

1 FARM LODGE STABLES CARRICKFERGUS BT38 8ZL



This stunning detached red-brick home offers an ideal family living experience in the highly sought-after Upper Road, Greenisland. Boasting four spacious double bedrooms and stylish open plan dining and family areas the home is immaculately presented throughout, and offers a perfect blend of comfort and style, making it an ideal choice for purchasers seeking a prime location.

Stunning red brick detached house
 Four double bedrooms
 Ensuite shower room off the master bedroom
 Impressive entrance hall incorporating a part oak staircase
 Lounge with cast iron stove
 22' dining area open plan to family room
 Family room boasts double doors to rear garden
 Contemporary kitchen hosting a range of built in appliances and breakfast bar
 Utility room and downstairs Wc
 Family bathroom with a white suite and separate shower cubicle
 Gas heating system
 Double glazed windows in upvc frames
 Oak internal doors
 Fully enclosed gardens part laid to lawn, part laid to patio

Offers Around £309,995

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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PRS Property Redress Scheme

OFT Approved code



Entrance Hall

Composite door to front aspect, staircase with oak balustrade, radiator, ceramic tiled floor, doors to



Downstairs WC

Double glazed window to front aspect, low flush WC, floating sink, radiator, ceramic tiled flooring



Lounge

14'0 x 13'3

Double glazed window's to front and side aspect, hole in the wall style fireplace with cast iron stove, tiled hearth, radiator



Kitchen

11'11 x 10'11

Open plan to sun room, kitchen area double glazed window to front aspect, range of contemporary high and low level units with roll edge worktops, inset 1.5 bowl with stainless steel sink and drainer with mixer tap over, integrated oven with four ring ceramic hob and stainless steel chimney style extractor fan over, built in fridge freezer and dishwasher, breakfast bar, radiator, ceramic tiled floor



Family room/sunroom

22'0 x 11'9

Double glazed windows to rear and side aspect, double glazed double doors to rear garden, radiator, ceramic tiled flooring,

Utility room

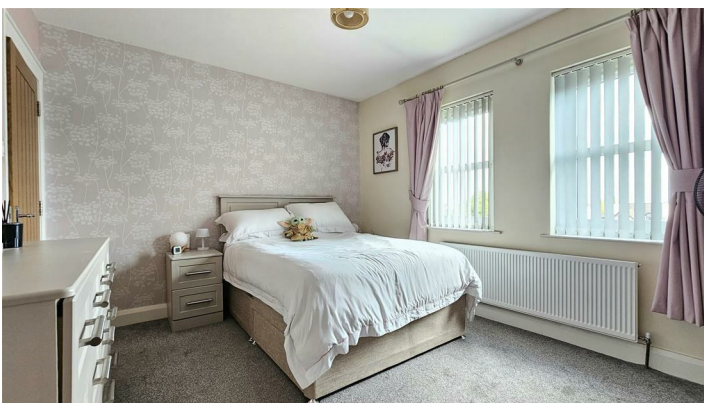
9'9 x 5'3

Double glazed window to side aspect, double glazed door, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, plumbed for washing machine,



Stairs and Landing

Access to loft space, storage cupboard, radiator, doors to



Bedroom one

14'1 x 10'3

Double glazed windows to front aspect, radiator



Ensuite/Shower room

Double glazed window to side aspect, white suite comprising low flush WC, floating sink and built-in shower cubicle with electric shower over, radiator, ceramic tiled floor



Bedroom two

14'2 x 8'9

Double glazed window to rear aspect, radiator



Bedroom three

9'2 x 9'11

Double glazed window to side aspect, radiator



Bedroom four

11'0 x 8'8

Double glazed window to front aspect, radiator



Family bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, floating sink, enclosed bath, separate shower cubicle with thermostatically controlled shower over, radiator, ceramic tiled floor



Gardens and grounds

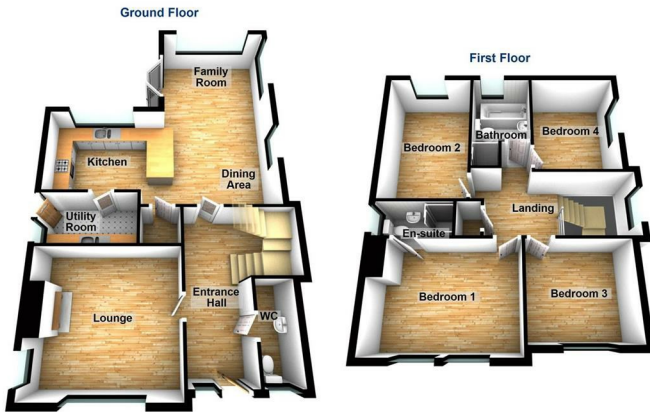
Fully enclosed rear garden part laid to lawn part laid to patio



Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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New to the market... details, measurements and photos to follow shortly

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