

## 17 Longfield Gardens, Greenisland, BT38 8TR

**For Sale**  
Offers In Region Of  
**£99,500**

This well presented semi-detached property will appeal to first time buyers, investors and families. The property benefits from gas fired central heating, double glazing and a modern fitted kitchen and bathroom. Situated on a quiet cul de sac just off the Station Road, within close proximity to schools, buses and approximately 700 meters from Greenisland Train Station, we can recommend with great confidence.



**Energy Efficiency Rating D.**

**T: 028 9080 0000**





	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	67	72
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

- Red brick semi-detached in a popular residential area
- 3 bedrooms
- Lounge
- Modern fitted kitchen
- Modern white bathroom suite
- Utility room
- Gas fired central heating
- Double glazing in uPVC frames
- Driveway
- Well maintained / enjoying views to the rear





The property comprises

**RECEPTION HALL** uPVC mahogany front door, ceramic tiled flooring.

**LOUNGE** 11' 10" x 11' 3" (3.61m x 3.43m)  
Laminate wood flooring, feature fireplace.

**KITCHEN** 11' 10" x 9' 10" (3.61m x 3m)  
Modern fitted kitchen with range of high and low level units, stainless steel sink unit, mixer tap, vegetable sink, built-in fridge/freezer, built-in fan assisted Hotpoint oven, inlaid Hotpoint stainless steel extractor hood, built-in dishwasher, concealed lighting, ceramic tiled flooring.

**UTILITY ROOM** Low level units, gas fired central heating, ceramic tiled flooring, plumbed for washing machine.

### BUILT-IN STORE

**FIRST FLOOR** Access to roofspace.

**BEDROOM (1)** 11' 10" x 9' 11" (3.61m x 3.02m)  
Views of countryside and Knockagh.

**BEDROOM (2)** 11' 3" x 7' 5" (3.43m x 2.26m)  
Linen cupboard.

**BEDROOM (3)** 10' 11" x 7' 3" (3.33m x 2.21m)  
(At max)

**BATHROOM** Modern white bathroom suite, low flush WC, pedestal wash hand basin, panelled bath with electric shower, fully tiled walls, heated towel rail, ceramic tiled flooring.

### OUTSIDE

Front in lawn.

Rear in paved patio area, PVC oil storage tank, views over countryside and towards Knockagh.



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call in or  
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for any  
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