



39 Kinbayne Crescent, Greenisland, BT38 8SX

- Extended Mid Terrace Home
- Kitchen With Informal Dining Area
- Oil Heating
- Low Maintenance Gardens
- Well Presented Throughout
- Three Bedroom; Three+ Reception
- Bathroom; Separate Shower Room
- PVC Double Glazing
- Convenient Location
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor.

#### LOUNGE 15'11" x 12'8" (wps)

Box bay window to front elevation. Open fire in cast iron fireplace with slate hearth and timber surround. Timber flooring.

#### KITCHEN WITH INFORMAL DINING AREA 19'2" x 9'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, solid wood block work surface. Stainless steel sink unit with draining bay. Space for range style oven with stainless steel extractor hood over. Integrated dishwasher. Space for American style fridge freezer. Built in wine rack. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Access to under stairs store.

#### REAR HALL

PVC double glazed door to rear garden.



### **FAMILY ROOM 14'4" x 10'3"**

Tiled floor. PVC double glazed French doors leading to:

### **SUN LOUNGE 15'3" x 10'5"**

Tiled floor. PVC double glazed French doors to rear garden.

### **BATHROOM**

White, three piece suite comprising Whirlpool style corner bath, vanity unit and WC. Fully panelled walls. Towel radiator. Access to roof space. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 15'7" x 9'10" (wps)**

Built in wardrobe/store. Wood laminate floor covering.

#### **BEDROOM 2 15'6" x 8'6" (wps)**

Access to hot press.

#### **BEDROOM 3 9'4" x 7'4" (wps)**

Timber flooring.

### **SHOWER ROOM**

White, three piece suite comprising oversized shower enclosure, vanity unit and WC. Power shower unit with drench shower head. Fully panelled walls. Timber flooring.

### **EXTERNAL**

Low maintenance front garden, finished in artificial grass, tree bark bedding and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in patio area and raised timber decking.

Enclosed service area with timber decking.

PVC oil storage tank.

Outside tap.

### **STORE**

Power, light, water, plumbed for automatic washing machine, 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.







**Well presented, extended, three bedroom / three+ reception, mid terrace property, situated off Station Road, Greenisland.**

**The property comprises entrance hall, bay fronted lounge with open fire, kitchen with informal dining area, rear hall, family room, sun lounge, bathroom, three well-proportioned bedrooms, and shower room.**

**Externally, the property enjoys low maintenance gardens front and rear.**

**Other attributes include oil heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment.**

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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