

## 31 Shorelands, Greenisland, BT38 8FB

**For Sale**  
Offers In Region Of  
**£309,950**

This is a well presented detached family home situated in a quiet and highly regarded residential area of Greenisland which experiences strong demand. The property is completed to an exacting standard which is immediately evident from internal inspection. This will appeal to families wishing to purchase in a quiet, convenient location.



Energy Efficiency Rating C.

**T:** 028 9080 0000





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Detached property in popular highly regarded area
- 4 Bedrooms (master bedroom with ensuite shower room)
- 2+ Reception rooms
- Modern fitted kitchen with casual dining area
- Downstairs cloaks
- White bathroom suite
- Double glazing in mahogany frames
- Gas fired central heating
- Well presented throughout
- Double garage





## GROUND FLOOR

### RECEPTION HALL

**CLOAKS:** Low flush WC, pedestal wash hand basin

**LOUNGE:** 19' 9" x 12' 8" (6.02m x 3.86m)  
Feature fireplace, corninging

**DINING ROOM:** 11' 9" x 10' 4" (3.58m x 3.15m)

**KITCHEN:** 23' 0" x 12' 7" (or 9'9" min) (7.01m x 3.84m) Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap, space for cooker, plumbed for dishwasher, space for fridge, tiling, extractor fan, open plan to:

### CASUAL LOUNGE/DINING AREA

**UTILITY ROOM:** 9' 8" x 6' 7" (2.95m x 2.01m)  
Stainless steel sink unit with mixer tap, door to rear

**GARAGE:** 19' 10" x 17' 9" (6.05m x 5.41m)  
Worcester gas boiler

### FIRST FLOOR: Landing

**BEDROOM (1):** 17' 7" x 12' 9" (5.36m x 3.89m)  
Built in wardrobe

**EN SUITE:** Low flush WC, pedestal wash hand basin, walk in shower unit with rain shower, luxury tiling, ceramic tiled flooring

**BEDROOM (2):** 13' 0" x 10' 6" (3.96m x 3.2m)

**BEDROOM (3):** 11' 1" x 9' 9" (3.38m x 2.97m)  
View of Belfast Lough

**BEDROOM (4):** 11' 1" x 9' 9" (3.38m x 2.97m)  
Views of Belfast Lough

**BATHROOM:** White bathroom suite, low flush WC, pedestal wash hand basin, panelled bath with mixer tap and hand held shower

### OUTSIDE

Front in lawn, plants, trees and shrubs, generous car parking space

Rear in lawn, driveway, plants and shrubs







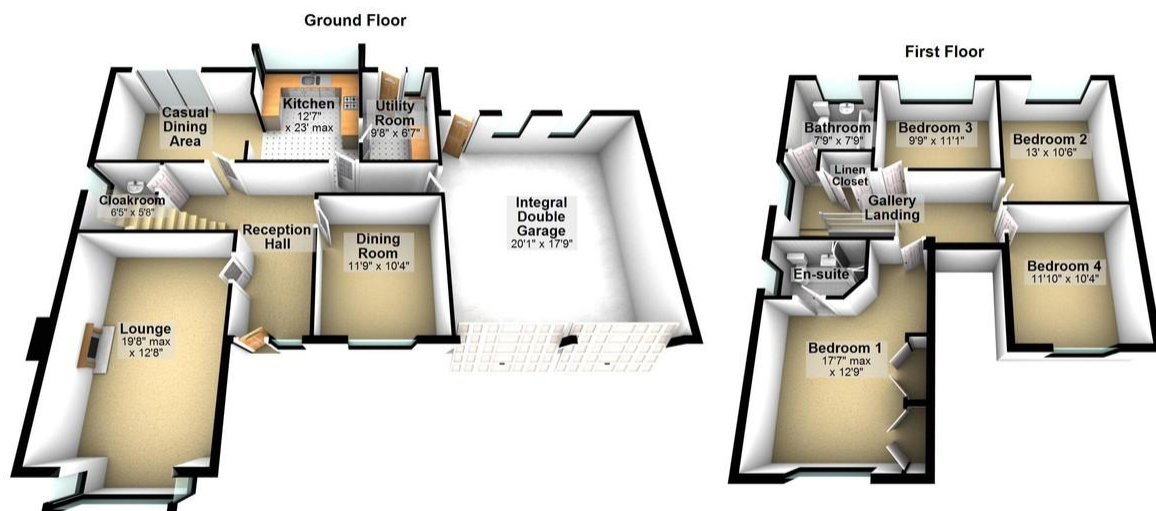








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Please  
call in or  
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