COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

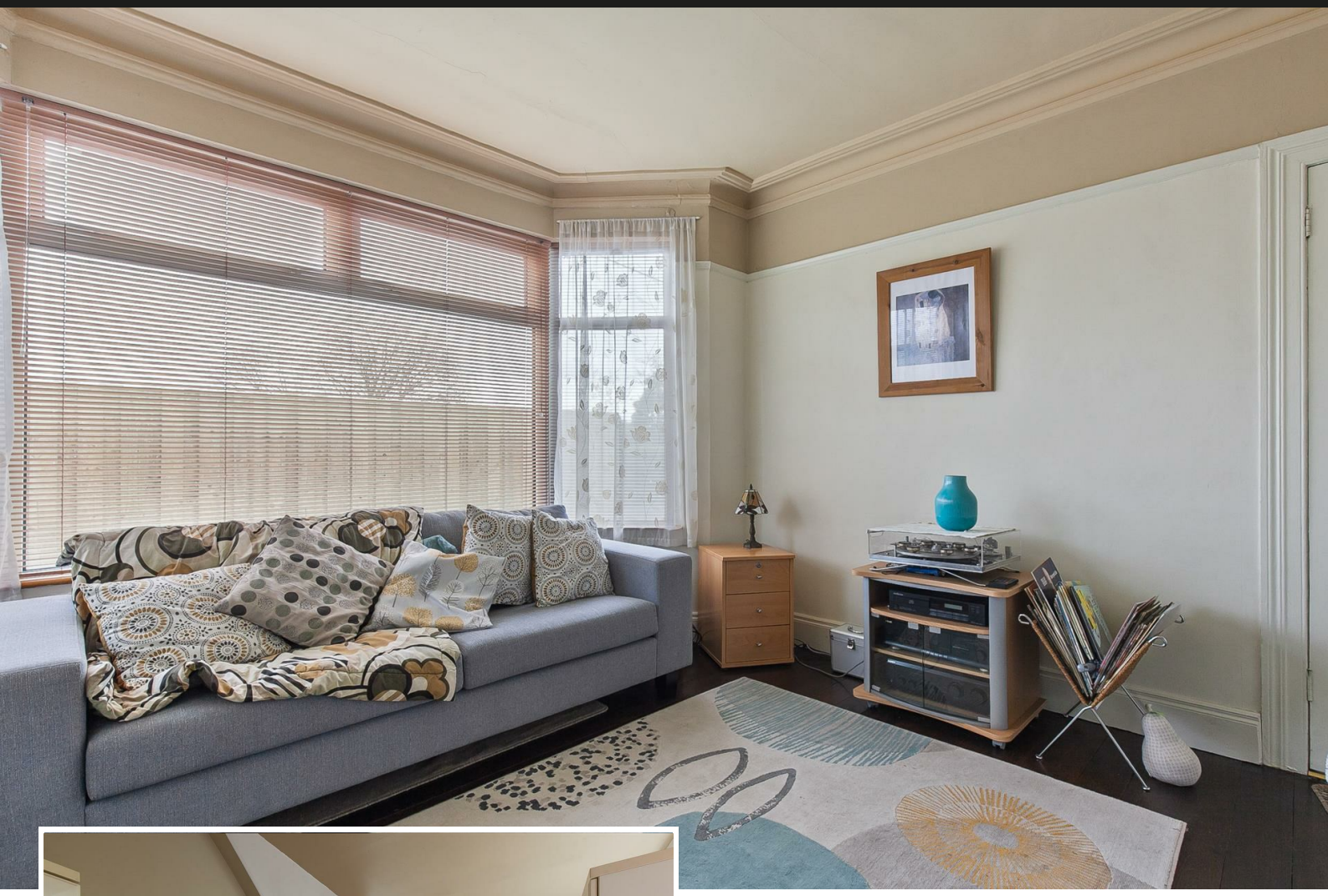
83A Station Road, Greenisland, BT38 8UP

- Spacious, Semi Detached Home
- Modern Fitted Kitchen
- Floored Roof Space
- Private Driveway; Garage
- Views Towards Belfast Lough & Knockagh
- Three Bedroom; Three Reception
- Bathroom; White Suite
- Oil Heating; Double Glazing
- Mature, Private Garden
- Convenient Location

Offers Over £229,950

EPC Rating E

83A Station Road, Greenisland, BT38 8UP



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood front entrance door with glazed fanlight panel inset. Dual aspect windows. Stairwell leading to first floor. Wood laminate floor covering.

FURNISHED CLOAKROOM

White, two piece suite comprising floating wash hand basin and WC. Tiled floor. Stain glass window to side elevation.

LOUNGE 13'4" x 12'11" (into bay)

Bow bay window to front elevation. Timber flooring. Focal point, decorative fireplace with slate tile hearth. Ornate cornicing to ceilings.

FAMILY ROOM 10'9" x 10'9"

Wood laminate floor covering. Cast iron, wood burning stove set on tiled stone hearth. Integrated shelving units. Open arch into:

[redacted]

[redacted]

DINING ROOM 11'4" x 8'4" (wps)

Wood laminate floor covering. Picture window to rear elevation. PVC double glazed door with matching side screen leading to rear garden.

KITCHEN 13'11" x 7'10" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting granite work surface. Inlaid stainless steel sink unit. Integrated, four ring, gas hob with stainless steel splashback and stainless steel pyramid style extractor canopy over. Integrated oven and microwave oven. Integrated undercounter fridge unit and dishwasher. Dual aspect windows. Wood laminate floor covering. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access via slingsby style ladder to roof space.

BEDROOM 1 10'10" x 10'9"

Built in wardrobes. Views towards Knockagh monument.

BEDROOM 2 11'0" x 9'11" (wps)

Views over Belfast Lough towards County Down coastline. Built in wardrobes.

BEDROOM 3 8'11" x 7'7"

Views over Belfast Lough towards County Down coastline.

BATHROOM 7'10" x 6'10" (wps)

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer tap with telephone handle shower attachment and separate thermostat controlled shower unit over bath. Part tiled walls and part wood panelled walls. Timber flooring. Chrome towel radiator. Access to hot press.

FLOORED ROOFSPACE

Plastered and painted walls. Carpet floor covering. Light, power and radiator. Two Velux windows. Access into eaves storage.

EXTERNAL

Private driveway area finished in tarmac, accessed via shared laneway off station road.
Garden to side finished in lawn, brick paviour patio area, and range of plants, trees and shrubbery.
PVC oil storage tank.
Fully enclosed, low maintenance paved rear garden with shrub beds and decorative stone.
External light and outside tap.

DETACHED GARAGE 20'0" x 11'8"

Up and over door. Separate service door. Dual aspect windows. Oil fired central heating boiler. Light, power and sink unit with draining bay.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

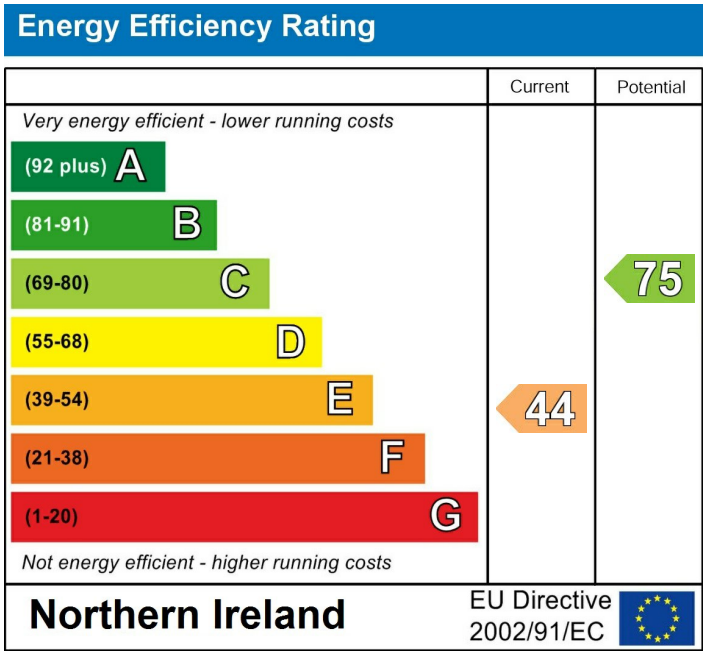
Well presented, three bedroom/three reception, semi detached home with matching detached garage, occupying a private site, with views towards Belfast Lough and Knockagh, situated off Station Road, Greenisland.

The property comprises entrance hall, furnished cloakroom, lounge, family room, open arch to dining room, separate modern fitted kitchen, three well-proportioned bedrooms, floored roof space, and bathroom, with white, three piece suite.

Externally, the property enjoys private driveway, matching detached garage, patio area to rear, and mature, private garden to side, finished in lawn, and range of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT