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**45 Belfast Road, Whitehead, Carrickfergus, BT38 9SP**

**Offers Around £224,950**

## FEATURES

- **DETACHED VILLA**
- **ELEVATED POSITION - WITH COASTAL VIEWS**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **RAISED KITCHEN AREA WITH DINING**
- **THREE BEDROOMS**
- **BATHROOM WITH COASTAL VIEWS**
- **SPACIOUS GROUND AND GARDEN WITH RAISED SUMMER HOUSE**
- **MUCH SOUGHT AFTER LOCATION**
- **CHAIN FREE**

This detached villa built c.1900, occupies a prominent elevated position along this popular stretch of road, on the outskirts of Whitehead.

Affording coastal views, the property provides ample living accommodation, to include a lounge, dining room, with raised kitchen, three bedrooms and bathroom.

Externally, the property is accessed by a spacious driveway and benefits from plenty of outside space including garden and summer house.

This interesting property will no doubt attract much attention, viewing is therefore recommended at an early stage to avoid disappointment, and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

Feature fireplace with open fire. Patio doors.

#### SHOWER ROOM:

#### KITCHEN/DINING ROOM:

Raised kitchen area with a range of fitted upper and lower level units, including stainless steel sink.

### First Floor

#### BEDROOM (1):

Feature fireplace. Built in storage. Velux window. Pleasant coastal views.

#### BEDROOM (2):

#### BEDROOM (3):

#### BATHROOM:

White suite incorporating W.C., wash hand basin and bath.

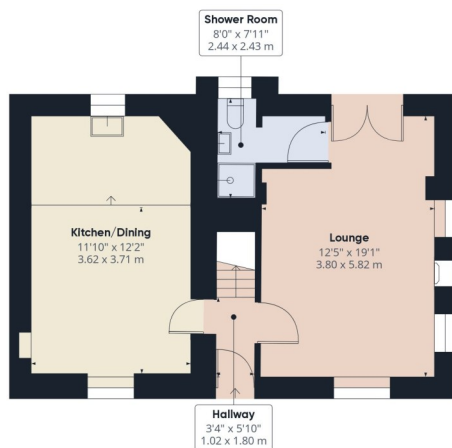
Wall tiling. Delightful coastal views.

### Outside

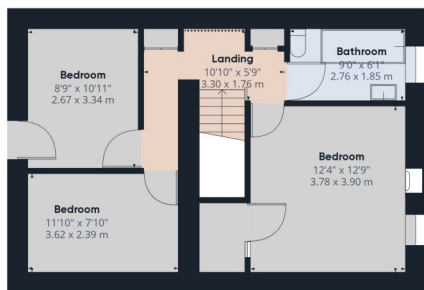
#### GARDENS:

Spacious grounds with garden including a raised summer house.





Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1045.82 ft<sup>2</sup>  
97.16 m<sup>2</sup>

Reduced headroom  
0.95 ft<sup>2</sup>  
0.09 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	28 F	
1-20	G		



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propertymark

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