

## 6 FARM LODGE DRIVE CARRICKFERGUS BT38 8XN



Detached house.

Flexible accommodation.

Three/ four bedrooms or two/three reception rooms.

En-suite shower room off master bedroom with white suite.

17'3 x 11'9 lounge with bay window and feature fireplace.

Solid oak double doors from lounge to dining room.

Double doors from dining room to rear garden.

Family room or addition bedroom four.

Kitchen incorporating oven, hob and extractor.

Utility room and downstairs Wc.

Double glazed windows and pvc fascias. Gas heating system.

Enclosed gardens laid to lawn, driveway and detached garage.

Highly sought after Greenisland location.

Ideal family home, viewing recommended

### Offers Around £264,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**Entrance hall**

Double glazed door and sidelights, radiator, doors to



**Downstairs Wc**

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, radiator, tiled flooring



**Lounge**

17'3 x 11'9

Double glazed window to front aspect, fireplace with wood surround, cast iron and tiled inset, tiled hearth. Radiator, double doors to dining room





**Family room**

12'9 x 10'6  
Double glazed windows to front and side aspects, radiator



**Dining room**

11'8 x 9'5  
Double glazed double doors to rear garden, radiator, door to kitchen



**Kitchen**

11'8 x 9'3  
Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with more tap over. Built in oven and hob with extractor fan over, radiator, tiled flooring, door to utility room

**Utility room**

Double glazed window and door to rear aspect, range of low level units, inset stainless steel sink and drainer

**Stairs and landing**

Storage cupboard, doors to



**Bedroom one**

14'7 x 10'6

Double glazed window to front aspect, built in wardrobe, radiator, door to en-suite



**En-suite**

Velux window to side aspect, white suite comprising low flush Wc, pedestal sink, and shower cubicle. Chrome heated towel rail, fully tiled walls and flooring

**Bedroom two**

11'9 x 8'10

Double glazed window to rear aspect, radiator



**Bedroom three**

11'8 x 10'4

Double glazed window to rear aspect, radiator



### Bathroom

Velux window to side aspect, white suite comprising low flush Wc wash hand basin with vanity unit under, enclosed bath with shower over, chrome heated towel rail, fully tiled walls and floor



### Gardens and grounds

At the rear there is fully enclosed garden laid to lawn with a patio area, whilst at the front a garden in lawn and a tarmac driveway providing off road parking for three cars

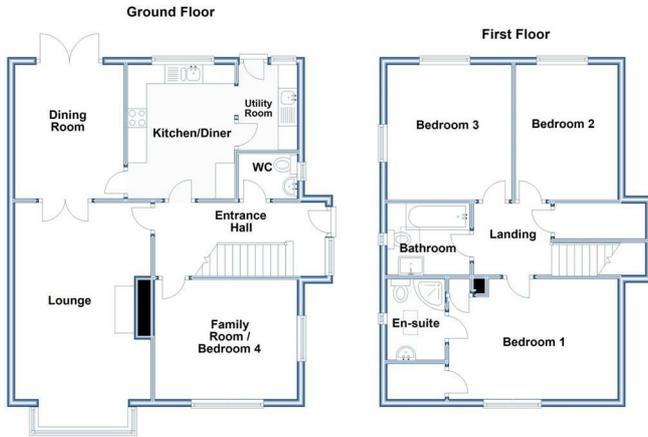


### Garage

17'11 x 10'0

Roller door, overhead storage, power and light

**Floor plans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION  
VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E: carrickfergus@ulsterpropertysales.co.uk

Thinking of Selling?

**Call us for a free valuation**

028 9336 5986

[www.ulsterpropertysales.co.uk](http://www.ulsterpropertysales.co.uk) **UPS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17896981**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17896981**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17896981**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17896981**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515

