

## 56 Farm Lodge Road, Greenisland, BT38 8XH

**For Sale**  
Offers Over  
**£179,950**

This attractive townhouse will appeal to those who require generous accommodation in a highly sought after location. The property is well presented and with a modern finish throughout and will allow a purchaser to move in and set their furniture down. Situated off the Upper Road, Greenisland close to schools, Greenisland train station, Golf club and shops we can recommend this property and location with great confidence.



Energy Efficiency Rating C.

**T: 028 9080 0000**

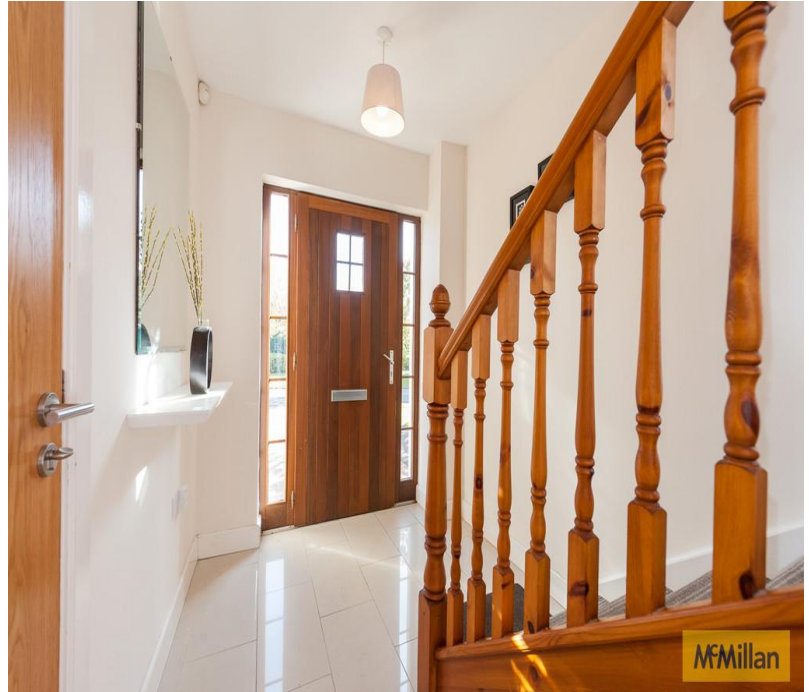




Address: 56 Farm Lodge Road, Greenisland, CARRICKFERGUS, County Antrim, BT38 8XH  
EIRN: 9086-0724-6850-7987-7996

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A 92 plus			A 10 plus		
B 81-91			B 10-11		
C 69-80			C 9-10		
D 55-68	70	72	D 7-8	65	68
E 45-54			E 5-6		
F 35-44			F 4-5		
G 21-34			G 1-3		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		

- Spacious end townhouse in highly regarded residential area of Greenisland
- 4 Bedrooms (1 with ensuite shower room)
- Lounge with engineered wooden flooring and feature limestone fireplace
- Luxury fitted kitchen with built in appliances and casual dining area enjoying views towards Knockag
- Modern white bathroom suite
- Utility room plus integral garage
- Downstairs cloaks
- Gas fired central heating / Double glazing in uPVC oak frames
- Well presented throughout
- Views of Belfast Lough to the front & spectacular views of Knockag to the rear





The property comprises:

## GROUND FLOOR

**RECEPTION HALL:** Polished tiled flooring, under stair storage

**CLOAKS:** Low flush WC, pedestal wash hand basin, polished tiled flooring, extractor fan

**GARAGE:** 10' 8" x 10' 7" (3.25m x 3.23m) Roll top door, light and power

**BEDROOM (4) / FAMILY ROOM:** 10' 9" x 9' 2" (3.28m x 2.79m)

**UTILITY ROOM:** 6' 6" x 5' 9" (1.98m x 1.75m) Fitted kitchen with range of units, round edge work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, uPVC oak door to rear

## FIRST FLOOR

**LOUNGE:** 18' 10" x 10' 9" (5.74m x 3.28m)  
Engineered wood flooring, feature limestone fireplace with gas fire and granite hearth, French doors with balconet

**KITCHEN:** 17' 8" x 9' 2" (5.38m x 2.79m) Modern high gloss kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit

with mixer tap, built in hob, built in fan assisted oven, built in Smeg dishwasher, tiling, polished tiled flooring, Worcester gas boiler. View of Knockagh

## SECOND FLOOR

**LANDING:** Linen cupboard. Access to roofspace

**BEDROOM (1):** 14' 10" x 11' 8" (4.52m x 3.56m)  
Range of built in sliderobes. Views of Belfast Lough

**ENSUITE SHOWER ROOM:** Low flush WC, pedestal wash hand basin, corner glazed shower unit with controlled shower, tiling, ceramic tiled flooring, extractor fan

**BEDROOM (2):** 9' 11" x 9' 2" (3.02m x 2.79m)  
Spectacular views of Knockagh

**BEDROOM (3):** 9' 2" x 7' 6" (2.79m x 2.29m)  
Spectacular views of Knockagh

**BATHROOM:** Modern white bathroom suite, low flush WC, pedestal wash hand basin, panelled bath with mixer tap and telephone hand shower, luxury tiling, ceramic tiled flooring

## OUTSIDE

Front in paved brick driveway

Rear in paved brick patio, plants and shrubs







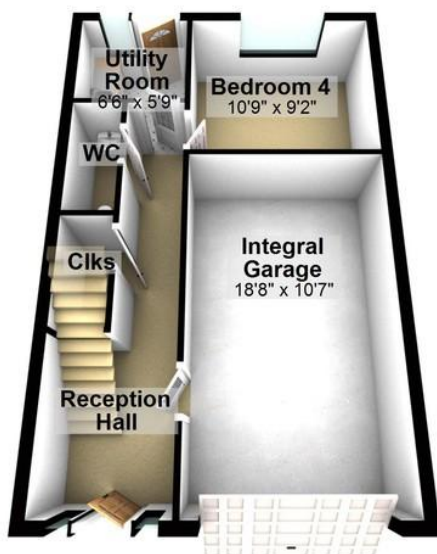




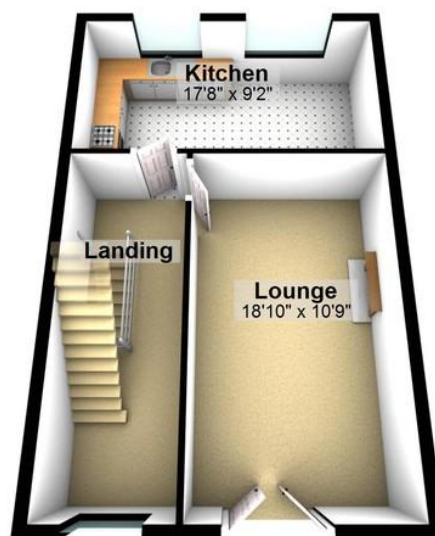




**Ground Floor**



**First Floor**



**Second Floor**



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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please  
call in or  
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for any  
advice

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