



31 Rossmore Green, Greenisland, BT38 8TG

- Extended Mid Terrace Property
- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas; Air Source Heat Pump; Solar Panels
- Private Driveway
- Extremely Energy Efficient (A-rated)
- Two Separate Reception Rooms
- Deluxe Fully Tiled Bathroom; Furnished Cloakroom
- PVC Double Glazing
- Large Rear Garden; Workshop/Store

Offers Over £129,950

EPC Rating A





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door. Wood laminate floor covering. Stairwell to first floor. Range of fitted storage units. PVC double glazed door to rear garden.

#### FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Part tiling to walls. Wood laminate floor covering. Underfloor heating.

#### LOUNGE 15'0" x 12'6" (wps)

Wood laminate floor covering. Underfloor heating. Open arch leading to:

#### DINING ROOM 15'10" x 8'5"

Wood laminate floor covering. Underfloor heating. Open arch to kitchen.



## KITCHEN 9'4" x 7'3"

Modern fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for fridge freezer. Integrated gas hob with stainless steel extractor hood over. Integrated double oven and dishwasher. Built in wine rack. Glass fronted display cabinet. Splashback tiling to walls. Wood laminate floor covering. Underfloor heating.

## FIRST FLOOR

### LANDING

Wood laminate floor covering. Access to hot press and partially floored roof space (c.7.5 x 4.5m) via slingsby style ladder.

### BEDROOM 1 15'11" x 9'2" (wps)

Twin, built in wardrobes. Wood laminate floor covering.

### BEDROOM 2 12'2" x 8'4"

Wood laminate floor covering.

### BEDROOM 3 12'4" x 8'2"

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 4 11'9" x 9'6" (wps)

Fitted storage units.

## DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath. Chrome towel radiator. Underfloor heating.

## EXTERNAL

Private driveway finished in brick pavior.  
 Front garden finished in lawn.  
 Electric car charging point.  
 PVC soffits, fascia and rainwater goods.  
 Owned solar panels.  
 Fully enclosed rear garden, finished in lawn and paved patio area.  
 Outside tap.

## WORKSHOP/STORE 18'0" x 7'7"

Power, light and insulated floor. Partitioned utility area with range of storage units, worksurface area, plumbed for washing machine, and space for tumble dryer.





## 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.

*Well presented, extended, extremely energy efficient (A-rated), four-bedroom mid terrace property, conveniently situated off Station Road, Greenisland.*

*The property comprises entrance hall, furnished cloakroom, lounge, separate dining room, modern fitted kitchen, four well-proportioned bedrooms, and deluxe fully tiled bathroom, with contemporary, white three-piece suite.*

*Externally, the property enjoys private driveway, front garden, large, fully enclosed rear garden, and workshop/store.*

*Other attributes include gas heating, air source heat pump, owned solar panels (with purchase option on battery system by separate negotiation), electric car charging point, PVC double glazing, and plumbed for heat recovery system.*

*Ideal first time buy / buy to let investment alike.*

*Early viewing highly recommended.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>94</b>
(81-91) <b>B</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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