



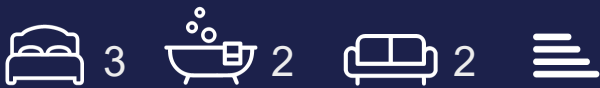
## 40 Chantry Gardens, Greenisland, Carrickfergus, BT38 8GE

£299,950

- Detached property in highly regarded area
- Lounge with log burning stove
- Sunroom
- Gas fired central heating
- Luxuriously presented throughout
- 3 Bedrooms (1 ensuite shower room)
- Luxury fitted kitchen with casual dining area open plan to
- Luxury white bathroom suite
- Double glazing in uPVC frames

# 40 Chantry Gardens, Carrickfergus BT38 8GE

This luxurious home has been thoughtfully enhanced by the current owner, who has upgraded the property with a host of high-quality extras throughout. Beautifully presented and finished to an exceptional standard, the property boasts a stunning modern kitchen complete with stylish fittings and contemporary design. The elegant bathroom and ensuite have also been upgraded, offering a sleek and sophisticated finish ideal for modern living. Perfectly positioned in a highly convenient location, the home benefits from excellent local amenities close at hand, including Greenisland Train Station for easy commuting and the nearby Golf Club for leisure and recreation. Combining luxury, comfort, and convenience, this impressive property is sure to appeal to a wide range of discerning buyers seeking a turnkey home.



Council Tax Band: Northern Ireland



## **Ground Floor**

### **Reception Hall**

Polished tiled flooring

### **Cloaks**

Low flush W/C, wall hung wash hand basin

### **Lounge**

18'2 x 12'1

Laminate wood flooring, log burning stove, bay window

### **Kitchen**

19'5 x 10'2

Luxury fitted kitchen with range of high and low level units, Corian worksurfaces, built in hob, inlaid extractor fan, stainless steel sink unit with mixer tap, built in dishwasher, built in Caple oven, built in fridge freezer, island with seating area, downlighters, concealed lighting, polished tiled flooring, tiling

### **Sunroom**

9'9 x 8'7

Polished tiled flooring, French doors to rear

## **First Floor**

Landing

### **Bedroom (1)**

12'5 x 10'11 (at max)

Laminate wood flooring

### **Ensuite**

Low flush W/C, wall hung vanity unit with mixer tap and twin drainer, corner glazed shower unit with controlled shower, tiling, ceramic tiled flooring, heated towel rail, downlighters, extractor fan, feature mirror

### **Bedroom (2)**

10'5 x 10'6

### **Bedroom (3)**

10'4 x 8'5

## **Bathroom**

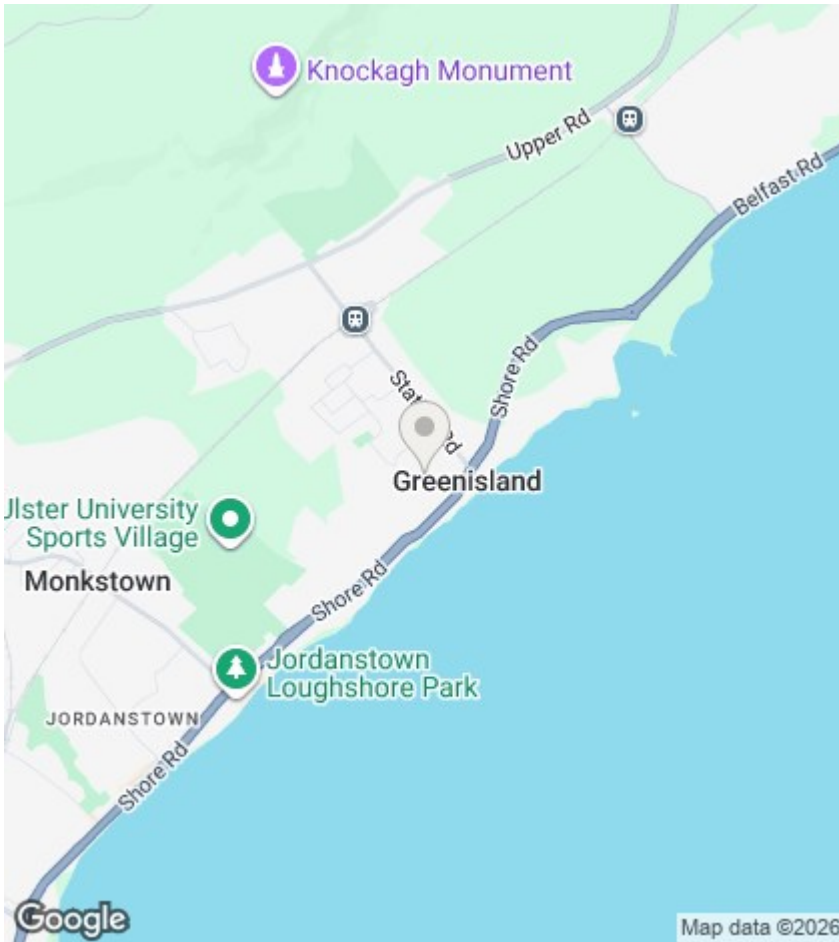
Luxury white bathroom suite, low flush W/C, wall hung vanity unit with mixer tap, panelled bath with mixer tap, glazed shower screen with controlled shower, ceramic tiled flooring, luxury tiling, linen cupboard, downlighters

## **Outside**

Front in lawn, plants and shrubs

Side in driveway

Rear in raised patio area with luxury paving, water tap, good orientation



## Directions

## Viewings

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

## EPC Rating:

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

