

# RODGERS & BROWNE



67c Station Road,  
Greenisland, BT38 8UP

*offers over £525,000*



## *The Owner's Perspective...*

*"We as a family have loved every minute of living at 67C, it's been like living in the country whilst having all amenities on your doorstep.*

*The main bonus for us has always been the privacy and tranquillity which was the main reason why we fell in love with it at the very first visit.*

*We have been immensely happy living here for over 22 years and will miss everything it has to offer as a family home"*



76 High Street, Holywood, BT18 9AE

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Entrance hall



Drawing room



Family room

### *The facts you need to know...*

Fabulous, detached family home set well back from the road on a site which gives a semi rural feeling and extends to c. 1/3 acre

Maintained to an exceptional standard throughout

Deceptively spacious with flexible accommodation depending on needs

Drawing room with feature fireplace double glazed doors to dining room

PVC double glazed conservatory overlooking the rear garden

Family room

Shaker style kitchen with granite effect worktops, integrated appliances and breakfast bar area

Separate matching utility room

Entertaining room/gym (converted double garage)

Five bedrooms on the first floor

Main bedroom and guest bedroom each with ensuite shower rooms and views over the adjoining fields to Belfast Lough

Luxury main bathroom including a free standing bath and separate shower cubicle

Timber framed double glazing

Spacious gardens surrounding the home offering complete privacy

Brick driveway with parking for up to four cars

Oil fired central heating, Pvc fascia and soffits

Many local amenities are on the doorstep including Greenisland Golf Club, train station, primary school and Belfast High School to mention but a few

Loughshore Park set on the shores of Belfast Lough is only minutes away





Kitchen



Dining room



Conservatory



Entertaining room / Gym

## The property comprises...

### GROUND FLOOR

**OPEN, COVERED ENTRANCE PORCH** Double glazed front door leading to:

**ENTRANCE HALL:** Staircase leading to first floor, painted spindles and handrails, limed oak laminate flooring, cloakroom cupboard.

**CLOAKROOM:** Villeroy & Boch contemporary wall mounted sink with mixer tap and cabinets below, low flush wc, ceramic tiled floor, fully tiled walls.

**DRAWING ROOM:** 20' 5" x 11' 8" (6.22m x 3.56m)  
Stone fireplace and hearth with electric glass fronted fire, low voltage lighting, double glazed doors to hallway and dining room.

**DINING ROOM:** 11' 8" x 9' 8" (3.56m x 2.95m)  
Cornice ceiling, double glazed door to:

**CONSERVATORY:** 17' 0" x 11' 6" (5.18m x 3.51m)  
Engineered floor in a limed oak finish, double door to patio area.

**FAMILY ROOM:** 13' 7" x 11' 8" (4.14m x 3.56m)  
Gas fire, engineered flooring.

**KITCHEN:** 12' 2" x 9' 8" (3.71m x 2.95m)  
Extensive range of high and low level shaker style units, granite effect worktops, one and a half sink unit with mixer tap, integrated fridge, dishwasher and cooker, breakfast bar area, partly tiled walls, engineered flooring.

**UTILITY ROOM:** 12' 8" x 4' 9" (3.86m x 1.45m)  
Range of high and low level shaker style cupboards, inset single sink unit, plumbed for washing machine, space for tumble dryer, engineered flooring. Access to patio and access to:

**ENTERTAINING ROOM / GYM (FORMER GARAGE) 19' 7" x 17' 11" (5.97m x 5.46m)**  
Solid oak spring floor as used for dance venues, concealed twin up and over garage doors, boiler house housing oil fired central heating boiler, suspended ceiling, light and power (currently the garage is being used as a dance studio but can easily be changed back to a double garage)





Bedroom 2

First Floor

**LANDING:** Access to roofspace with Slingsby style ladder.

**MAIN BEDROOM 14’ 6” x 11’ 8” (4.42m x 3.56m)**  
Laminate flooring, cornice ceiling, feature acoustic boarding, views over the adjoining field to Belfast Lough

**ENSUITE SHOWER ROOM: 7’ 9” x 5’ 9” (2.36m x 1.75m)**  
Fully tiled shower cubicle with Aqualisa thermostatically controlled shower unit, low flush wc, inset wash hand basin and mixer tap, cupboard below, stone worktop, ceramic tiled floor, fully tiled walls,

**BEDROOM (2): 15’ 7” x 10’ 2” (4.75m x 3.1m)**  
Views over the adjoining field to Belfast Lough

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle with Aqualisa thermostatically controlled shower unit, storage into eaves, low flush wc, wall mounted sink unit with mixer tap, cupboard below, ceramic tiled floor, fully tiled walls.

**BEDROOM (3): 11’ 8” x 9’ 8” (3.56m x 2.95m)**  
Laminate flooring, cornice ceiling,

**BEDROOM (4): 11’ 8” x 9’ 5” (3.56m x 2.87m)**  
Plus storage in the eaves.

**BEDROOM (5): 9’ 11” x 9’ 8” (3.02m x 2.95m)**  
Laminate flooring.

**BATHROOM: 9’ 7” x 6’ 4” (2.92m x 1.93m)**  
Luxury white Villeroy & Boch suite with free standing bath, waterfall tap, low flush wc, half pedestal wash hand basin and mixer tap, fully tiled shower cubicle, ceramic tiled floor, fully tiled walls.

**Outside**  
Approached by a private driveway accessing only four homes, No 67c is at the very end.

Spacious and private site extening to c. 1/3 acre which sides onto the open countryside and benefits from views towards Knockagh.

Brick parking area for four cars, mature gardens surrounding the house including flowerbeds and mature borders offering complete privacy. Large patio area catching afternoon and evening sunshine. Outside tap and lighting. Concealed Pvc oil tank. Garden store



Main bedroom



Luxury bathroom



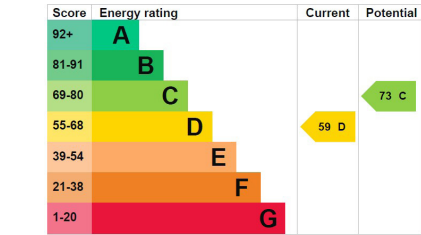
Bedroom 3



Private rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?			
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £2,430.00

**VIEWING:** By appointment with **RODGERS & BROWNE**.



***Location** Travelling along Upper Road turn right just before Greenisland Golf Club and Upper Station Road, continue past Greenisland Primary School and train station, under the railway bridge onto, Station Road No 67c's lane will be on the left, once one the lane keep left following the hedge and wall line then right and No 67c is the last house.*



Total Area: 241.5 m<sup>2</sup> ... 2600 R<sup>2</sup> (excluding void)  
All measurements are approximate and for shape purposes only

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