

## 9 The Cairn View, Greenisland, Carrickfergus, BT38 8YQ

**For Sale**  
Offers Over  
**£239,950**

This is a deceptively spacious semi-detached property situated in the highly regarded area off the Upper Station Road, Greenisland. The property is very well presented throughout allowing a purchaser to move in and enjoy easy living in a modern development. With the benefits of four bedrooms and a sunroom to the rear overlooking the Primary School we can recommend this property, location and development with great confidence.



Energy Efficiency Rating B.

**T:** 028 9080 0000





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91	84	84
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Red brick semi-detached property in a popular residential area
- 4 Bedrooms (1 with dressing room plumbed for en-suite)
- Lounge with log burning stove
- Modern fitted kitchen with built-in appliances and casual dining area
- Modern white bathroom suite on first floor and shower room on second floor
- Sunroom
- Gas fired central heating / Double glazing in uPVC frames
- Very well presented throughout
- Rear garden with good orientation for the sun
- Views towards Belfast Lough and Knockagh



The property comprises of

## GROUND FLOOR

**RECEPTION HALL** Ceramic tiled flooring, understair storage.

**CLOAKROOM** Low flush WC, pedestal wash hand basin, ceramic tiled flooring, extractor fan.

**LOUNGE** 15' 0" x 11' 4" (4.57m x 3.45m)  
Log burning stove.

**KITCHEN / CASUAL DINING AREA** 18' 6" x 11' 7" (5.64m x 3.53m)

Modern fitted kitchen with a range of high and low level units, rounded edge worksurfaces, ceramic sink with mixer tap and vegetable sink, built-in Candy microwave, built-in Bosch fan oven, built-in Bosch gas hob, built-in fridge / freezer, built-in dishwasher, integrated washer / dryer, combi Worcester boiler, ceramic tiled flooring, downlighters. Casual dining area.

**SUNROOM** 12' 2" x 9' 9" (3.71m x 2.97m)  
Ceramic tiled flooring, downlighters, French doors to rear.

## FIRST FLOOR

**BEDROOM (1)** 11' 7" x 10' 10" (3.53m x 3.3m)  
Partial views of Knockagh, dressing room plumbed for en-suite.

**BEDROOM (2)** 11' 7" x 10' 0" (3.53m x 3.05m)

**BATHROOM** White bathroom suite comprising of low flush WC, corner bath with mixer tap and hand shower, corner glazed shower unit with controlled shower and rain shower, vanity unit with mixer tap, heated towel rail, downlighters.

## SECOND FLOOR

**BEDROOM (3)** 14' 8" x 11' 2" (4.47m x 3.4m)  
Partial view, eave storage.

**BEDROOM (4)** 10' 0" x 9' 7" (3.05m x 2.92m)  
View of Cavehill, Velux.

**SHOWER ROOM** Low flush WC, wall hung wash hand basin, corner glazed shower unit with controlled shower, extractor fan, heated towel rail, ceramic tiled flooring.

## OUTSIDE

Front in lawn.

Side in driveway.

Rear in neat lawn with good orientation for the sun, overlooking Primary School.



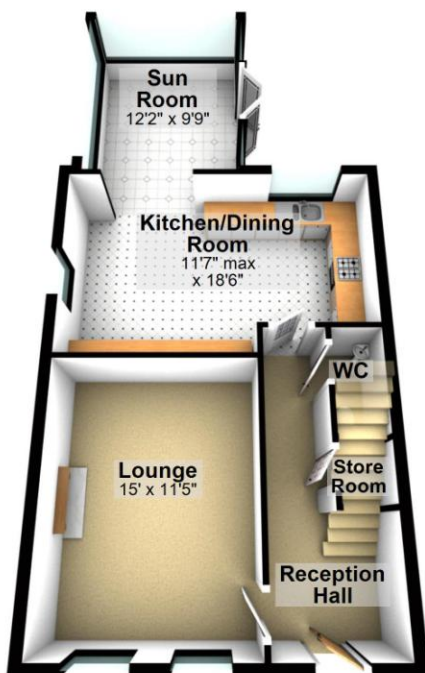








Ground Floor



First Floor



Second Floor



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Please  
call in or  
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advice

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