



48 Rossmore Green, Greenisland, BT38 8TG

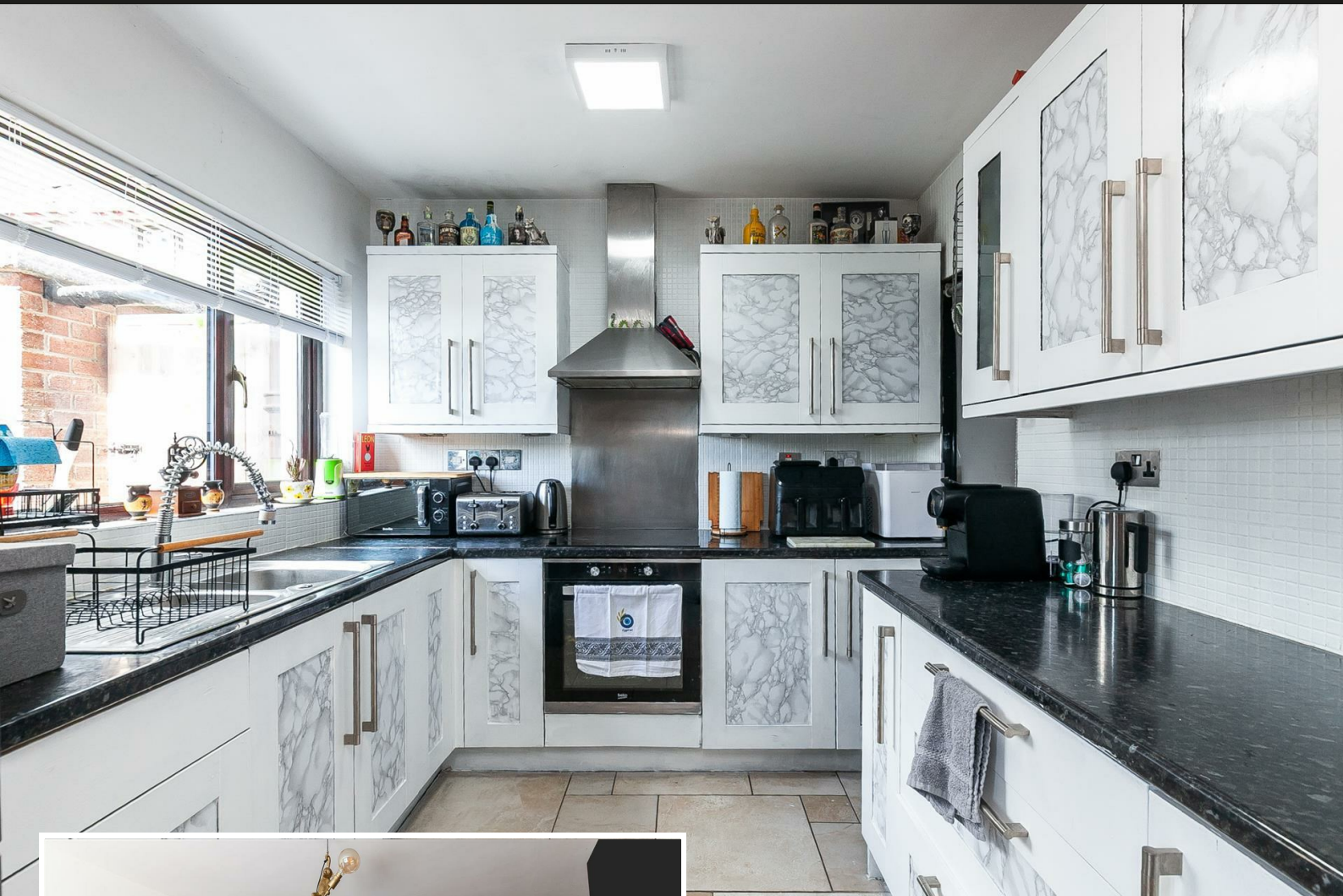
- End Terrace Property
- Lounge
- Bathroom; En Suite Shower Room
- Private Driveway
- Convenient Location
- Four Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £129,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 15'1" x 12'7" (wps)

Focal point fireplace. Timber flooring. Picture window to front elevation. Glass panelled French doors leading to:

#### KITCHEN THROUGH DINING ROOM 15'11" x 8'5"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic touch screen hob with stainless steel splash back and extractor hood over. Integrated oven. Space for fridge freezer. Splash back tiling to walls. Access to under stairs storage. Tiled floor. PVC double glazed French doors leading to rear garden.



## FIRST FLOOR

### LANDING

Fixed stairwell to second floor.

### BEDROOM 2 10'2" x 9'8" (wps)

Fitted wardrobe in sliding doors. Wood laminate floor covering. View towards Cavehill.

### BEDROOM 3 12'2" x 7'8"

Wood laminate floor covering.

### BEDROOM 4 8'0" x 6'2"

Wood laminate floor covering. View towards Knockagh.

### FULLY TILED BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator.

## SECOND FLOOR

### PRINCIPAL BEDROOM 15'5" x 12'4" (wps)

View towards Cavehill.

### EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure. Glass wash hand basin and WC. Electric shower with drench shower head. Chrome towel radiator. Half tiling to walls. Tiled floor.

### EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac.

Tiled entrance canopy.

External lighting.

Low maintenance front garden finished in paved patio area, slate chippings, decorative stone and range of plants, trees and shrubbery.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance rear garden finished in paved patio area and artificial grass.

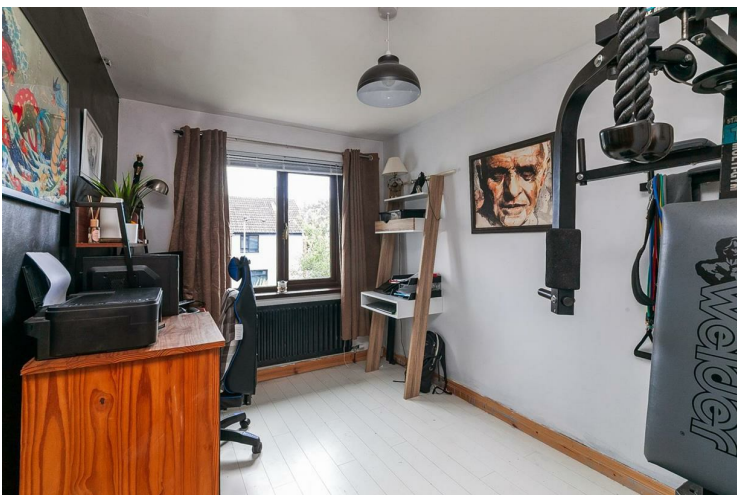
Garden store.

Boiler house.

Outside tap.

## 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.





**Well presented, four bedroom, end terrace property with private driveway, conveniently situated off Rossmore Green, Greenisland.**

**The property comprises entrance hall, lounge, kitchen through dining room, four well-proportioned bedrooms, to include principal en suite, and fully tiled bathroom, with white, three piece suite.**


**Externally, the property enjoys private driveway, low maintenance gardens, and two garden stores.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy or buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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