



ULSTER PROPERTY SALES

UPS

CARRICKFERGUS BRANCH

8 Market Place, Carrickfergus, County
Antrim, BT38 7AW

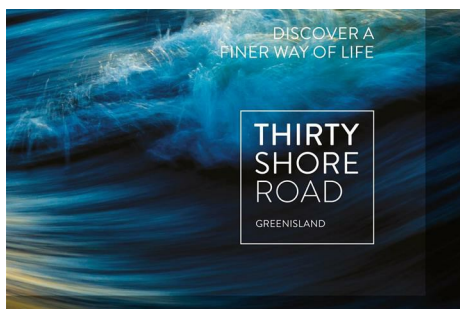
028 9336 5986

carrickfergus@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



Computer Visual



SHORE ROAD

Greenisland

Carrickfergus BT38 8UB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

£695,000

Shore Road

Greenisland, Carrickfergus, BT38 8UB



Living room

Media wall
Contemporary horizontal electric fire
Corner window

Family room

Double doors leading onto patio / rear garden
Wood burning stove
High level ceilings
Feature corner window

Kitchen

Quality kitchen with Integrated appliances to include electric oven & hob, extractor hood, fridge / freezer and Integrated dishwasher
Choice of quartz worktops & upstand
Choice of doors
Choice of Handles
Quooker Tap
Under unit lighting where applicable
Porcelain flooring

Utility room

Washer / dryer
Range of high and low level units with choice of doors
Porcelain tiled flooring

Bathroom & Ensuites

Contemporary white sanitary ware with chrome fittings

Ceramic/porcelain floors and partly tiled walls, soft close toilet seat
Chrome heated towel radiators in bathroom and ensuite
Energy efficient LED down-lights to bathroom and ensuite

Heating

Air source heat pump system with significant savings can be made on your fuel bills in comparison to using oil or gas to heat your home
Thermostatically controlled underfloor heating on ground and first floor
Thermostatically controlled radiators on 2nd floor

Flooring

Porcelain floor tiling throughout ground floor, choice of carpets or wood flooring in bedrooms and stairs with landing carpeted

Insulation

200mm full fill cavity wall insulation
A high specification insulated house further reduces energy bills

Internal features

Walls, ceilings, and all woodwork painted
Contemporary internal doors with quality ironmongery
Feature media wall with electric fire to living room
Smoke and carbon monoxide alarms fitted to

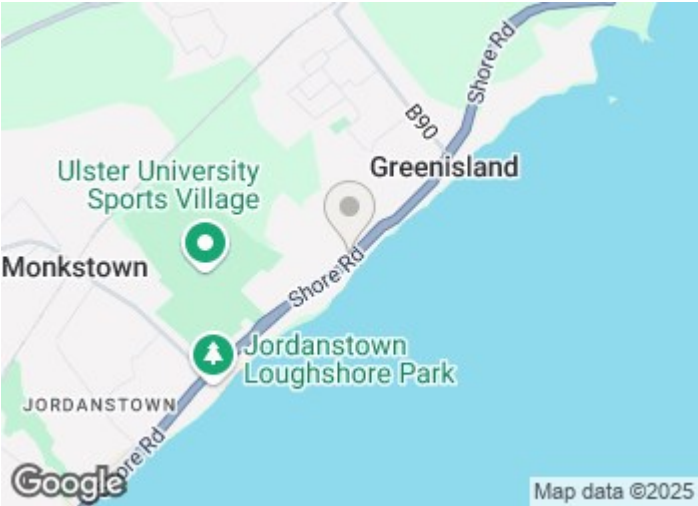
building control standards
Generous range of points for electrical sockets, switches, telephone and TV points
Main rooms wired for future satellite point
Recessed energy efficient LED downlighting to kitchen, bathroom and ensuite (where applicable)

External features

Maintenance free anthracite grey, triple glazed uPVC energy efficient glazing with lockable system (where appropriate)
Feature external lighting to main entrance & back doors
Modern composite front door
Driveway parking
Gardens to be turfed
Elevation to be finished in K-Rend / Parex silicone coloured render
Contemporary zinc cladding

Warranty

10-year structural warranty



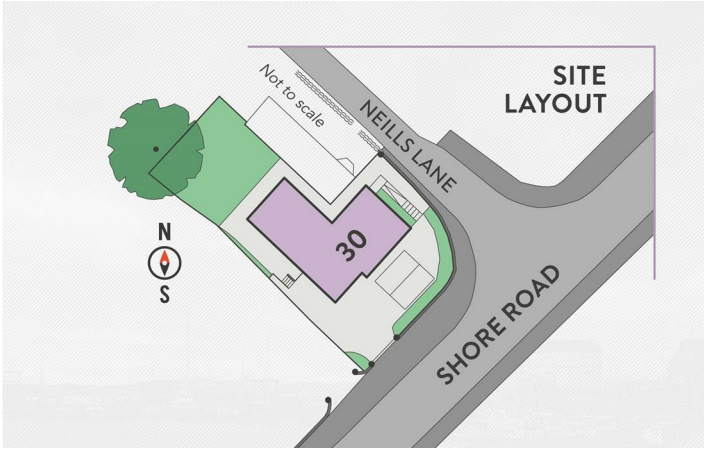
Directions



Aerial View towards 30 Shore Road, Greenisland



Computer Visual



Floor Plan

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