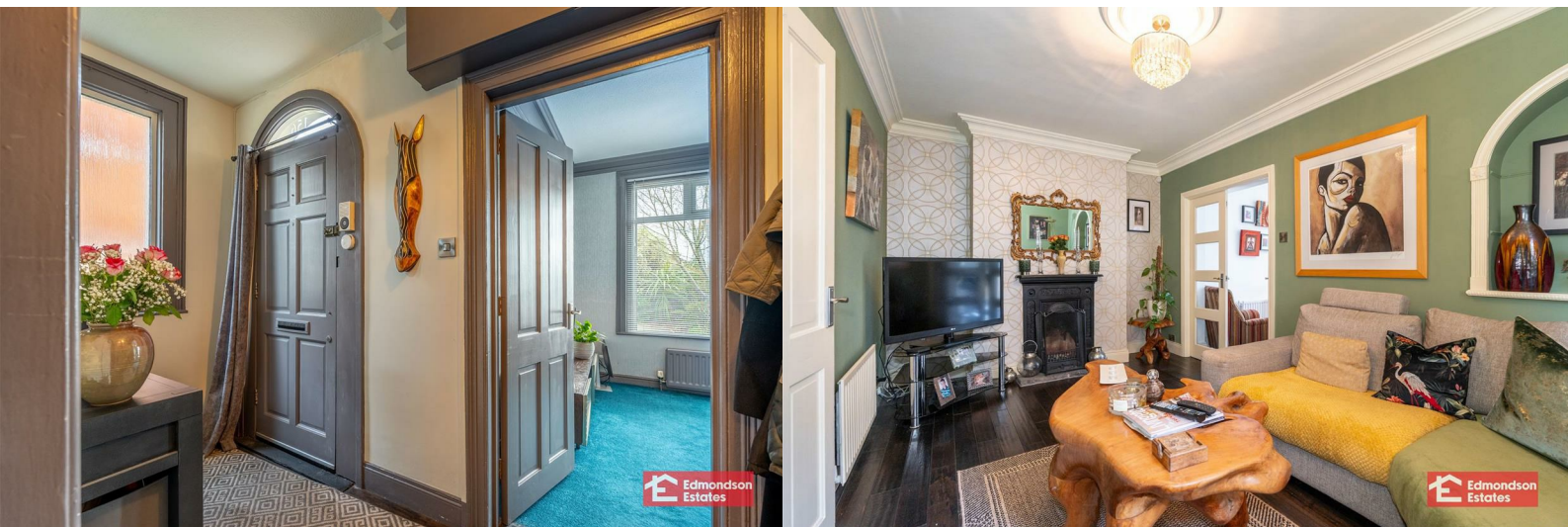




## 156 Station Road

Greenisland, Carrickfergus, BT38 8UN

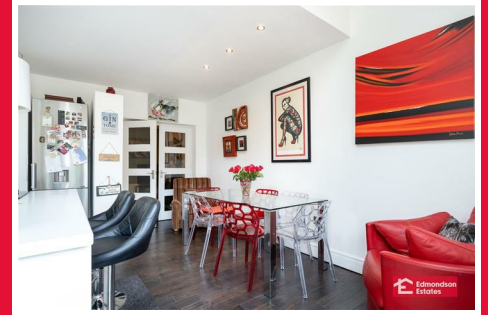
Offers Around £229,950



# 156 Station Road

Greenisland, Carrickfergus, BT38 8UN

Offers Around £229,950



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door with fan light over. Stairwell to first floor with access to under stair store. Karndean flooring to hallway continuing through living room and kitchen.

#### FAMILY ROOM

10'9 x 10'0 (3.28m x 3.05m)

#### LOUNGE

16'8 x 9'9 (5.08m x 2.97m)

Ornate cast iron open fire on stone hearth. Hardwood glazed double doors to kitchen and dining area.

#### KITCHEN OPEN PLAN TO DINING AREA

16'2 x 15'7 (4.93m x 4.75m)

Modern fitted high gloss style kitchen with high and low level storage units and contrasting work surface. Integrated eye level grill and oven and dishwasher. Stainless steel sink unit. Matching island unit with breakfast bar and 4 ring gas hob with extractor fan over. Space for washing machine, tumble dryer and fridge freezer. Feature glazed splashback to sink area. PVC double glazed sliding patio door to rear garden. Velux window.

### FIRST FLOOR

#### LANDING

Access to roof space via slingsby style ladder. Access to store.

#### PRINCIPAL BEDROOM

12'8 x 8'9 (3.86m x 2.67m)

Recessed downlighting.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, floating vanity unit and WC. Chrome towel radiator. Fully panelled walls to shower and tiled floor.

#### BEDROOM 2

15'7 x 6'6 (4.75m x 1.98m)

Recessed downlighting. Access to store with gas fired central heating boiler.

#### BEDROOM 3

10'9 x 10'0 (3.28m x 3.05m)

Access to integrated wardrobe with shelving and desk.

#### DELUXE FAMILY BATHROOM

Deluxe modern fitted three piece suite comprising panelled bath with mains shower and drench shower head over, floating vanity unit and WC. Towel radiator. Part tiled walls and tiled floor.

#### EXTERNAL

Extended driveway to the front in tarmac with array of trees and shrubs.

Secluded, south facing rear garden in lawn with paved patio area, and array of trees and shrubs.

Outside tap and lighting.

PVC fascia, soffits and rainwater goods.



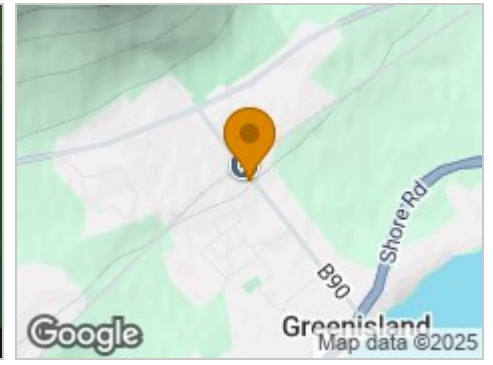
## Road Map



## Hybrid Map



## Terrain Map



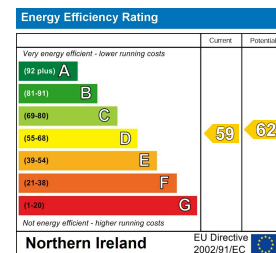
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.