



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



29 The Cairn, Upper Station Road,
Greenisland, BT38 8ZT

Offers in the region of:
£269,950

 **Reeds Rains**

reedsrains.co.uk

29 The Cairn, Upper Station Road, Greenisland

Description

Attractive semi detached property situated within a popular and sought after development. Positioned close to local primary school, Greenisland golf club and train station this is an ideal family home. The spacious interior offers lounge, fitted kitchen/dining area through to sun lounge, four bedrooms - master bedroom with en-suite shower room and bathroom. Boasting a gas fired central heating system and double glazed windows. Externally there is a detached matching garage, driveway parking and enclosed rear garden. An internal viewing appointment can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Block tiled floor. Understair storage.

Lounge

16'7" x 12'7" (5.05m x 3.84m)
Wood burning stove with slate hearth.

Open Plan Kitchen/Diner

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Integrated fridge freezer. Spotlights. Open through to:

Sun Lounge

PVC double glazed French doors to rear garden.

Utility Room

Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Block tiled floor.

Cloakroom

WC and wash hand basin. Block tiled floor.

First Floor Landing

Master Bedroom

14'7" x 12' (4.45m x 3.66m)

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted Mira Sport electric shower, wash hand basin and low flush wc. Part tiled walls and tiled floor.

Bedroom 2

10'1" x 9' (3.07m x 2.74m)
Laminate wooden floor.

Bedroom 3

10'7" x 7'5" (3.23m x 2.26m)
Laminate wooden floor.

Bedroom 4

9'9" x 9'8" (2.97m x 2.95m)

Bathroom

White suite comprising panelled bath, vanity unit and low flush wc. Heated towel rail.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn.

Detached Garage

19'7" x 10'8" (5.97m x 3.25m)
Roller door. Light and power.

Driveway Parking

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.



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All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes