



134 Station Road, Greenisland, BT38 8UN

- Fully Renovated, Semi Detached Home
- Bay Fronted Lounge
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Private, Fully Landscaped Rear Garden
- Three Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom
- Private Driveway
- Immaculately Presented Throughout

Offers Over £239,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with stained glass side screens and fanlight over. Herringbone style timber flooring. Stairwell to first floor. Access to under stairs store. Feature height ceiling, continuing throughout remainder of home.

LOUNGE 13'7" x 9'10" (wps)

Bay window to front elevation. Cast iron, multi fuel burning stove on slate hearth. Herringbone style timber flooring. Coving to ceiling.



KITCHEN WITH INFORMAL DINING AREA 15'2" x 10'8" (wps)

Modern fitted white high gloss kitchen with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and dishwasher. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Wood laminate floor covering. Open arch leading to:

SUN LOUNGE 11'1" x 7'11" (wps)

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 10'9" x 9'8"

Cast iron, focal point fireplace with tiled hearth. Panelled feature wall.

BEDROOM 2 10'9" x 9'8"

Cast iron focal fireplace with tiled hearth.

BEDROOM 3 6'3" x 6'0"

Built in wardrobe/store.

DELUXE BATHROOM

White, three piece suite, comprising panelled bath, vanity unit and WC. Thermostat controlled main shower unit with drench shower head and glass shower screen over bath. Illuminated mirror over sink. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway finished in decorative stone.

Front garden finished in lawn and range of plants, trees and shrubbery.

Tiled and brick pavior entrance porch.

External lighting.

External power points.

Private fully enclosed rear garden finished in lawn, timber decking, decorative stone, raised beds and range of plants, trees and shrubbery.

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.



Immaculately presented, fully refurbished, period semi-detached home with sun lounge extension, occupying a prime site off Station Road, Greenisland.

The property comprises entrance hall, bay fronted lounge, kitchen with informal dining area, modern fitted kitchen, sun lounge, three bedrooms, and deluxe bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway, and large, private, fully landscaped rear garden.

Other attributes include gas heating, PVC double glazing, convenient location, and being within a short walking distance to Greenisland Railway Station.

Early interest strongly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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