



ULSTER PROPERTY SALES

# UPS

**CARRICKFERGUS BRANCH**

8 Market Place, Carrickfergus, County  
Antrim, BT38 7AW

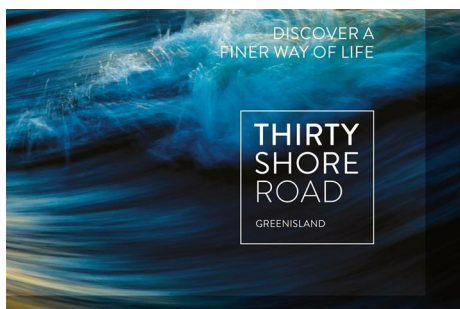
**028 9336 5986**

carrickfergus@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



Computer Visual



## SHORE ROAD

Greenisland

Carrickfergus BT38 8UB

| 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 |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

**£719,950**

# Shore Road

## Greenisland, Carrickfergus, BT38 8UB



**Living room**

Media wall  
Contemporary horizontal electric fire  
Corner window

**Family room**

Double doors leading onto patio / rear garden  
Wood burning stove  
High level ceilings  
Feature corner window

**Kitchen**

Quality kitchen with Integrated appliances to include electric oven & hob, extractor hood, fridge / freezer and Integrated dishwasher  
Choice of quartz worktops & upstand  
Choice of doors  
Choice of Handles  
Quooker Tap  
Under unit lighting where applicable  
Porcelain flooring

**Utility room**

Washer / dryer  
Range of high and low level units with choice of doors  
Porcelain tiled flooring

**Bathroom & Ensuites**

Contemporary white sanitary ware with chrome fittings

Ceramic/porcelain floors and partly tiled walls, soft close toilet seat  
Chrome heated towel radiators in bathroom and ensuite  
Energy efficient LED down-lights to bathroom and ensuite

**Heating**

Air source heat pump system with significant savings can be made on your fuel bills in comparison to using oil or gas to heat your home  
Thermostatically controlled underfloor heating on ground and first floor  
Thermostatically controlled radiators on 2nd floor

**Flooring**

Porcelain floor tiling throughout ground floor, choice of carpets or wood flooring in bedrooms and stairs with landing carpeted

**Insulation**

200mm full fill cavity wall insulation  
A high specification insulated house further reduces energy bills

**Internal features**

Walls, ceilings, and all woodwork painted  
Contemporary internal doors with quality ironmongery  
Feature media wall with electric fire to living room  
Smoke and carbon monoxide alarms fitted to

building control standards  
Generous range of points for electrical sockets, switches, telephone and TV points  
Main rooms wired for future satellite point  
Recessed energy efficient LED downlighting to kitchen, bathroom and ensuite (where applicable)

**External features**

Maintenance free anthracite grey, triple glazed uPVC energy efficient glazing with lockable system (where appropriate)  
Feature external lighting to main entrance & back doors  
Modern composite front door  
Driveway parking  
Gardens to be turfed  
Elevation to be finished in K-Rend / Parex silicone coloured render  
Contemporary zinc cladding

**Warranty**

10-year structural warranty



### Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

