COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



2D Upper Station Road, Greenisland, BT38 8RQ

- Immaculately Presented, Family Detached
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Principal Bedroom; Dressing Room; En Suite
- Private Driveway; Large Garage
- Four Bedroom; Two+ Reception
- Orangery/Sun Porch
- Deluxe, Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site

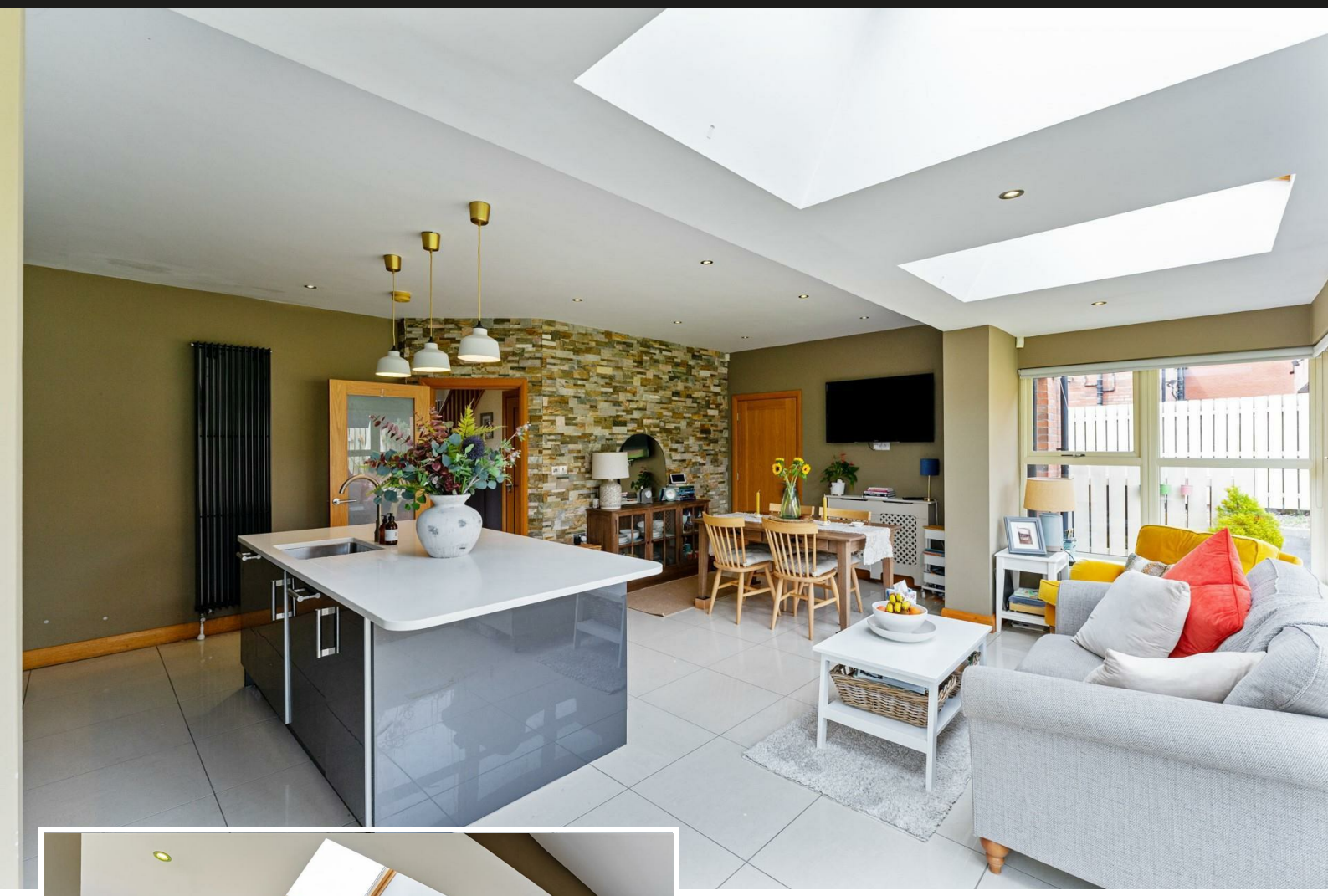
Offers Over £425,000

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Georgian style, hardwood, panelled front door with matching double glazed side screens and fanlight over. Timber herringbone style flooring. Stairwell to first floor. Half panelling to walls.

FURNISHED CLOAKROOM
Contemporary, white, two piece suite comprising wash hand basin and WC. Tiled feature wall. Chrome towel radiator. Tiled floor.

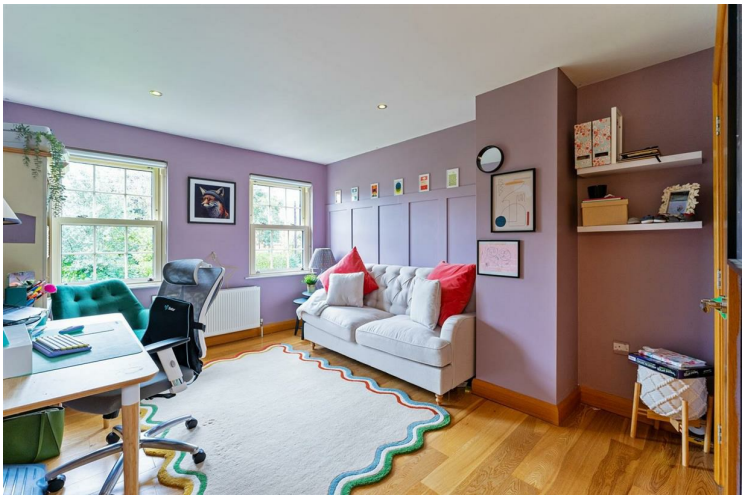
LOUNGE 16'4" x 10'5"
Tiled inglenook style recess with cast iron wood burning stove and timber surround. Twin, sliding sash windows to front elevation.

FAMILY ROOM 13'0" x 11'10"
Dual aspect, sliding sash windows. Herringbone style timber flooring.

KITCHEN THROUGH DINING ROOM 22'6" x 13'0" (wps)
Modern fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Space for range style oven with stainless steel extractor hood over. Inlaid stainless steel sink unit. Integrated, larder style fridge, dishwasher and wine fridge. Stone clad feature wall. Tiled floor. Open arch leading to:







ORANGERY / SUN PORCH 22'10" x 5'10"

Tiled floor. PVC double glazed French doors to rear garden.

UTILITY ROOM 9'9" x 5'9"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, larder style freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Stairwell to second floor.

BEDROOM 2 17'10" x 9'5" (wps)

Timber flooring.

BEDROOM 3 13'0" x 10'5"

Dual aspect, sliding sash windows. View towards Belfast Lough.

BEDROOM 4 13'1" x 10'5"

Built in double wardrobe. Timber flooring.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Access to hot press/store.

SECOND FLOOR

PRINCIPAL BEDROOM 27'5" x 18'11" (wps)

Panelled feature wall. Dual aspect windows.

WALK IN WARDROBE / DRESSING ROOM 10'4" x 10'2" (wps)

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, four piece suite comprising oversized shower enclosure, floating vanity unit with twin basins and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink.

EXTERNAL

Double gates leading to generous sized private driveway area, finished in tarmac.
Front garden finished in lawn, trees and hedgerow.
External lighting.
PVC fascia and guttering.
Fully enclosed rear garden, finished in lawn, brick pavior and timber decking.
Outside tap.

LARGE, MATCHING DETACHED GARAGE 21'3" x 13'1" (approx)

PVc coated, roller shutter door. Separate PVC double glazed service door. Power and light.

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, family detached home, with large matching detached garage, occupying a fully landscaped site off Upper Station Road, Greenisland.

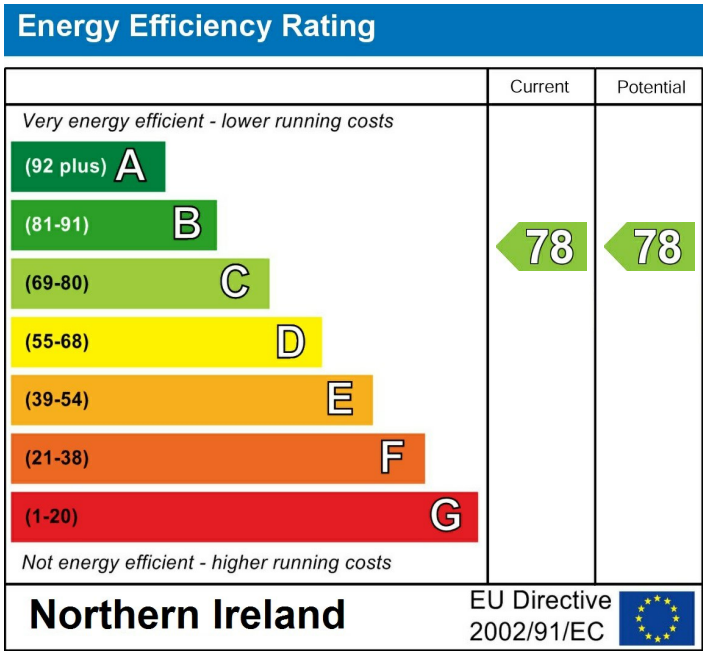
The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen through dining room, orangery/sun porch, utility room, deluxe, fully tiled family bathroom, and four well-proportioned bedrooms, to include principal bedroom with walk in dressing room/wardrobe and deluxe fully tiled en suite shower room.

Externally, the property enjoys private driveway with double gates and finished in tarmac, large matching detached garage, and gardens front and rear, finished in lawn, brick pavior and timber decking.

Other attributes include gas heating, PVC double glazing, convenient location, and well sought after area.

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

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