



5 Farm Lodge Drive, Greenisland, BT38 8XN

- Detached Bungalow
- Lounge; Separate Dining Room; Conservatory
- Bathroom; En Suite
- Private Driveway; Integral Garage
- Open Aspect To Rear
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Gardens Front, Side & Rear
- Views Towards Belfast Lough & Cave Hill

Offers Over £219,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to cloakroom and shelved hot press.

#### LOUNGE 17'7" x 11'8" (wps)

Box bay window to front elevation. Open fire in marble fireplace with matching hearth and carved mahogany surround. Glass panelled door leading to:

#### DINING ROOM 11'8" x 10'9"

Glass panelled door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 13'11" x 11'7" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Fitted breakfast bar unit. Integrated, ceramic hob with extractor hood over. Integrated, double oven. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

## **UTILITY ROOM 7'5" x 5'10"**

Range of high and low level fitted storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Fully tiled walls. Tiled floor. PVC double glazed door to side garden.

## **FAMILY ROOM / BEDROOM 1 13'5" x 11'10" (wps)**

Access to roof space.

## **ENSUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Fully tiled walls.

## **CONSERVATORY 12'2" x 10'4"**

In PVC double glazed frame with matching French doors to rear garden. View towards Belfast Lough and Cave Hill. Tiled floor. Open aspect to rear.

## **BEDROOM 2 10'5" x 10'2"**

View towards Cave Hill.

## **BEDROOM 3 10'5" x 9'10"**

## **FULLY TILED BATHROOM**

Four piece suite comprising panelled bath, pedestal wash hand basin, WC and bidet.

## **EXTERNAL**

Generous sized, private driveway area finished in brick pavior.

Front garden, finished in lawn and range of plants, trees and shrubbery.

External lighting.

Outside tap.

Fully enclosed rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

Open aspect to rear with view towards Cave Hill.

## **INTEGRAL GARAGE 20'4" x 9'11"**

Power operated, roller, shutter door. Separate service door to rear garden. Power, light, oil fired central heating boiler and access to roof space.

## **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 detached bungalow with integral garage, occupying a prime site within the popular Farm Lodge development, Upper Road, Greenisland.**

**The property offers adaptable accommodation and comprises entrance hall, lounge, dining room, kitchen with informal dining area, utility room, family room/bedroom with en suite shower room, conservatory, two further bedrooms, and fully tiled bathroom with four piece suite.**

**Externally, the property enjoys private driveway, large integral garage, and gardens front, side and rear finished in lawn, patio area and range of shrubs and trees.**

**Other attributes include oil heating, double glazing, open aspect to rear, and views towards Belfast Lough and Cave Hill.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

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 are 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