

112 Station Road, Greenisland, BT38 8UW

For Sale
Offers Over
£274,950

This modern detached home has been very well maintained by its current owners who purchased this property from new when no expense was spared on the finish and upgrades. The property offers generous accommodation in a quiet cul de sac convenient to the many local amenities including Greenisland Train Station, commuter routes to Belfast, excellent schools and Greenisland Golf Club. Due to the spacious accommodation and location we recommend viewing at your earliest convenience.



Energy Efficiency Rating C.

T: 028 9080 0000





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	70	73
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Magnificent detached property in highly regarded area of Greenisland
- 4 Spacious bedrooms (Master bedroom with en-suite shower room)
- 3+ Reception rooms
- Modern fitted kitchen with granite worksurfaces and built-in Neff appliances
- Modern white bathroom suite with separate rain shower with luxury tiling
- Sunroom to rear
- Phoenix gas central heating
- Double glazing in uPVC frames
- Cul de sac of 6 fine houses
- Very well presented throughout



The property comprises

GROUND FLOOR

RECEPTION HALL Ceramic tiled flooring, understair storage.

FAMILY ROOM 12' 8" x 11' 8" (3.86m x 3.56m)
Engineered wood flooring.

LOUNGE 14' 8" x 11' 8" (4.47m x 3.56m)
Engineered wood flooring, feature fireplace with granite surround and hearth, gas fire, downlighters with dimmer, double doors to;

DINING ROOM 11' 8" x 9' 9" (3.56m x 2.97m)
Downlighters with dimmer, engineered wood flooring, open archway to;

SUNROOM 11' 8" x 11' 8" (3.56m x 3.56m)
Engineered wood flooring, downlighters with dimmer, French doors to rear.

KITCHEN 13' 2" x 11' 8" (4.01m x 3.56m)
Modern Shaker style fitted kitchen with range of high and low level units, granite worksurfaces and upstands, inlaid stainless steel Franke sink unit with mixer tap and vegetable sink, granite drainers, built-in Neff ceramic hob with glass splashback, built-in Neff double oven, Neff built-in fridge and freezer, glass and stainless steel extractor fan, built-in Neff dishwasher, downlighters.

UTILITY ROOM 7' 9" x 6' 3" (2.36m x 1.91m)
Range of high and low level units to match kitchen, stainless steel sink unit with Franke mixer tap, Ferroli gas boiler, plumbed for washing machine, space for tumble dryer.

CLOAKS Low flush WC, pedestal wash hand basin with glass splashback, ceramic tiled flooring, extractor fan.

FIRST FLOOR

LANDING Hotpress with hot water storage unit.

BEDROOM (1) 12' 11" x 11' 7" (3.94m x 3.53m)

ENSUITE Low flush WC, pedestal wash hand basin with glass splashback, walk in Matki shower unit with controlled rain shower, luxury tiling, ceramic tiled flooring, downlighters.

BEDROOM (2) 12' 8" x 11' 8" (3.86m x 3.56m)

BEDROOM (3) 11' 9" x 10' 10" (3.58m x 3.3m)

BEDROOM (4) 11' 7" x 11' 4" (3.53m x 3.45m)

BATHROOM Modern white bathroom suite, low flush WC, pedestal wash hand basin with glass splashback, panelled bath with glass splashback and mixer tap, large walk in Matki shower unit with rain shower, luxury tiling, ceramic tiled flooring.

OUTSIDE

Front in lawn, flowerbeds with trees and shrubs.

Brick paved driveway with parking behind gates.

Fully enclosed rear garden with lawn, paved patio, raised beds with trees and shrubs, outside lights, outside tap.



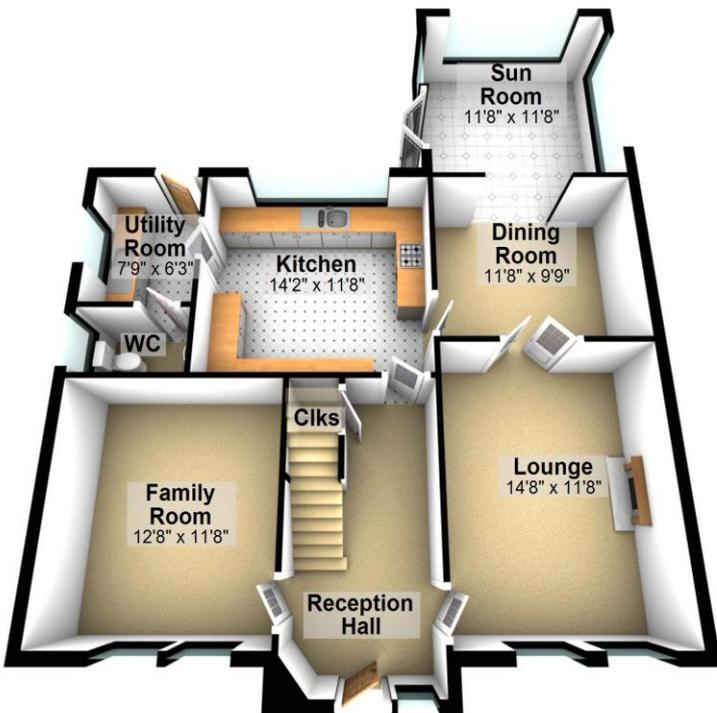




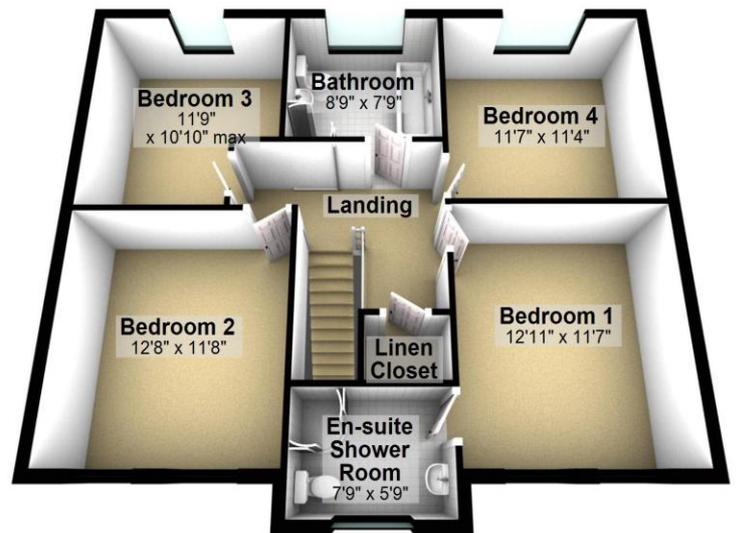




Ground Floor



First Floor



McMillan

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**Honesty
Integrity
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

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
contact us
for any
advice**

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For each sale with McMillan Estate Agents a donation is made to the following charities

