



9 Upper Station Road, Greenisland, Carrickfergus, BT38 8RQ

Offers Over £369,950

- Detached property in popular residential area of Greenisland
- 3 Reception rooms
- Modern white bathroom suite
- Double glazing in uPVC frames
- Neat garden to front and rear
- 5 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen
- Oil fired central heating
- Cloaks
- Two Detached garages

9 Upper Station Road, Carrickfergus BT38 8RQ

Set on a private elevated site, this fabulous family home offers generous and versatile accommodation perfectly suited to modern family living. Boasting five well-proportioned bedrooms and three spacious reception rooms, the property provides ample space for relaxing, entertaining, and working from home. The bright and welcoming interior is complemented by a superb layout designed with comfort and practicality in mind. Ideally located close to Greenisland Primary School, the train station, and the golf club, the home combines peaceful surroundings with excellent convenience for commuters and families alike. Outside, the elevated position enhances privacy while offering an attractive setting to enjoy the outdoors. Rarely does a home of this size and quality become available in such a desirable location, making this an exceptional opportunity for growing families seeking space, style, and convenience in equal measure. Early viewing is highly recommended to fully appreciate all this impressive property has to offer inside.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring

Lounge

21'8 x 11'9

French doors to rear, laminate wood flooring, dimmer, stained glass door

Kitchen

17'11 x 13'8

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, ceramic sink unit with mixer tap and vegetable sink, space for oven, plumbed for washing machine, space for fridge freezer, ceramic tiled flooring, tiling

Rear Hall

Cloaks

Low flush W/C, wash hand basin, pine panelling, downlighters

Dining Room

12'6 x 11'2

Cornicing rail, picture rail

Family Room

15'3 x 11'11

Solid wood flooring, feature fireplace, corncing, centrepiece, bay window

First Floor

Landing

Bedroom (1)

19'5 x 11'11

Laminate wood flooring, patio doors to veranda

Ensuite

Low flush W/C, pedestal wash hand basin, corner glazed shower unit with electric shower, extractor fan, ceramic tiled flooring, downlighters

Bedroom (2)

13'4 x 11'7

Laminate wood flooring, cornicing

Bedroom (3)

12'11 x 11'2

Picture rail

Bedroom (4)

9'4 x 6'10

Laminate wood flooring

Bedroom (5)

11'7 x 10'1

Laminate wood flooring, built in wardrobe, patio doors to balcony

Bathroom

Modern white bathroom suite, low flush W/C, roll top bath with mixer tap, hot press with cylinder

Outside

Front: in lawn, plants, trees and shrubs

Side: driveway with shared access

Rear: in lawn, paved patio area, variety of plants, trees and shrubs

Garage

19'1 x 19'2

Electric door, light and power

Garage

22'1 x 9'9

Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

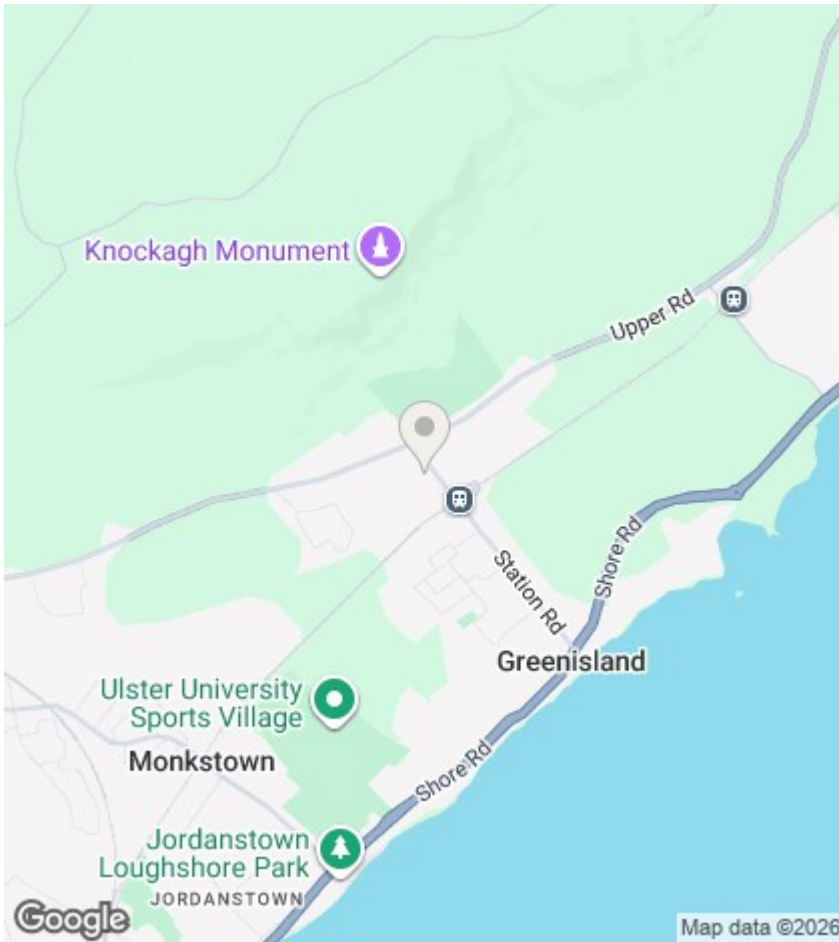
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

F

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 26 | 32 |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

