

3 The Paddock, Greenisland, Carrickfergus, BT38 8FQ

For Sale
Offers In Region Of
£464,950

We have pleasure in marketing this fabulous home nestled with four homes in a private lane off the Upper Road, Greenisland. The property will appeal to those wishing to purchase a fabulous home in a highly sought after location. The property offer generous family accommodation and endless time and thought has gone into the layout and specification at the time the property was constructed by its current owner. Situated on a unique, spacious site offering privacy and mature gardens, only on full internal inspection can you fully appreciate what is on offer. The property offers accommodation that is flexible depending on a purchasers needs. Of particular interest will be the annex above the garage offering a large area for home working or a teenager or relative that visits occasionally. Early viewing is advised.



Energy Efficiency Rating D.

T: 028 9080 0000





5 3 4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
1-38	F		

- Magnificent detached property in the highly regarded area of Greenisland
- 5 Bedrooms (Master bedroom with en-suite shower room and dressing room)
- 4 Reception rooms
- Drawing room with feature fireplace
- Handmade Hayburn kitchen open plan to sitting room with doors to garden sunroom
- Luxury white bathroom suite with roll top bath
- Double glazing in uPVC frames / Oil fired central heating
- Annex above garage for home working / Very well presented throughout
- Private nest of 4 homes / Large house on a mature site
- Large detached garage with separate office / bedroom upstairs



The property comprises of

GROUND FLOOR

RECEPTION HALL Solid wood flooring, spacious entrance hall.

DRAWING ROOM 19' 3" x 14' 3" (5.87m x 4.34m)
Solid wood flooring, hole in the wall style fireplace, centre piece, corning.

SUNROOM 21' 10" x 14' 3" (6.65m x 4.34m)
Overlooking garden.

DINING ROOM 13' 7" x 13' 0" (4.14m x 3.96m)

KITCHEN 17' 6" x 10' 8" (5.33m x 3.25m)
Handmade Hayburn Wood Products fitted kitchen with a range of high and low level units, Belfast sink, solid granite worksurfaces, built-in Britannia stove, built-in dishwasher, built-in fridge, built-in microwave.

UTILITY ROOM 11' 7" x 9' 9" (3.53m x 2.97m)
Fitted range of units, plumbed for washing machine, stainless steel sink unit with mixer tap.

CLOAKROOM Low flush WC, pedestal wash hand basin.

FAMILY ROOM 13' 8" x 10' 6" (4.17m x 3.2m)
Solid wood flooring.

FIRST FLOOR

LANDING Large hotpress.

BEDROOM (1) 21' 10" x 14' 2" (6.65m x 4.32m)
(Including dressing room) Centre piece.

EN-SUITE SHOWER ROOM Low flush WC, vanity unit, corner glazed shower unit with controlled shower, heated towel rail, ceramic tiled flooring, downlighters, extractor fan.

BEDROOM (2) 17' 7" x 10' 8" (5.36m x 3.25m)
Laminate wood flooring.

BEDROOM (3) 14' 3" x 10' 8" (4.34m x 3.25m)
Laminate wood flooring.

BEDROOM (4) 13' 8" x 10' 6" (4.17m x 3.2m)
Laminate wood flooring.

BEDROOM (5) / STUDY 14' 3" x 8' 3" (4.34m x 2.51m)
Built-in Hayburn office furniture.

BATHROOM Luxury white suite comprising of roll top bath with mixer tap and telephone hand shower, low flush WC, pedestal wash hand basin, ceramic tiled flooring, tiling, extractor fan.

DETACHED GARAGE 17' 8" x 17' 7" (5.38m x 5.36m)
Electric garage door, laminate wood flooring. Fixed staircase to first floor office / guest bedroom with en-suite comprising of low flush WC, pedestal wash hand basin, corner glazed shower unit with electric shower.

OUTSIDE

Front in extensive driveway leading to double garage, plants and shrubs.

Rear in extensive lawn on mature site with plants, trees and shrubs.





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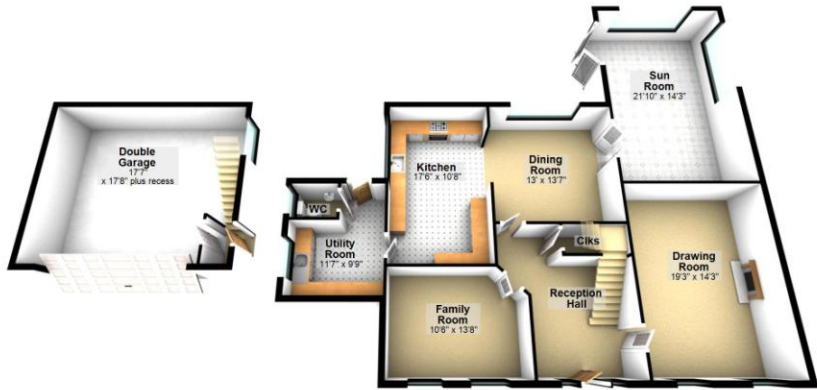
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Ground Floor



First Floor



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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