



34 Shore Road, Greenisland, Carrickfergus, BT38 8UE

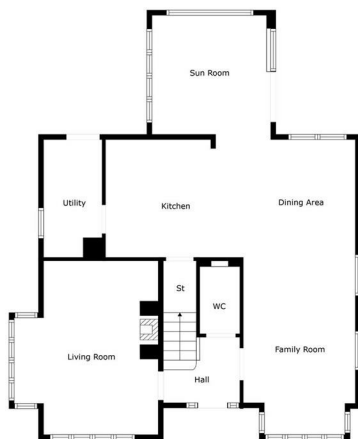
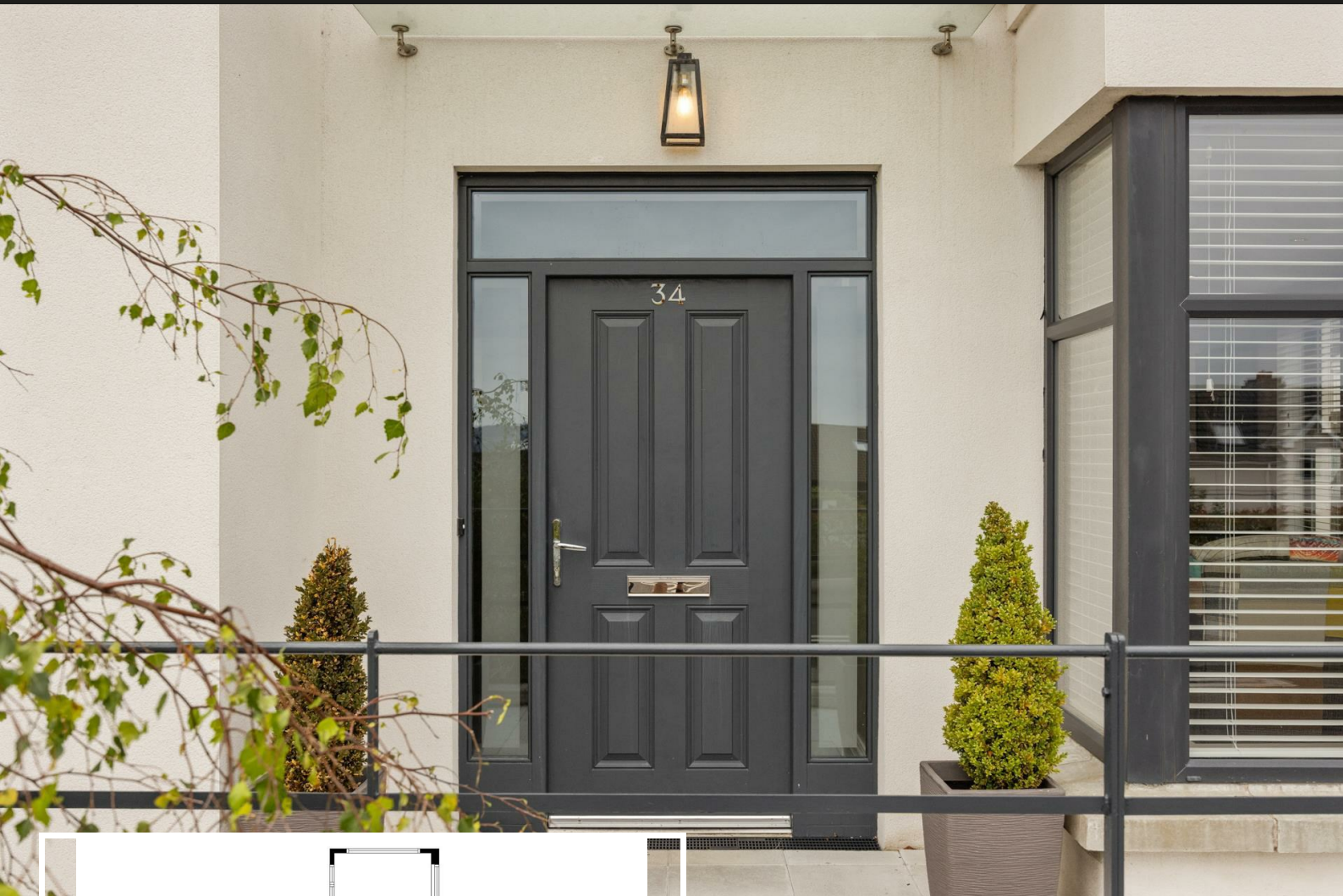
- Impressive Detached Family Home
- Luxury Fitted Kitchen
- Deluxe Bathroom & Shower Room
- Gas Heating; Underfloor Heating (ground floor)
- Private Driveway; Matching Detached Garage
- Five Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Principal En Suite With Walk In Wardrobe
- PVC Double Glazing
- Fully Landscaped Site; Views Towards Belfast Lough and Knockagh

Offers Over £650,000

EPC Rating B



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Floorplan Is For Illustrative Purposes Only And Is Not To Scale

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood double glazed side screens. Tiled floor. Stairwell to first floor with glass balustrade. Feature height ceiling, continuing throughout ground floor. Underfloor heating, continuing throughout remainder of ground floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and concealed cistern, floating WC. Part panelled, part tiled walls. Tiled floor.

LOUNGE 17'11" x 14'9" (wps)

Bay window to side elevation. Feature window to front elevation enjoying view towards Belfast Lough. Tiled inglenook recess with cast iron, wood burning stove on granite hearth. Wood laminate floor covering.

FAMILY ROOM 18'2" x 11'0" (wps)

Dual aspect windows. Box bay window to front elevation enjoying view towards Belfast Lough. Tiled floor. Open through to:

KITCHEN THROUGH DINING ROOM 24'9" x 11'6"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz worktop. Ceramic Belfast sink with boiler water tap. Integrated gas hob with stainless steel extractor hood over. Integrated double oven and microwave oven. Integrated larder fridge. Integrated dishwasher. Space for wine fridge. Splashback tiling to walls. Glass fronted display cabinets. Tiled floor. Access to under stairs store. Open arch to:



SUN LOUNGE 12'7" x 12'0"

Triple aspect windows. Bi-fold doors to rear elevation. PVC double glazed French doors to side elevation. Tiled floor.

UTILITY ROOM 11'6" x 5'11"

Range of fitted storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Integrated, larger freezer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Composite double glazed door to rear garden.

FIRST FLOOR

LANDING

Tiled floor. View towards Belfast Lough. Stairwell to second floor.

PRINCIPAL BEDROOM 17'3" x 11'2" (plus recess)

Dual aspect windows. Feature window to front elevation with view towards Belfast Lough. Tiled floor.

WALK IN WARDROBE 11'2" x 5'4"

Range of fitted wardrobes and storage units.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

BEDROOM 2 13'9" x 11'1"

Dual aspect windows. Feature window to front elevation enjoying view towards Belfast Lough.

BEDROOM 3 12'0" x 11'0"

Dual aspect windows with gable window enjoying view towards Belfast Lough.

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, vanity unit and WC. Chrome towel radiator. Part tiling to walls. Tiled floor.

SECOND FLOOR

LANDING

BEDROOM 4 19'0" x 11'8" (wps)

Dual aspect windows with rear window enjoying view towards Knockagh. Wood laminate floor covering.

BEDROOM 5 17'4" x 11'6" (wps)

Dual aspect windows. Feature window to front elevation enjoying view towards Belfast Lough. Rear window enjoying view towards Knockagh. Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Electric car charging point.

Low maintenance front garden finished in lawn, slate chippings, and range of plants, trees and shrubbery.

Glass entrance canopy.

External lighting.

Fully enclosed, low maintenance, landscaped rear garden finished in paved patio areas, raised beds, slate chippings, and range of plants, trees and shrubbery.

Outside tap.

MATCHING DETACHED GARAGE approx 20'11" x 10'2"

PVC coated, roller, shutter door. Separate service door to side. Power, light and PVC double glazed window.

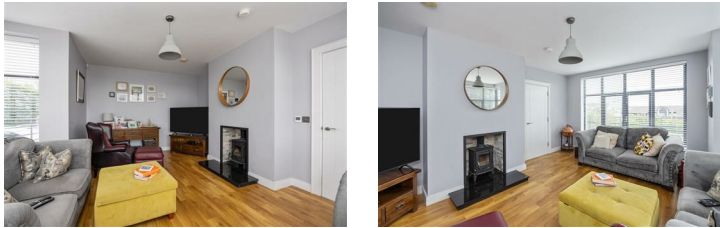
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in





the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

Impressive, five bedroom/three+ reception, detached, family home, occupying a prime site off Shore Road, Greenisland, with views towards Belfast Lough and Knockagh.

The property comprises entrance hall, furnished cloakroom, lounge, family room, sun lounge, kitchen through dining room, utility room, five well-proportioned bedrooms, to include principal en suite with walk in dressing room, deluxe family bathroom, and separate deluxe shower room.

Externally, the property enjoys private driveway finished in tarmac, matching detached garage, and low maintenance gardens to front, side and rear.

Other attributes include gas heating, underfloor heating to ground floor level, PVC double glazing, and comprehensive range of quality finishes throughout.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 are 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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