COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



36 The Cairn, Upper Station Road, Greenisland, BT38 8ZT

- Immaculately Presented Detached Home
- Bay Fronted Lounge; Wood Burning Stove
- Sun Lounge
- Deluxe Bathroom & En Suite
- Private Driveway
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site

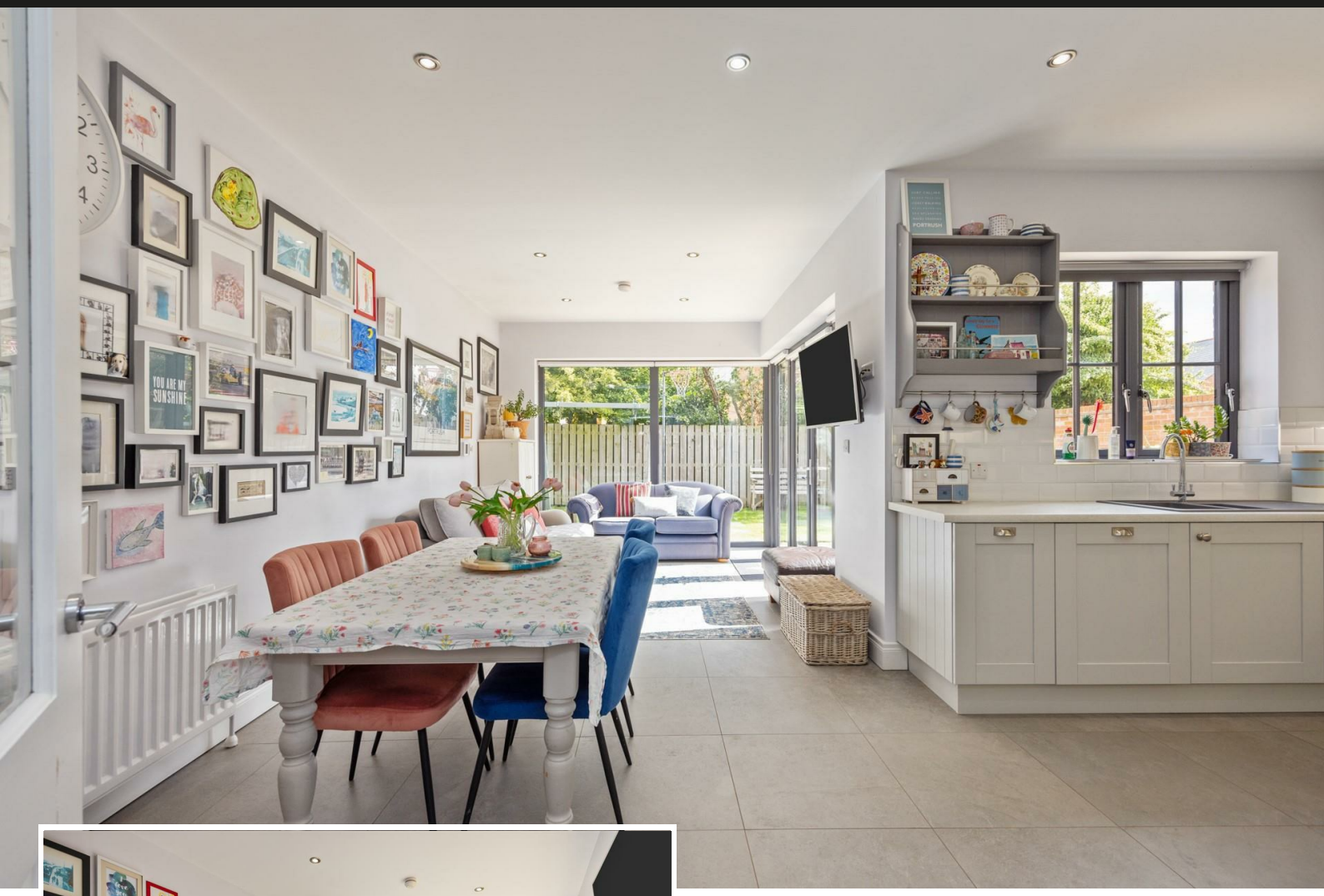
Offers Over £309,950

EPC Rating B





36 The Cairn, Greenisland, BT38 8ZT





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, hardwood, panelled front door. Tiled floor. Feature height ceiling, continuing throughout ground floor level. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler.

LOUNGE 18'10" x 14'11" (wps)

Box bay windows to front and side elevations. Brick, inglenook recess with cast iron, wood burning stove on slate hearth. Timber flooring.

KITCHEN THROUGH DINING ROOM 19'4" x 9'11"

Modern fitted kitchen with range if high and low level storage units with contrasting, Quartz effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated, Neff double oven. Integrated fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor.



SUN LOUNGE 12'6" x 10'9"

Dual aspect windows. PVC double glazed French doors leading to rear garden. Tiled floor.

UTILITY ROOM 7'0" x 5'8"

Fitted, low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 14'9" x 11'7" (wps)

Dual aspect windows.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink. Chrome towel radiator. Tiled floor.



BEDROOM 2 10'0" x 9'0"

BEDROOM 3 10'0" x 9'11"

BEDROOM 4 10'9" x 7'4" (wps)

Built in wardrobe/store.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Chrome towel radiator. Splashback tiling to walls. Tiled floor.



EXTERNAL

Private driveway area, finished in decorative stone.
Front and side gardens finished in lawn.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, landscaped rear garden, finished in lawn and paved patio area.
Outside tap.
View towards Knockagh.
Service area to side finished in decorative stone.

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.



Immaculately presented, recently constructed, four bedroom, detached home with sun lounge, situated within the well sought after The Cairn development, Upper Station Road, Greenisland.

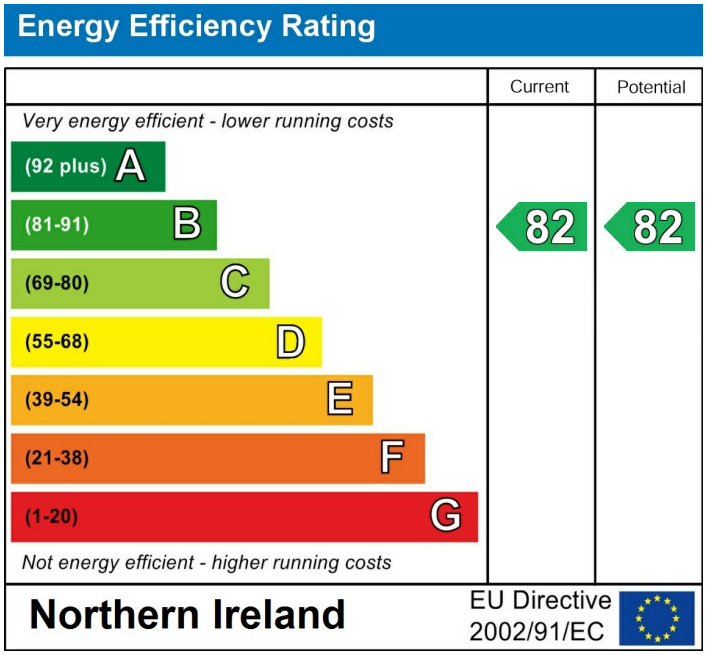
The property comprises entrance hall, bay fronted lounge with wood burning stove, kitchen through dining room, sun lounge, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway finished in decorative stone, and gardens front, side and rear, finished in lawn and paved patio area.

Other attributes include gas heating, PVC double glazing, convenient location, and views towards Knockagh.

Early viewing highly recommended to avoid disappointment.





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
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
Proudly sponsoring
Northern Ireland Children's Hospice
WE ARE MACMILLAN. CANCER SUPPORT