



## 3 WOODGROVE, GREENISLAND, BT38 8FJ

*We are delighted to offer for sale this attractive detached home situated in a quiet private cul-de-sac set off the Upper Road. Located adjacent to Greenisland Golf Club the property enjoys attractive views towards open countryside and Knockagh. The location would now be seen as one of the prime residential areas within Greenisland. This home offers well balanced accommodation that should appeal to a range of purchasers moving up or indeed down the property ladder.*

	Current	Potential
Very energy efficient • lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		<b>61</b>
<b>E</b> 39-54	<b>48</b>	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient • higher running costs		

**EPC Rating: E48 / D61**

**Offers Around : £325,000**



Registration Number: NI 631370

Regulated by RICS

46 High Street,  
Antrim,  
BT41 4BX

Tel: (028) 9446 6400

62-64 New Row,  
Coleraine,  
BT52 1EJ

Tel: (028) 7034 4433

20 The Diamond,  
Portstewart,  
BT55 7JN

Tel: (028) 7083 5444





## FEATURES

- Well apportioned Detached Family Home
- Quiet Cul-De-Sac Location
- Open Plan Kitchen and Living With Oil Fired AGA
- 4 / 5 Bedrooms
- Master Bedroom To Include Bathroom Ensuite
- Shower Room
- Utility Room
- Oil Fired Central Heating
- Double Glazed Windows in uPVC Frames
- Ample Parking To Front
- Private Enclosed Rear Gardens

## GROUND FLOOR

### **ENCLOSED ENTRANCE PORCH:**

Wood strip floor. Mahogany front door with side lights. Internal French doors to Lounge.

### **'L' SHAPED LOUNGE:**

*6.00m x 5.55m at widest points*

Raised and recessed gas fire with marble hearth. French doors leading to Central Hallway.

### **CENTRAL HALLWAY:**

Storage cupboard below stairs. French doors leading to Open Plan Kitchen, Dining & Living Area.





**OPEN PLAN KITCHEN, DINING & LIVING AREA:**  
**KITCHEN / DINING AREA:**

**5.86m x 4.24m**

Range of high & low level units with granite work surfaces. Ceramic sink. Oil fired AGA with 4 ovens and 4 ring gas hob set in brick Inglenook surround. Tiled floor and part tiled walls. Integrated 'Kenwood' dishwasher and integrated fridge.

Arch way to living area.

**LIVING AREA:**

**3.52m x 3.96m**

Bright space with vaulted ceiling having pine tongue and groove finish. Tiled floor. Patio door to rear decked area.

**UTILITY ROOM:**

**4.00m x 2.35m**

Built in high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine and space for tumble dryer. Tiled floor and part tiled walls. Side door to decked area.

**FURNISHED CLOAKROOM:**

Low flush WC. Pedestal wash hand basin. Tiled floor and part tiled walls.

**MASTER BEDROOM:**

**3.97m x 3.52m**

Accessed by private hallway with wood strip floor and built in storage cupboard. Further built in cupboards in bedroom.

**BATHROOM ENSUITE:**

**2.68m x 2.00m**

Corner panel bath. Low flush WC. Bidet. Pedestal wash hand basin. Electric shower unit in tiled enclosure. Tiled floor and part tiled walls.

**FIRST FLOOR:**

**LANDING:**

Feature window on stairway. Hotpress with hot water tank and integrated shelving.

**BEDROOM 2:**

**4.92m x 2.96m**

**BEDROOM 3:**

**2.88m x 2.56m**

**BEDROOM 4:**

**4.23m x 3.76m**

**BEDROOM 5:**

**4.6m x 1.93m**

Velux window. Storage into eaves

**STORAGE ROOM / STUDY:**

**1.96m x 1.72m**

Velux window. Storage into eaves.



### SHOWER ROOM:

Electric shower unit in tiled cubicle. Low flush WC. Pedestal wash hand basin. Built in shelving. Tiled floor and part tiled walls.

### EXTERNAL FEATURES:

- Tarmac Parking to front along with low maintenance lawn and trees.
- Pathways down both sides with fencing.
- Outside Hot & Cold Water Taps.
- Enclosed rear gardens in lawn, beds, paved patio and raised decked area.
- Outside Store  
**2.1m x 2.77m**  
Oil Fired Central Heating Boiler.

### DIRECTIONS

Off Upper Road, Greenisland almost opposite junction with Station Road.

### PERSONAL INTEREST:

Within the meaning of the Estate Agents Act 1979, the vendor has an associated interest with an employee of Philip Tweedie & Company.



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Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

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