

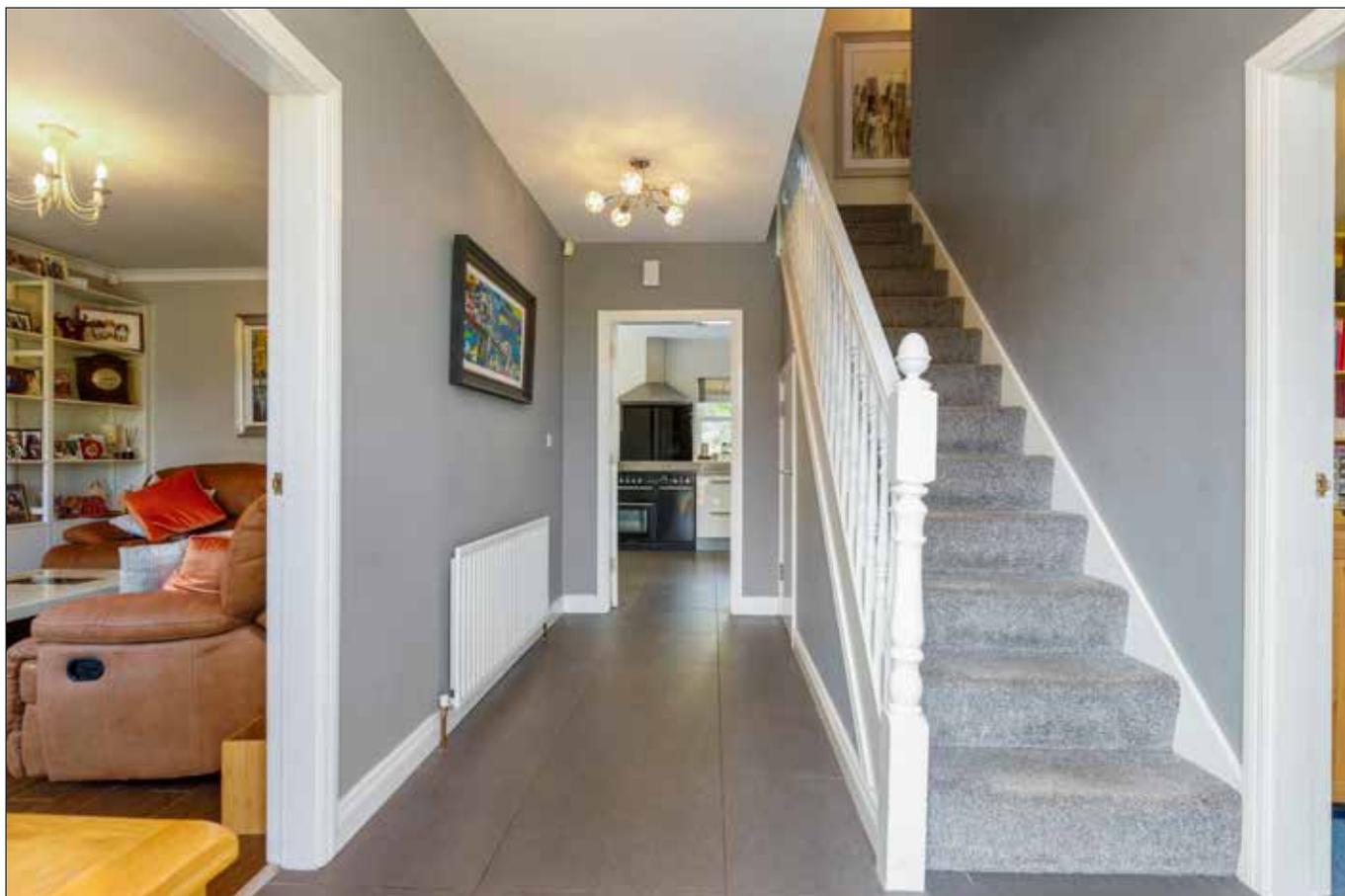
simon**BRIEN**  
RESIDENTIAL

116 Station Road,  
Greenisland, Carrickfergus, BT38 8UW



Asking Price £399,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Superb Detached Double Fronted Family Residence
- Beautifully Proportioned & Exceptionally Well Presented Accommodation
- 6 Generous Bedrooms
- 2 Formal Reception Rooms
- Superb Open Plan Kitchen / Living / Dining - Kitchen With A Range Of Appliances & Granite Work Surfaces
- Family Bathroom / 2 Ensuites / Downstairs WC
- Separate Utility Room
- PVC Double Glazing
- Gas Fired Central Heating
- Security Alarm & CCTV Coverage Of Site
- Beautiful Landscaped Gardens To Front & Rear
- Generous Parking, Lawns & Patio Areas
- Triple Garage With Games Room / Gym Above
- Popular & Sought After Residential Location
- Close To Local Amenities Schooling & Transport Links Connecting Belfast & Further Afield

## SUMMARY

We are delighted to offer for sale this superb detached double fronted family residence, which is exceptionally well located off the Station Road in Greenisland, in one of the areas most sought after residential locations.

The location is ideal to take advantage of access to Belfast City Centre, which is a 20 minute drive, and there is a wide range of recreational amenities within the area, including a number of golf courses, sailing club, and the University of Ulster Campus. It is also within good proximity of excellent transport links, and quality primary and secondary schools.

The property itself which extends to 3,500 Sq Ft, provides a superb layout of six bedrooms, together with two formal reception rooms, spacious open plan kitchen / living / dining, and high quality sanitary ware throughout. Externally, the property is positioned on a magnificent quarter acre site with beautifully manicured gardens, generous parking, together with triple garage, and games room / gym above.

Likely to be of interest to the growing family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Hardwood entrance door with side lights and fan. Leading to:

### RECEPTION HALL:

Ceramic tiled floor. Understairs storage.

### LOUNGE:

**14' 9" x 11' 10" (4.5m x 3.61m)**

Engineered wood flooring. Corniced ceiling. Bespoke bookcases. Inset cassette gas fire with granite surround.

### STUDY / (POTENTIAL DINING ROOM):

**12' 6" x 11' 6" (3.81m x 3.51m)**

Corniced ceiling.



**OPEN PLAN KITCHEN / LIVING / DINING AREA:  
25' 3" x 11' 10" (7.7m x 3.61m)**

Soft close white high and low level units. Larder units with contrasting granite work surfaces and breakfast bar. Kickboard, cupboard, and counter top lighting. Double Belfast sink. Ringmaster range cooker with glass splashback and stainless steel extractor fan. Integrated dishwasher and wine fridge. American style fridge freezer with mains water. Recessed spotlights. Tiled flooring. PVC double doors to rear garden.

Archway to:

**UTILITY ROOM:  
11' 10" x 6' 7" (3.61m x 2.01m)**

Matching units to kitchen with granite work surfaces. Belfast sink with extending tap. Plumbed for washing machine and tumble dryer. Integrated bin cupboard. Tiled flooring. Worcester Bosch boiler. PVC door to rear.

**SUN ROOM:  
11' 10" x 11' 6" (3.61m x 3.51m)**

Multi-fuel stove with granite hearth. Tiled flooring. Recessed spotlights. PVC double doors to rear garden.

**WC:**

Low flush WC. Wash hand basin in vanity unit. Tiled flooring. Extractor fan.



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## FIRST FLOOR

Storage cupboard.

### MASTER BEDROOM:

**13' 0" x 11' 8" (3.96m x 3.56m)**

Corniced ceiling.

### ENSUITE SHOWER ROOM:

**6' 9" x 5' 8" (2.06m x 1.73m)**

Enclosed shower cubicle. Low flush WC with hidden cistern. Wash hand basin in vanity unit. PVC clad walls and ceiling. Tiled flooring. Extractor fan.



**BEDROOM (2):**

**11' 8" x 11' 4" (3.56m x 3.45m)**

Corniced ceiling.

**BEDROOM (3):**

**12' 6" x 11' 8" (3.81m x 3.56m)**

**BEDROOM (4):**

**11' 8" x 10' 7" (3.56m x 3.23m)**



**BATHROOM:**

**8' 7" x 7' 8" (2.62m x 2.34m)**

Free standing bath. Walk-in shower. Low flush WC. Double sink wash hand basin with vanity unit. Tissino vertical radiator. Fully tiled walls and floor. Extractor fan. Recessed spotlights with star lights above bath. Integral audio system.



## SECOND FLOOR

### WC:

Low flush WC. Wash hand basin in vanity unit. Recessed spotlights. Tiled floor.

### BEDROOM (5):

**12' 9" x 11' 8" (3.89m x 3.56m)**

Fully floored storage in eaves.

### BEDROOM (6):

**13' 0" x 11' 7" (3.96m x 3.53m)**

Fully floored storage in eaves.





## **OUTSIDE**

### **GARDEN AREAS:**

Landscaped gardens to front comprising lawn, tegula paving to front door. Sweeping asphalt driveway to electronic gates to the rear. Gravel beds with feature Karst Limestone monolith stones, side gate to match electronic double gates. Rear garden, accessed via electronic gates. Continuation of asphalt drive to triple car garage. Lawn. Mature planting with fruit trees and shrubs. Greenhouse. Raised beds for vegetables. Lighting in garden and rear driveway.

### **TRIPLE CAR GARAGE:**

**33' 0" x 22' 0" (10.06m x 6.71m)**

Electronic roller shutter doors. Light and power. PVC door to side. Oak effect high and low level units with stainless steel sink unit and drainer. Electric hot water. Hot and cold outside taps.

### **WC:**

**6' 6" x 2' 7" (1.98m x 0.79m)**

Low flush WC. Pedestal wash hand basin. Partially tiled walls. Tiled floor.

## **UPPER LEVEL**

Storage cupboard.

### **GAMES ROOM / GYM / HOME OFFICE:**

**29' 0" x 22' 0" (8.84m x 6.71m)**

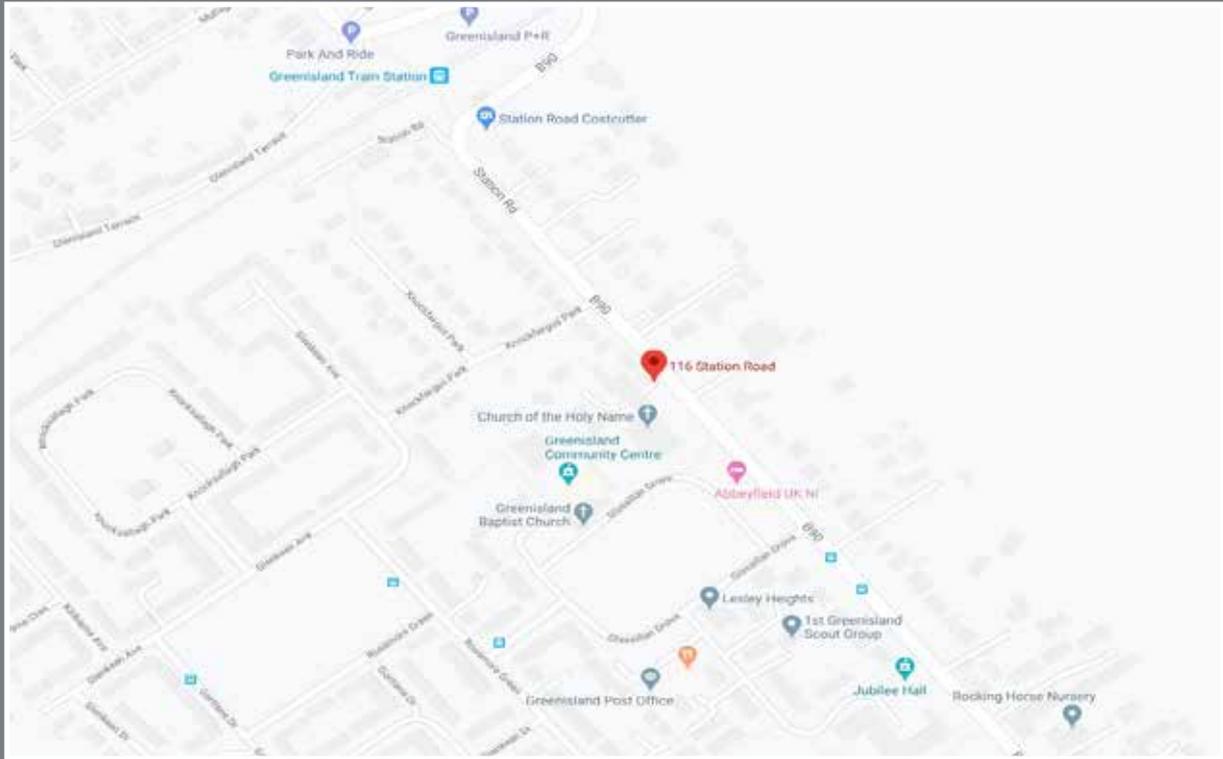
Bison flooring. Recessed spotlights. Light and power. Separate broadband connection.



Outline is For  
Illustrative Purposes Only

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# 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](http://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: ML/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0249-4064-0292-7600-5254

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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