



51 The Cairn, Upper Station Road, Greenisland, BT38 8ZT

- Immaculately Presented Semi Detached Home
- Bay Fronted Lounge; Multi Fuel Burning Stove
- Sun Lounge
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Car Charging Point
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Walled Patio; Separate Enclosed Garden

Offers Over £279,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, hardwood front door with double glazed fan light over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 18'6" x 14'9" (wps)

Dual aspect windows. Box bay window to side elevation. Cast iron multi fuel burning stove in exposed brick recess, with slate hearth. Tiled floor.

KITCHEN THROUGH DINING ROOM 18'6" x 12'2"

Luxury fitted kitchen with range of high and low level fitted storage units, with solid quartz work surface, splash back and upstands. Matching island unit with breakfast bar area. Ceramic 1.5 bowl sink unit.

Integrated touch screen induction hob, with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Tiled floor. Open to sun lounge.



UTILITY ROOM 6'7" x 5'7"

Low level fitted storage units, with contrasting stone effect melamine work surface. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to wall. Tiled floor. Access to under stairs store.

SUN LOUNGE 12'4" x 10'7"

Aluminium framed, sliding patio door to rear garden. Tiled floor. View towards Knockagh Monument.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space via slingsby style ladder. Positive air ventilation system.

PRINCIPAL BEDROOM 13'3" x 12'3"

Dual aspect windows. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor.

BEDROOM 2 12'3" x 10'3"

Wood laminate floor covering.

BEDROOM 3 12'2" x 7'10" (wps)

View towards Knockagh Monument. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, floating vanity unit and WC. Thermostat controlled mains shower and glass shower screen over bath. Chrome towel radiator. Illuminated mirror over sink. Splash back tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Private driveway finished in brick pavior and decorative stone.

Electric car charging point.

External lighting.

PVC soffits and fascia.

Seamless aluminium guttering.

Private walled garden with paved patio area.

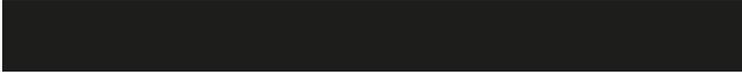
Separate, fully enclosed garden finished in paved patio and artificial grass.

Outside taps.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Immaculately presented, semi detached home with sun lounge extension, located within the recently constructed and highly sought after Cairn / Golden Gate development, Upper Station Road, Greenisland. The property comprises entrance hall, furnished cloakroom, bay fronted lounge with multi fuel burning stove, kitchen through dining room, utility room, sun lounge, three well proportioned bedrooms, to include principal en suite, and deluxe bathroom with contemporary, white suite. Externally the property enjoys private driveway, private walled patio area and separate enclosed garden area finished in paved patio area and artificial grass. Other attributes include gas heating, PVC double glazing, electric car charging point and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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