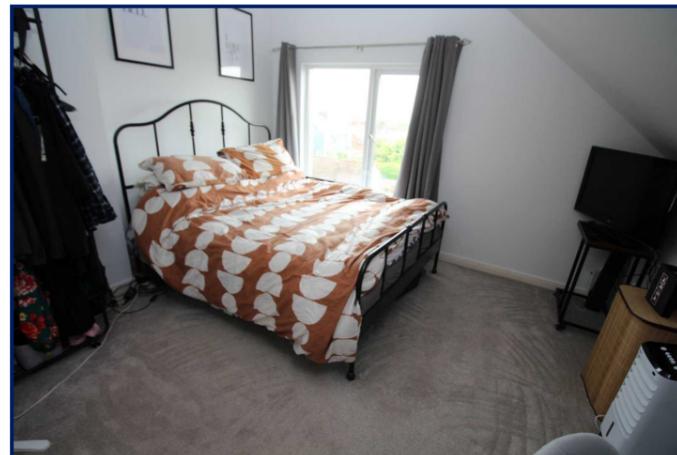
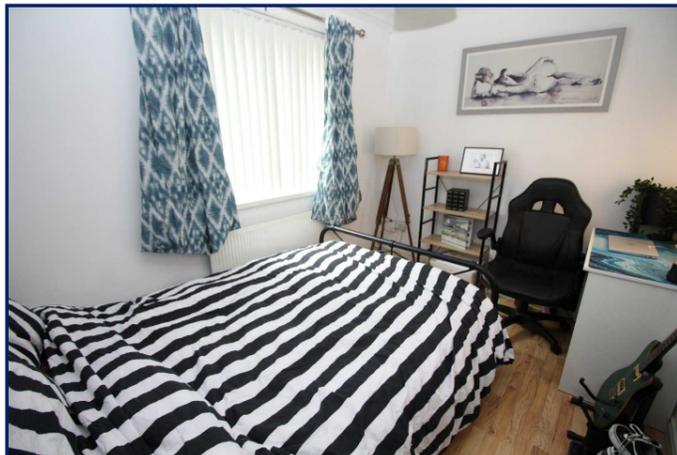




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



176 Station Road, Greenisland,
BT38 8UN

Offers in the region of:
£220,000

 Reeds Rains

reedsrains.co.uk

176 Station Road, Greenisland

Description

Quaint semi detached chalet bungalow in a most convenient location close to a host of amenities including local primary school, train station and Greenisland Golf Course. Well presented internally the accommodation comprises lounge with feature multi burning stove (linked to oil fired central heating system), excellent fitted kitchen/dining area, three bedrooms - first floor main bedroom with superb views towards Belfast Lough and ground floor four piece bathroom suite. Boasting a dual heating system and double glazed windows. Externally there is a detached garage, driveway parking and side garden. Situated in a desirable and sought after location, we would strongly urge an early appointment to view.

Entrance Hall

PVC front door.

Lounge

12'11" x 11' (3.94m x 3.35m)

Feature multi burning stove linked to oil fired central heating system. Oak wood strip flooring.

Kitchen/Dining Area

20'3" (6.17) x 18'11" (5.77) L shaped

Modern range of fitted high and low level units. Dual sink unit with mixer tap. Built in induction hob with integrated extraction fan and eye level oven. Integrated fridge/freezer, dishwasher and microwave. Part tiled walls. PVC back door.

Utility Room

Plumbed for washing machine. Tiled floor.

Bathroom

Four piece white suite comprising panelled bath, separate shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Heated towel rail Built in hotpress. PVC strip ceiling.

Bedroom 1

10'11" x 8'3" (3.33m x 2.51m)

Laminate wooden floor.

First Floor Landing

Bedroom 2

12' x 11'2" (3.66m x 3.4m)

Picture widow with views towards Belfast Lough.

Bedroom 3

12'1" x 8'3" (3.68m x 2.51m)

Entranced Side Garden

Laid in lawn.

Detached Garage

17'3" x 11'8" (5.26m x 3.56m)

Metal up and over door.

Excellent Parking Facilities

Tarmac parking area with enclosed parking area.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: **The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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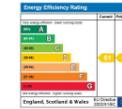
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.