

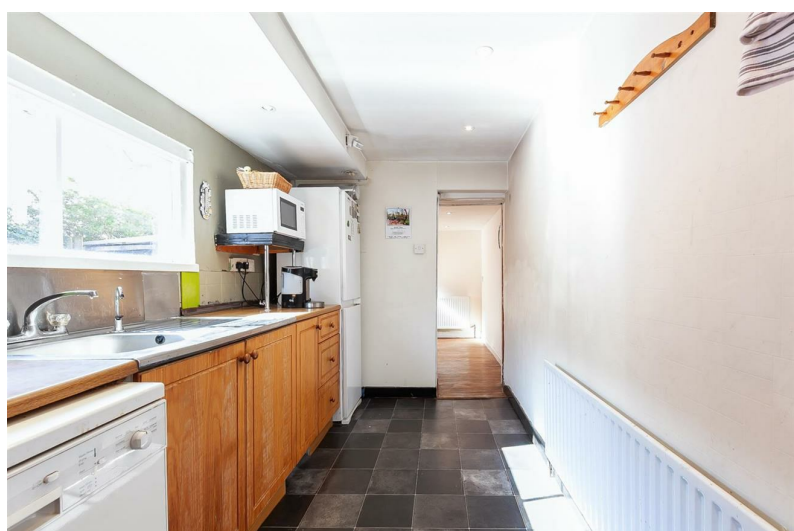


33 Mullaghmore Park, Greenisland, BT38 8RG

- Extended Semi Detached Home
- Lounge; Family Room; Snug; Kitchen
- Oil Heating; Part PVC Double Glazed
- Stores and Garden Room
- Convenient, Well Sought After Location
- Two Double Bedrooms
- Bathroom; White Suite
- Private Driveway; Garage
- Large, Mature Garden
- Chain Free; Development/Refurb Potential

Offers Around £159,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with glass fanlight over. Stairwell to first floor. Feature height ceiling with coving continuing throughout remainder of property.

LOUNGE 10'7" x 10'6"

Dual aspect windows. Open arch leading to:

FAMILY ROOM 11'1" x 11'0"

Cast iron, wood burning stove. Built in bookshelf. Access to under stairs store. Open arch leading to:

SNUG / INFORMAL SITTING AREA 13'8" x 10'4" (wps)

Dual aspect windows. PVC double glazed French door leading to rear garden.



KITCHEN 14'4" x 6'4"

Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher.

FIRST FLOOR

LANDING

Access to hot press.

BEDROOM 1 13'4" x 10'8"

Exposed tongue and groove timber flooring.

BEDROOM 2 10'3" x 8'7"

Access to roof space. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising tile encase bath, pedestal wash hand basin and WC. Thermostat controlled main shower unit and glass shower screen over bath. Part tiling to walls. Access to roof space.

EXTERNAL

Generous sized private driveway finished in decorative stone. External lighting.

Large rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.

Range of stores.

Timber garden room.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

CAR PORT WITH ROLLER SHUTTER DOOR 21'7" x 9'5"

Remote controlled door.

SEPARATE DETACHED GARAGE

Remote controlled door.

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.

Spacious, two bedroom/two+ reception, semi detached home with matching detached garage, occupying a generous sized, end of cul-de-sac, site in Mullaghmore Park, Greenisland.

The property comprises entrance hall, lounge, open arch to family room, separate snug/informal sitting area, kitchen, two double bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys private driveway, car port, garage, outbuildings, garden room, and large, mature rear garden.

Other attributes include oil heating, part PVC double glazing, convenient location, and walking distance to train station, Greenisland Golf Club and Greenisland Primary School.

The property is in need of modernising and upgrading in areas as generously reflected within marketing figure.

Chain free.

Development/refurb potential.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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