



226a Shore Road, Greenisland, Carrickfergus, BT38 8TX

Offers Over £249,950

- Semi detached villa in popular residential area
- 2 Reception rooms
- Kitchen
- Gas fired central heating
- Garage
- 3 Bedrooms
- Double glazing in uPVC frames
- Bathroom with white suite
- Cloaks

# 226a Shore Road, Carrickfergus BT38 8TX

This is a bright spacious semi detached villa situated in a quiet and highly regarded residential area with amazing views over Belfast Lough to the County Down Coastline. The property will suit a variety of purchasers and is convenient to Belfast and Carrickfergus. This is a home we can recommend with confidence.



Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION PORCH**

### **RECEPTION HALL**

Laminate wood flooring

### **CLOAKS/ SHOWER ROOM**

Low flush W/C, vanity sink unit, controlled shower, ceramic tiled flooring

### **LOUNGE**

18'9" x 13'11"

Feature fireplace, polished mahogany surround, wired for wall lights, laminate wood flooring, views of Belfast Lough

### **DINING ROOM**

14'6" x 11'0"

French door with glazed side panels

### **KITCHEN**

16'3" x 11'5"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, tiling, ceramic tiled flooring, fluorescent light

## **FIRST FLOOR**

Landing

### **BEDROOM (1)**

16'5" x 11'5"

Built in robes, magnificent views of Belfast Lough towards County Down Coastline

### **BEDROOM (2)**

12'5" x 11'0"

Doors to veranda, views of Knockagh

### **BEDROOM (3)**

18'11" x 12'6"

Plus range of built in robes, views of Knockagh

### **SPACIOUS BATHROOM**

White suite panelled bath with mixer tap, telephone hand shower, low flush W/C, vanity unit, uPVC panelling, downlighters, uPVC ceiling

### **OUTSIDE**

Rear in yard, light and tap

### **STORAGE/ SHED**

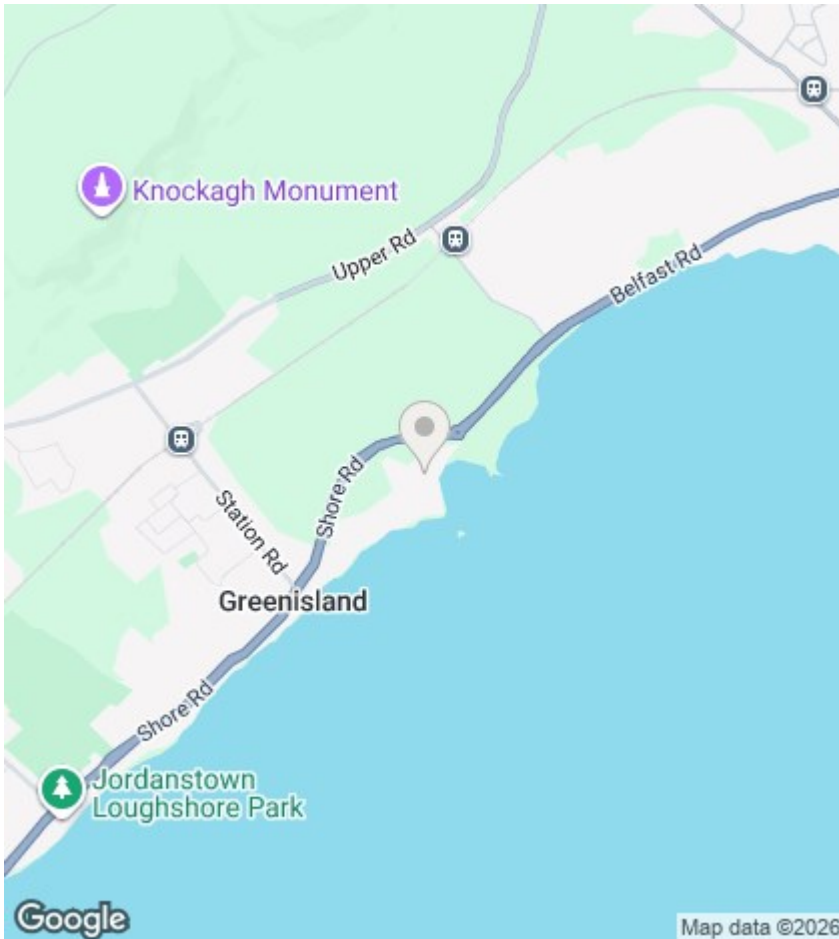
12'1" x 10'10"

## **GARAGE**

18'5" x 8'10"

Up and over door, light and power

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.



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

