

52 Farm Lodge Road, Greenisland, BT38 8XH

For Sale
Offers Over
£189,950

We have pleasure in marketing this spacious townhouse situated in the popular residential area of Farm Lodge, Greenisland where the current owner has updated the kitchen, bathroom and ensuite in the last 2 years from purchasing and tastefully decorated throughout. The property also benefits from gas fired central heating and double glazing in uPVC frames. We consistently experience high demand in this location and recommend viewing at your earliest convenience.



Energy Efficiency Rating C.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Mid townhouse in popular residential area
- 4 Bedrooms (one with recently fitted ensuite shower room)
- Lounge with feature fireplace and laminate wood flooring
- Recently fitted kitchen with built in appliances and casual dining area
- Modern white bathroom suite
- Gas fired central heating
- Double glazing in uPVC oak frames
- Integral garage/Utility room
- Recently modernised throughout including decorating
- Views towards Knochagh/Cul de sac location



GROUND FLOOR

RECEPTION HALL: Ceramic tiled flooring

CLOAKROOM: Low flush WC, pedestal wash hand basin, ceramic tiled flooring, extractor fan, under stair storage

GARAGE: 18' 7" x 10' 8" (5.66m x 3.25m) Up and over door, light and power

BEDROOM (4)/STUDY/SNUG: 10' 10" x 9' 2" (3.3m x 2.79m) View of Knockagh, French doors to garden

UTILITY ROOM: 6' 5" x 5' 9" (1.96m x 1.75m) Range of units, round edge work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, door to rear, tiling

FIRST FLOOR: Landing

RECENTLY FITTED KITCHEN: 17' 8" x 9' 2" (5.38m x 2.79m) Modern fitted kitchen with range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer taps and vegetable sink, built in 5 ring gas hob, built in hoover, stainless steel oven, extractor fan, SMEG built in dishwasher, American fridge/freezer, laminate wood flooring, casual dining area, views towards Knockagh

LOUNGE: 18' 10" x 10' 10" (5.74m x 3.3m) Laminate wood flooring, feature fireplace, French doors

SECOND FLOOR

LANDING : Linen cupboard, access to roof space

BEDROOM (1): 14' 0" (max or 10'5" min) x 11' 7" (4.27m x 3.53m) View of Belfast Lough

ENSUITE MODERN SHOWER ROOM: Low flush WC, vanity unit with mixer tap, corner glazed shower unit with rain shower, heated towel rail, laminate wood flooring

BEDROOM (2): 9' 11" x 9' 2" (3.02m x 2.79m) View of Knockagh, built in wardrobe

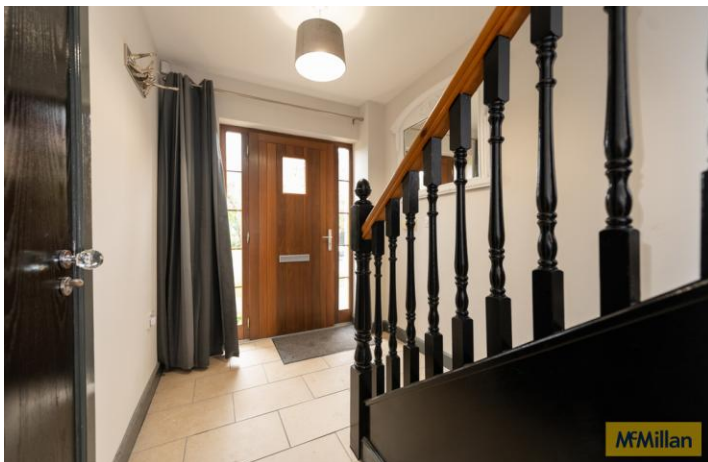
BEDROOM (3): 9' 2" x 7' 5" (2.79m x 2.26m) Views of Knockagh

BATHROOM: Modern white bathroom suite, low flush WC, pedestal wash hand basin, panelled bath with mixer tap, luxury tiling

OUTSIDE

Front in brick paved driveway

Rear in decking with covered area



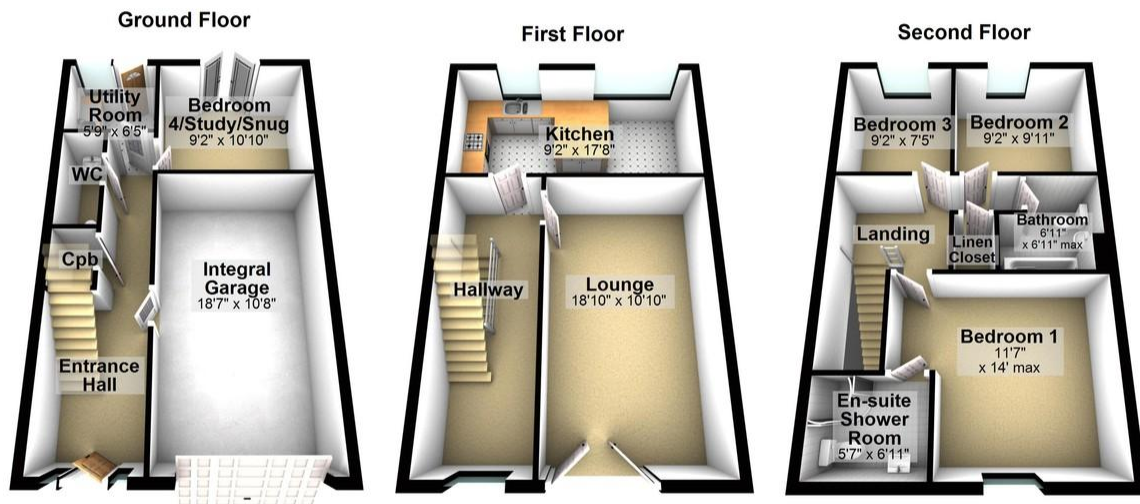








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Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

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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
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for any
advice

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