

37A Shore Road, Carrickfergus, BT38 8UA



PRICE Offers Over £775,000

Positioned on a magnificent site on the banks of Belfast Lough in Greenisland. This attractive double fronted detached family home extends to circa 3000 sq ft. Externally the property enjoys a hard landscaped courtyard styled garden plus an extensive first floor veranda boasting panoramic views over the sea towards Belfast and the County Down coastline. For the purchaser interested in sailing the property further benefits from a private slip-waydown providing access to the beach. The property was built in the 1980's and was architecturally designed to maximise the stunning shore front location. The accommodation briefly comprises 5 bedrooms, first floor lounge & kitchen, superb open plan reception style hall living / entertaining space (28.6' x 22.8) family bathroom and ensuite. Perfectly situated with direct frontage onto the shore road in Greenisland Belfast city centre is within a 10 minute commute. Homes in this setting seldom come to the market and whilst the property does require updating we believe it will interest the purchaser searching for a site for their forever home.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Double Fronted Detached Family Home**
 - **5 Bedrooms**
 - **2+Reception**
- **Stunning Shore Front Location**
- **Panoramic Views Over Belfast Lough Towards County Down**
 - **Hard Landscaped Courtyard Styled Garden**
- **Private Slipway Onto Beach/ Highly Sought After Location**
 - **Extensive First Floor Vernanda**
- **Gas Central Heating / Double Glazing /Circa 3000 Sq Ft**
 - **Integral Garage With Parking Forecourt**

ACCOMMODATION

GROUND FLOOR

Twin french doors into entrance porch.

Hardwood front door into:-

TILED ENTRANCE PORCH

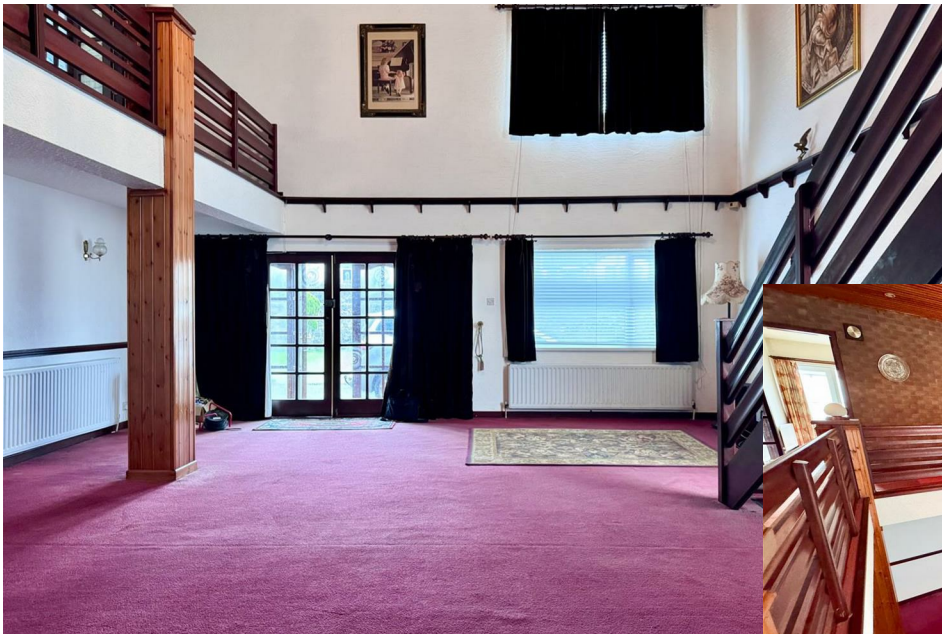
10'4" x 3'9" (3.15m x 1.14m)

Entrance door with double glazed side screens into:-

IMPRESSIVE RECEPTION STYLE HALL

28'6" x 22'8" (8.69m x 6.91m)

At Max. Open plan with double height vaulted ceiling, a perfect space for entertaining. Attractive feature period style fireplace with marble inset and mahogany surround. Open tread mahogany staircase to first floor gallery landing.



BEDROOM 1

13'1" x 12' 9" (3.99m x 3.66m 2.74m)

Range of fitted bedroom units. Panoramic Views over Belfast lough.

EN SUITE

5'9" x 8'4" (1.75m x 2.54m)

Comprising pedestal wash hand basin, low flush wc and 1/4 rounded shower enclosure. Tiled floor. Fully tiled walls.

BEDROOM 2

13'1" x 12'10" (3.99m x 3.91m)

Range of fitted bedroom units. Panoramic Views over Belfast lough.

BEDROOM 3

11'4" x 13'1" (3.45m x 3.99m)

Range of fitted bedroom units. Panoramic Views over Belfast lough.

BEDROOM 4

11'1" x 13'1" (3.38m x 3.99m)

Fitted mirrored sliderobe.

BATHROOM

9'9" x 13'1" (2.97m x 3.99m)

Comprising low flush wc, pedestal wash hand basin, corner bath with shower attachment and sauna. Fully tiled walls. Tiled floor.

GARAGE

13'1" x 23'5" (3.99m x 7.14m)

External door to rear. Tap. Power and light.

FIRST FLOOR

Impressive gallery style landing with exposed brick.

OPEN PLAN LOUNGE

22'7" x 13'7" (6.88m x 4.14m)

Attractive period style fireplace with ornate tiled inset with mahogany surround and granite hearth. Dual window aspect with panoramic views over Belfast lough. Feature brick arch into dining room.

DINING ROOM

13'3" x 12'9" (4.04m x 3.89m)

Dual window aspect with panoramic views over Belfast lough.

KITCHEN

13'1" x 20'8" (3.99m x 6.30m)

Equipped with a comprehensive range of high and low level units with contrasting work surfaces. Inlaid stainless steel sinks. Space for range style cooker. Breakfast bar style return for casual dining. Twin leaded glass display cabinets. Part tiled walls. Plumbed for washing machine.



BEDROOM 5

12'8" x 7'3" (3.86m x 2.21m)

Presently used as home office.

OUTSIDE

Large private walled garden to front in lawn. Driveway with parking forecourt suitable for a number of vehicles. Integral garage. Private hard landscaped courtyard style garden to rear with private slipway to beach and sea.

First floor private terrace / veranda enjoying panoramic views over the Belfast Lough towards Co Down coastline. A perfect space for outside entertaining.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.**

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