

simon**BRIEN**
RESIDENTIAL

34 Glenkeen Drive,
Greenisland, BT38 8XG



Asking Price £79,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Mid-Terrace Property
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen & Dining Area
- Fully Tiled Shower Room
- Twin Parking Spaces To The Front
- Enclosed Paved Rear Garden
- Gazebo In Backyard
- UPVC Double Glazing
- Oil Fired Heating System
- Suitable First Time Buy Or Investment Property
- Convenient To A2 Shore Road

SUMMARY

We are pleased to offer for sale this well-presented mid-terrace property situated in the Glenkeen area of Greenisland, close to all local amenities; schools, shops, local transport and only a short 15 minute drive from Belfast city centre and 5 minutes from Carrickfergus. Inside the property boasts of 3 bedrooms, spacious lounge, fitted kitchen, shower room, oil central heating and uPVC double glazing throughout. Early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door.

ENTRANCE HALL:

LIVING ROOM:

13' 5" x 13' 1" (4.10m x 3.98m)

Laminate wood floor. Double doors to...

KITCHEN/DINING AREA:

19' 2" x 8' 9" (5.84m x 2.67m)

Range of high and low level units. BEKO under bench electric oven and 4 ring ceramic hob. Stainless steel and glass extractor fan. Plumbed for washing machine. Ceramic tiled floor. uPVC doors leading outside.



FIRST FLOOR

LANDING:

Access to roofspace. Laminate wood floor.

BEDROOM (1):

15' 4" x 10' 7" (4.67m x 3.22m) (at widest points)

Laminate wood floor.

BEDROOM (2):

15' 3" x 8' 5" (4.66m x 2.56m) (at widest points)

Laminate wood floor.

BEDROOM (3):

9' 8" x 7' 6" (2.94m x 2.28m)

Laminate wood floor.

FULLY TILED SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Corner shower cubicle with Redring electric shower above. Extractor fan.



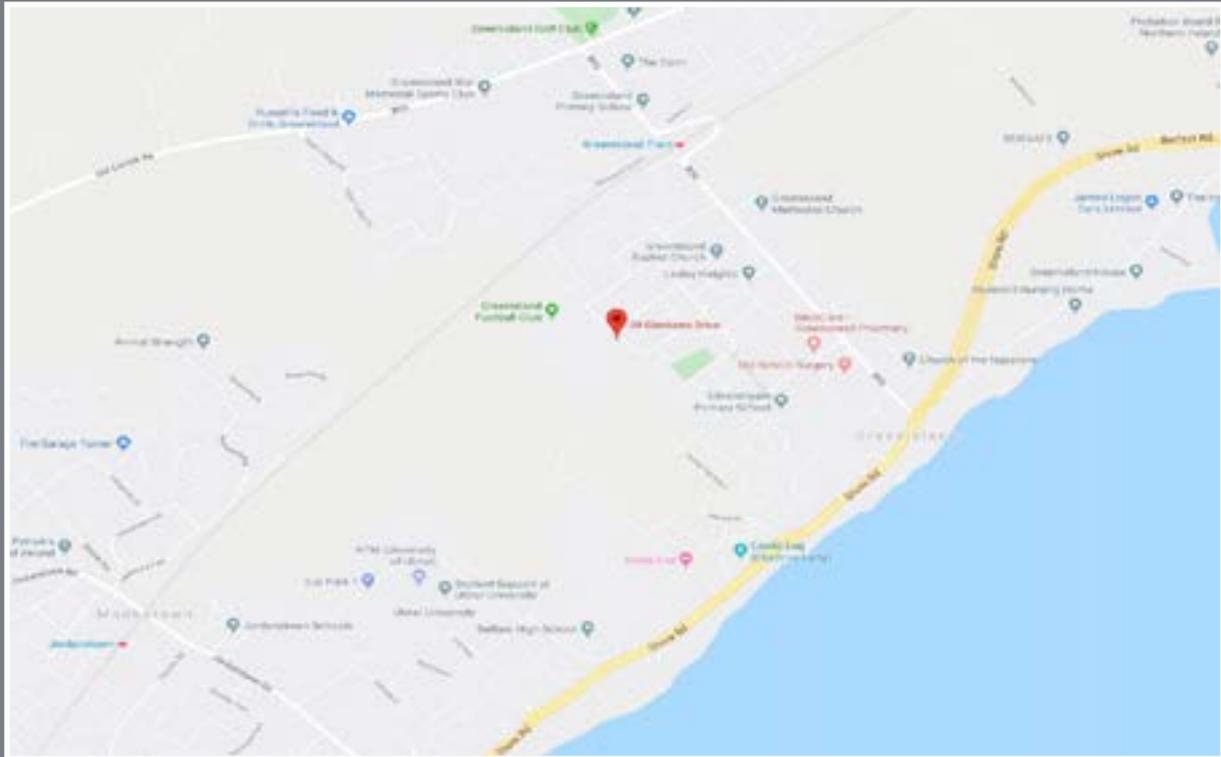
OUTSIDE

Two paved parking spaces to the front. Enclosed paved rear garden.

BOILER HOUSE/SHED:

Oil fired boiler. Power and light. Outside tap and light.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/A/20/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92+ plus		
B 81-91		
C 69-80		
D 55-68		55
E 39-54	30	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0469-5022-0219-7700-5220

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.