

## 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

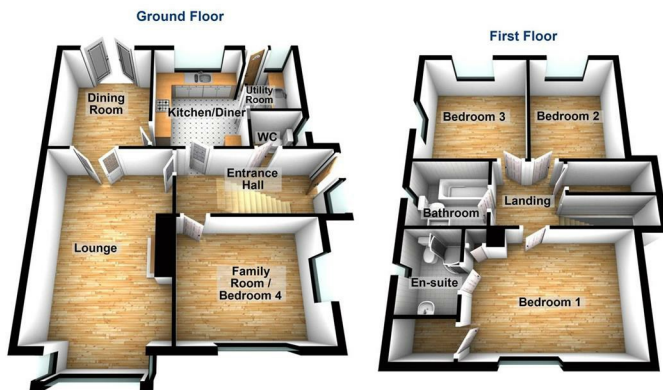
Roller door, overhead storage, power and light



## 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.



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**REF: 17896981**









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