEDROOM 4 10'9" x 9'3"

Wood laminate floor covering. View towards Knockagh.

### FIRST FLOOR



## LANDING

Wood laminate floor covering. Stairwell to second floor.

## LOUNGE 18'10" x 10'9"

Gas fire in granite fireplace. Wood laminate floor covering. PVC double glazed French doors, leading to Juliet style balcony.

## KITCHEN THROUGH DINING ROOM 17'7" x 9'2"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven. Plumbed and space for dishwasher. Gas fired central heating boiler (housed within matching unit). View towards Knockagh. Tiled floor.

## SECOND FLOOR

### LANDING

Access to store and roof space.

### PRINCIPAL BEDROOM 14'0" x 11'8" (wps)

View towards Belfast Lough and County Down. Wood laminate floor covering.

### EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

### BEDROOM 2 9'10" x 9'3"

Views towards Knockagh.

### BEDROOM 3 9'3" x 7'5"

View towards Knockagh.

### FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part panelling, part tiling to walls. Tiled floor.

### EXTERNAL

Front garden finished in lawn and mature tree.

Private driveway, finished in brick pavior.

External lighting.

Fully enclosed rear garden, finished in lawn and paved patio area.

View towards Knockagh.

Outside tap.

### INTEGRAL GARAGE 18'8" x 10'9"

Up and over door. Separate service door to entrance hall. Power and light.

### 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, mid town house property, located within the well sought after Farm Lodge development, Upper Road, Greenisland.**


**The property comprises entrance hall, furnished cloakroom, utility room, lounge, kitchen through dining room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys private driveway area, finished in brick pavior, integral garage, and fully enclosed, private rear garden, finished in lawn and paved patio area.**

**Other attributes include gas heating, PVC double glazing, convenient location, and views towards Knockagh and Belfast Lough.**

**Early viewing strongly recommended to avoid disappointment.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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