

**RODGERS
&
BROWNE**

1 The Cairn View, Upper Station Road
Greenisland, BT38 8YQ

offers over £279,950



The Owner's Perspective...

"We have had eight happy years in 1 The Cairn View and are sad that the time has come to move on.

We have great memories of welcoming family and friends here and we will especially miss our suntrap of a back garden.

We have had the best of both worlds, living in such a quiet and green area but having the train station a few minutes' walk away when an evening out is called for.

Number 1 has been a wonderful first home for us and we are sure that its new owners will be as happy here as we have been"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Attractive south facing red brick semi detached home within the renowned Cairn development

Bright and spacious accommodation

Living room including multi fuel burner

Luxury kitchen open to dining area

Additional specification added to the property by the vendors including central island and bull nose granite worktops

Cloakroom / utility room

3 well proportioned bedrooms, main with ensuite shower room

Luxury main bathroom

Cat 6 Wiring throughout the house

Oak doors throughout

Fully enclosed south facing walled garden laid in artificial lawns, raised beds and a large patio area

Gravel driveway with parking for three cars

Detached single garage which has been pre wired with Cat 6 cabling

Gas fired central heating, cream Pvc double glazed windows

Pvc fascia and soffits

Ideally located to Greenisland Primary School, Greenisland train station and Greenisland Golf Club

Belfast and Carrickfergus are easily accessible via road or rail

EXPERIENCE | EXPERTISE | RESULTS



Luxury kitchen open to dining area



The property comprises...

GROUND FLOOR

Period panelled door with top light to:

ENTRANCE HALL:

Solid oak wooden floor. Staircase to first floor.

FAMILY ROOM:

13' 5" x 13' 4" (4.09m x 4.06m) Feature multi fuel wood burning stove, slate hearth, wooden mantle, feature brick inset.

LUXURY KITCHEN OPEN TO CASUAL DINING AREA:

17' 11" x 11' 0" (5.46m x 3.35m) Extensive range of high and low level two tone shaker style cupboards, bullnose granite worktops, tiled splashback, inset sink and mixer tap, four ring gas hob, glass and stainless steel extractor, under oven, integrated fridge freezer and dishwasher, central island with breakfast bar finished with a wood effect top, ceramic tiled floor, low voltage lights. French doors leading to garden.

UTILITY/CLOAKROOM:

9' 4" x 4' 3" (2.84m x 1.3m) Plumbed for washing machine, space for tumble dryer, gas boiler, low flush wc, trough wash hand basin and mixer tap, ceramic tiled floor.



Main bedroom

FIRST FLOOR

LANDING: Access to roof space with Slingsby ladder (floored and light), hot press with open shelving.

MAIN BEDROOM:
11’ 11” x 11’ 0” (3.63m x 3.35m)

ENSUITE SHOWER ROOM:
6’ 0” x 5’ 7” (1.83m x 1.7m) Fully tiled shower cubicle with Mira Sport electric shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls, chrome heated towel radiator, low voltage lighting, extractor fan.

BEDROOM (2):
9’ 9” x 8’ 1” (2.97m x 2.46m)

BEDROOM (3):
9’ 5” x 9’ 9” (2.87m x 2.97m)

BATHROOM:
8’ 3” x 5’ 7” (2.51m x 1.7m) White suite comprising panelled bath with thermostatically controlled shower unit, mixer taps, low flush wc, half pedestal wash hand basin, tiled splashback, ceramic tiled floor, part tiled walls, chrome towel radiator.

Outside

ATTACHED GARAGE
18’ 11” x 10’ 5” (5.77m x 3.18m) Roller door, light and power. pre wired with Cat 6 cabling

Fully enclosed south facing private walled garden, raised flowerbeds, flagged patio area. Artificial lawns

Gravelled driveway with parking for three cars.

Outside tap. Outside light.



En suite shower room



Bedroom 2



Luxury bathroom

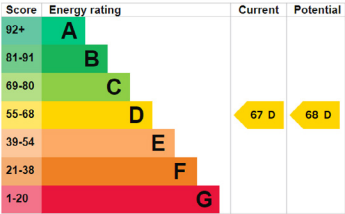


Bedroom 3

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?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES	
Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY 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

MANAGMENT FEE: £31.25 per quarter

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.

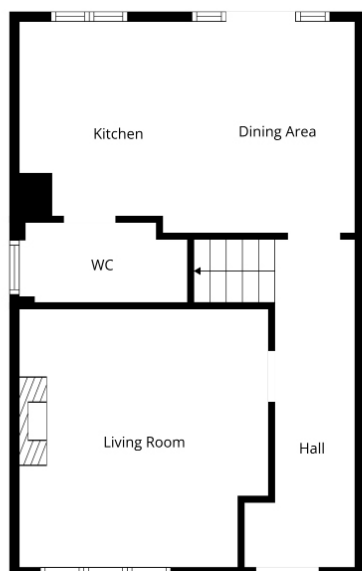
The assessment for the year 2025 /2026 is £1,404.00.

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

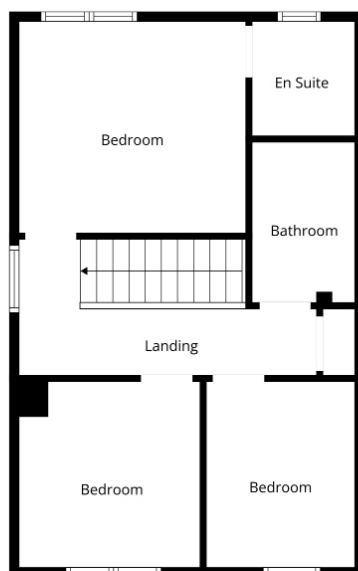
Location: Travelling along the Upper Road Greenisland towards Jordanstown, Pass Greenisland golf club, take the next left into Upper Station road, 1st left into The Cairn, keep right and then first right into The Cairn View, No 1 will be on your right.



Floor plan



1st Floor



2nd Floor

Floorplan Is For Illustrative Purposes Only And Is Not To Scale



**Sales
Lettings
Property Management**

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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