

**6 DOWNVIEW ROAD  
GREENISLAND  
BT38 8RX**



Substantial detached house with excellent family accommodation  
 Split level accommodation over three floors  
 Flexible accommodation comprising five bedrooms  
 Master bedroom has views across open fields to Belfast Lough  
 Ensuite shower room off the master bedroom incorporating a white suite  
 Ground floor boasts main living room with patio doors to the rear gardens  
 First floor family room open plan to dining area with stunning views to Belfast Lough  
 Family area open plan to the kitchen  
 matching flooring through dining room, family room, lounge and entrance hall  
 Kitchen boasts contemporary handleless doors and wooden worktops  
 Build in 5 ring gas hob with suspended extractor, double oven and breakfast bar  
 Family bathroom with a white suite and contemporary tiling  
 Additional shower room and downstairs Wc off the entrance hall  
 Double glazing and gas heating system  
 Enclosed rear garden laid to lawn with a southerly aspect  
 Garden room currently being utilised as a gym  
 Integrated garage with access to the house and a driveway  
 Excellent open aspect views at the rear over open fields to Belfast lough  
 Views at the front toward Knockagh  
 Superb throughout, viewing is an absolute must to appreciate this exceptional home

**Offers Around £414,950**

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

This substantial detached home offers excellent family accommodation arranged over three floors, with a quirky split level layout that provides both flexibility and character throughout. The property is presented to a very high standard and enjoys open aspect views across surrounding countryside with outlooks extending towards Belfast Lough, while the highly sought after Greenisland location places it within easy reach of local amenities and transport links.

The accommodation comprises five bedrooms, including a master bedroom that enjoys views across open fields towards Belfast Lough and benefits from an ensuite shower room fitted with a white suite. The ground floor incorporates the main living room with patio doors opening to the rear garden, while the first floor features a spacious family room open plan to a dining area, a particularly attractive space that takes full advantage of the views. This area flows through to the kitchen, which is fitted with contemporary handleless units, wooden worktops, a breakfast bar and built in appliances including a five ring gas hob with suspended extractor and a double oven. Matching flooring runs through the entrance hall, lounge, dining room and family room, adding to the sense of continuity throughout the living areas.

A family bathroom with a white suite and contemporary tiling is complemented by an additional shower room and a downstairs WC located off the entrance hall. The property also benefits from double glazed windows and a gas heating system. Outside, the enclosed rear garden enjoys a southerly aspect and is laid to lawn, while a garden room currently used as a gym provides further versatility. The property also benefits from an integrated garage with internal access and a driveway for additional parking, with further views to the front towards Knockagh. With its excellent presentation, adaptable layout and attractive setting, viewing is most highly recommended in order to fully appreciate all that this home has to offer.

#### Entrance hall

Composite door, double glazed sidelights, wooden flooring doors to, radiator, stairs down to first floor lounge and up to 2nd floor



#### Shower room and Wc

Double glazed window to side aspect, white suite comprising low flush Wc and shower cubicle, part tiled walls



**Family room / dining room**

26'1 x 12'5 reducing to 9'10

Double glazed windows to front, rear and side aspect, open plan to dining room, radiator, wooden flooring views across open fields, further open plan to the kitchen



**Kitchen**

11'5 x 10'3

Double glazed window to front aspect, range of contemporary handleless high and low level units with wooden worktops and wooden side panels, inset 1.5 bowl stainless steel sink and drainer with mixer tap over. Inset 5 ring gas hob with suspended extractor over, integrated double oven, breakfast bar, tiled flooring



### Bedroom two

11'8 x 10'9

Double glazed window to rear aspect, radiator

### Bedroom four

11'8 x 7'11

Double glazed window to rear aspect, radiator



### Downstairs lounge

14'3 x 13'9

Double glazed windows to rear aspect, sliding patio doors to rear garden, feature media wall, radiator, wood flooring



### Stairs and landing

Double glazed window to side aspect, access to loft space, doors to...



### Bedroom one

13'11 x 12'5

Double glazed window to side aspect built in wardrobes, radiator, door to en suite

### en suite

Double glazed window to front aspect, white suite comprising low flush wc, floating sink, enclosed bath and separate shower cubicle, contemporary tiling to walls and flooring

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 18609989**

**Bedroom three**

11'8 x 10'7

Double glazed window to side aspect, radiator

**Bedroom five**

14'10 x 7'11

Double glazed window to rear aspect



**Bathroom**

Double glazed window to side aspect, white suite comprising low flush WC, floating sink and panel enclosed bath, contemporary tiling to walls and flooring



**Garden and grounds**

At the rear there is a fully garden laid to lawn with a southerly aspect and a garden room currently used as a gym. At the side there is a driveway



**Garage**

14'3 x 14'2

Window to side aspect, power and light, gas boiler

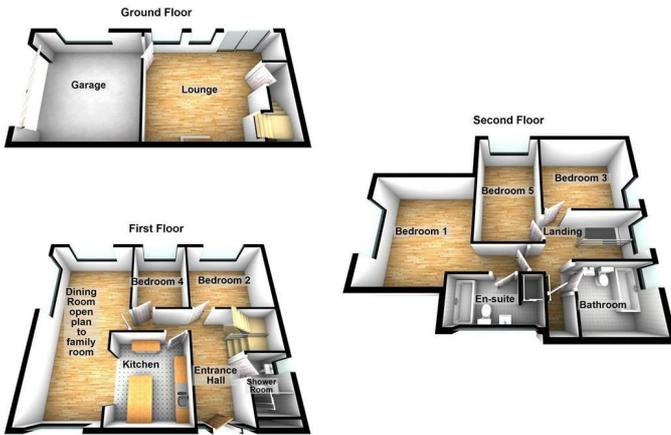
**View**



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 18609989**

**Floor plans**



**Thinking of Selling?**  
All types of Properties Required  
Call us for a free no obligation Valuation

UPS Carrickfergus  
T: 028 9336 5986  
E: carrickfergus@ulsterpropertysales.co.uk

• THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION  
VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E:carrickfergus@ulsterpropertysales.co.uk

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 18609989**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 18609989**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515

