

1 FAUNORAN PARK, GREENISLAND BT38 8UU



Semi detached house
Three double bedrooms

Built in wardrobes in bedrooms one and two

15'2 x 12'4 Lounge incorporating a feature fireplace with wood surround

Kitchen diner with an extensive range of high and low level units

Separate dining room / family room

Family bathroom incorporating a white suite and separate shower cubicle

Additional Wc on the ground floor

Double glazed windows in upvc frames, Pvc fascias, gas heating system

Enclosed gardens at the rear and side fully enclosed by timber fencing

Driveway providing off road parking for three/four cars

Excellent Greenisland location just off the Station Road

Convenient to Transport links

Ideal first or second time buy

Offers Around £154,995

Tenure: Leasehold

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			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This spacious semi-detached house in a prime Greenisland location just off Station Road is ideal purchase for families and first-time buyers, the property offers a generous layout and practical features throughout, including three double bedrooms, with built-in wardrobes in bedrooms one & two, a 15'2 lounge with a feature fireplace, and a kitchen diner with an extensive range of units. An additional family/dining room, a family bathroom with a separate shower cubicle, and a ground-floor WC, add to the home's convenience.

Outside, the property features enclosed gardens and a driveway with off-road parking for three to four cars.

With double-glazed UPVC windows, a gas heating system, and easy access to transport links, this home combines space, comfort, and accessibility in an excellent location.

Entrance Hall

Double glazed door to, radiator, laminated wood floor, doors to.

Downstairs Wc

Double glazed window to side aspect, low flush Wc, wash hand basin



Lounge

15'2 x 12'4

Double glazed window to front aspect, fireplace with wood surround, tiled inset & hearth, radiator.





Dining Room/Family Room

10'1 x 9'10

Double glazed window to front aspect, radiator, laminated wood floor.



Kitchen

16'7 x 8'10

Double glazed windows to rear aspect, Double glazed door to rear garden. Range of high and low level units with roll edge work tops, inset stainless steel sink and drainer with mixer tap over, pull out extractor fan, plumbed for washing machine and dish washer, radiator, ceramic tiled floor.

Stairs and Landing

Double glazed window to side aspect, doors to.



Bedroom One

12'6 x 12'0

Double glazed window to front aspect, built in wardrobe, radiator.



Bedroom Two

12'0 x 10'0

Double glazed window to front aspect, radiator, laminated wood floor.



Bedroom Three

12'5 x 8'8

Double glazed window to rear aspect, radiator, laminated wood floor.



Bathroom

Double glazed window to rear aspect, white suite comprising, low flush Wc, pedestal sink, enclosed bath, separate shower cubicle, storage cupboard, fully tiled walls.

Garden and Grounds

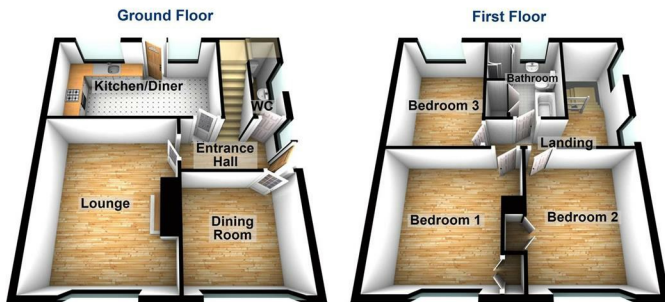
At the rear there is a fully enclosed garden laid to lawn, part laid to patio. At the front and side there is a garden laid to lawn enclosed by a timber fence and a driveway providing off road parking for three/four cars.



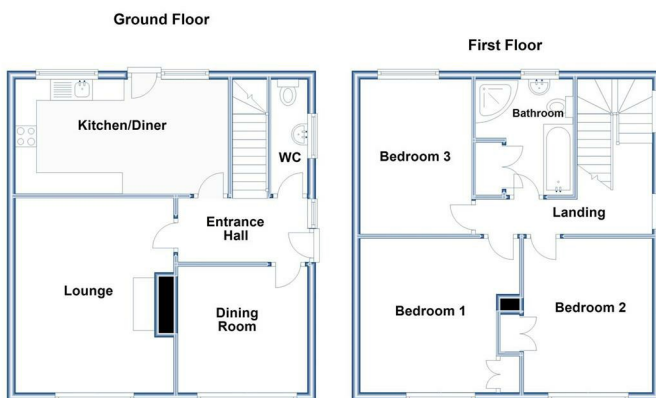
Detached Garage

Single matching detached garage

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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