



## Apt 5, 84 Shore Road, Greenisland, Carrickfergus, BT38 8UE

- Modern, Spacious, First Floor Apt.
- Kitchen Through Dining Room
- Luxury, High Gloss Kitchen
- Gas Heating; PVC Double Glazing
- Large, Private Rear Garden
- Two Well-Proportioned Bedrooms
- Open To Bay Fronted Living Area
- Deluxe, Fully Tiled Bathroom & En Suite
- Basement Parking
- Lough Views

Offers Over **£219,950**

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

### PRIVATE ENTRANCE HALL

Herringbone style LVT flooring. Beam vacuum system.  
Intercom entry handset. Access to walk-in store with Beam vacuum hub.



## **KITCHEN THROUGH LIVING / DINING ROOM 22'8" x 16'7" (wps) (plus recess)**

Modern fitted, high gloss kitchen with range of high and low level storage units, with contrasting, granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Bay window to living area, enjoying views over Belfast Lough. Herringbone style LVT flooring. PVC double glazed French doors, leading to private rear garden.

## **PRINCIPAL BEDROOM 12'8" x 12'0"**

Comprehensive range of fitted wardrobes and storage units.

## **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Towel radiator.

## **BEDROOM 2 12'0" x 11'5"**

## **DELUXE FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Folding shower screen over bath. Chrome towel radiator.

## **EXTERNAL**

Basement parking.

Private, low maintenance, paved rear garden with fitted stone bench, matching table, and decorative stone with range of shrubs.

External lighting.

Outside tap.

## **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.





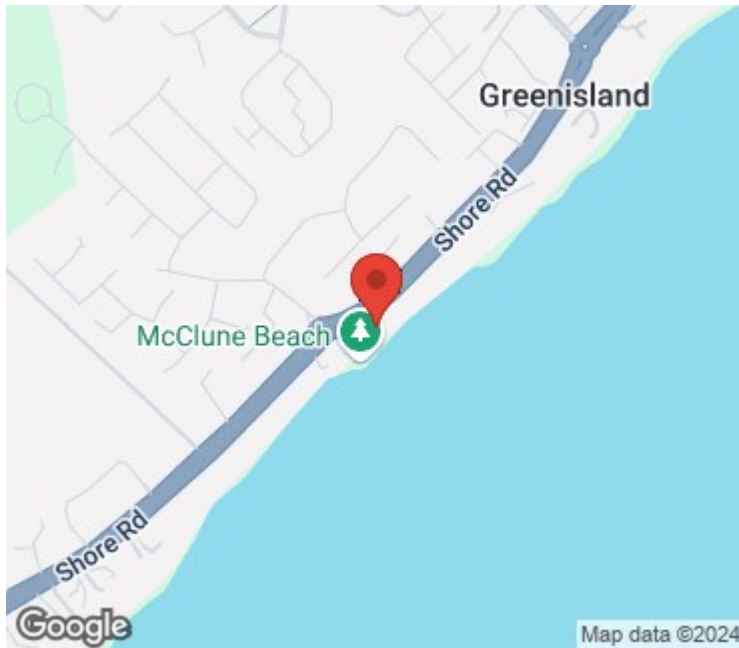
**Immaculately presented, spacious, first floor apartment with basement parking, large, private rear garden, and lough views, located within the well sought after Shore Road area of Greenisland.**

**The property comprises communal entrance hall, private entrance hall, kitchen through dining room with luxury fitted high gloss kitchen, open to bay fronted living area, two well-proportioned bedrooms, to include principal en suite, and separate family bathroom, each fully tiled, with contemporary, white sanitary ware.**

**Externally, the property enjoys basement parking and large, private, low maintenance, paved rear garden.**

**Other attributes include gas heating, PVC double glazing, and Beam vacuum system.**

**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>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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