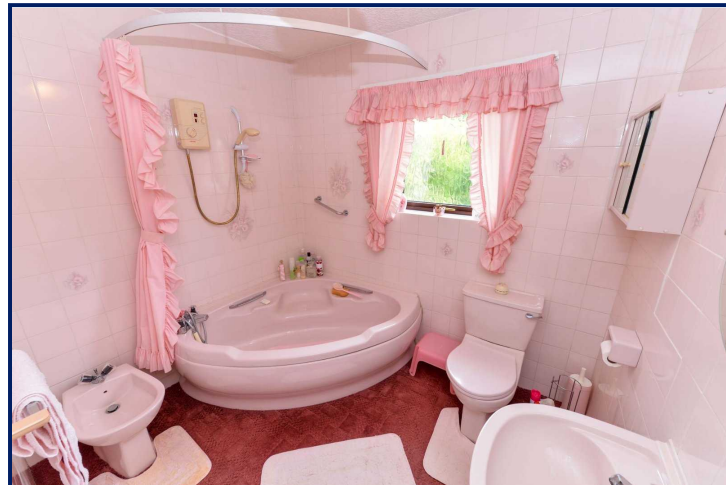
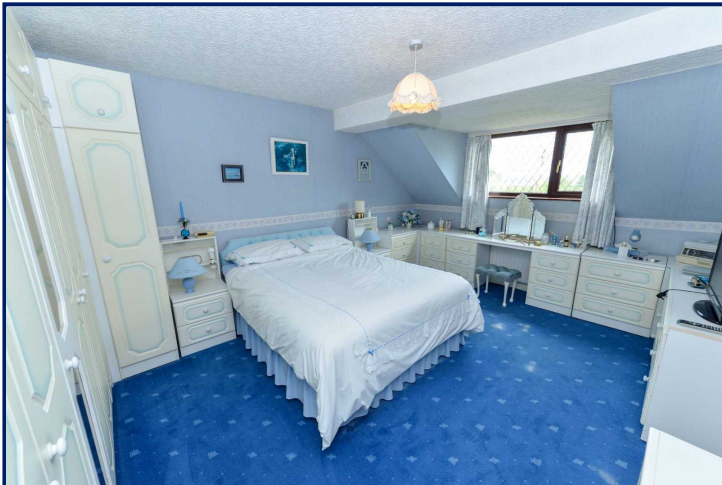




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	<b>65</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Upper Road, Greenisland, BT38 8RL

Offers in the region of: **£420,000**

**Reeds Rains**

reedsrains.co.uk



## 76 Upper Road, Greenisland, Carrickfergus

Substantial detached family home positioned in one of Greenisland's most prestigious and desirable location's just a short walk to local primary school and Golf club. The well planned interior offers three formal reception rooms plus conservatory, fitted kitchen, four well proportioned bedrooms - master bedroom with en-suite shower room and separate five piece bathroom suite. Boasting an oil fired central heating system, double glazed windows and integral garage. Situated on a beautiful mature site with extensive rear garden and parking facilities for several vehicles to the front. We have no hesitation in recommending a personal viewing appointment.

### Reception Hall

Storage cupboard.

### Cloakroom/WC

WC and pedestal wash hand basin. Tiled walls.

### Lounge

20'1" x 12'1" (6.12m x 3.68m)

Feature fire surround with tiled hearth.

### Family Room

18'2" x 10'7" (5.54m x 3.23m)

### Dining Room

13'6" x 11'9" (4.11m x 3.58m)

Double glazed sliding patio door to conservatory.

### Conservatory

12'2" x 11'9" (3.7m x 3.58m)

PVC double glazed French doors to rear garden.

### Kitchen

13'3" x 9'6" (4.04m x 2.9m)

Range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Built in hob and eye level oven. Concealed extractor fan. Tiled walls.

### Utility Room

Fitted units. Single drainer stainless steel sink unit. Access to integral garage.

### First Floor Landing

Built in hotpress.

### Master Bedroom

15'8" x 12'1" (4.78m x 3.68m)

Views towards Belfast Lough and the Co.

Down coastline.

### En-Suite Shower Room

Double walk in shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Tiled walls.

### Bedroom 2

13'7" x 12'3" (4.14m x 3.73m)

### Bedroom 3

14'3" x 10'9" (4.34m x 3.28m)

Views towards Belfast Lough and the Co.

Down coastline.

### Bedroom 4

14'6" x 9'8" (4.42m x 2.95m)

Views towards the Knockagh monument.

### Bathroom

Five piece suite comprising corner bath with Redring electric shower over, pedestal wash hand basin, low flush wc and bidet. Tiled walls.

### Integral Garage

22'5" x 9'8" (6.83m x 2.95m)

Metal up and over door. Light and power. Oil fired central heating boiler.

### Front Garden

Laid in lawn with an abundance of plants, shrubs, mature trees and hedging.

### Rear Garden

Extensive and private rear garden laid in lawn with a variety of mature trees, plants and shrubs. Secluded garden area ideal for vegetable patch. Paved patio area ideal for summer entertaining and BBQ's.

### Driveway

Driveway parking for several vehicles and camper van.

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

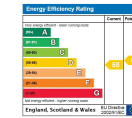
All Measurements are Approximate.

#### 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.