



101a Shore Road, Greenisland, Carrickfergus, BT38 8TZ

£1,800 Per Month

- Deceptively spacious semi detached residential property in highly regarded area
- Modern fitted kitchen open plan to dining area with opening to:
- 4 Reception rooms
- Oil fired central heating (new boiler installed 2024)
- 5 Bedrooms (master bedroom with ensuite shower room and dressing room)
- Lounge
- Double glazing in uPVC mahogany frames
- Uninterrupted views of Belfast Lough/ Count Down Coastline, access to beach



# 101a Shore Road, Carrickfergus BT38 8TZ

## Deceptively Spacious 5-Bedroom Semi-Detached Home with Exceptional Coastal Views

Occupying a prime position in one of the area's most desirable residential locations, this exceptional five-bedroom semi-detached residence offers an outstanding combination of generous accommodation, contemporary living, and spectacular coastal scenery.

The property comprises a bright and modern fitted kitchen open plan to the dining area, with an opening to the lounge, creating an excellent space for everyday living and entertaining. There is ample living space, while the master bedroom benefits from a dressing room and ensuite shower room.

Additional features include oil-fired central heating, a private driveway, and a detached garage.

Enjoy uninterrupted views across Belfast Lough and the County Down coastline, with convenient access to the beach. Early viewing is highly recommended.



Council Tax Band: Northern Ireland



## GROUND FLOOR

### RECEPTION HALL

Mahogany parquet solid wood flooring, feature red brick fireplace with open fire

### CLOAKS

Low flush WC, pedestal wash hand basin, mahogany parquet solid wood floor

### LOUNGE

21'4" x 15'9"

Cornicing, center piece, Chevron LVT, outstanding views towards Belfast Lough, feature marble fireplace with open fire, open plan to:

### KITCHEN

25'3" x 16'3"

Luxurious kitchen with range of high and low level soft close units, Quartz worksurfaces, built in induction hob, built in double oven, canopy, extractor fan, built in Bosch dishwasher, built in Beko fridge and freezer, Caple sink unit with mixer tap and Quartz drainer, island unit with seating area, ceramic tiled flooring, downlighters, doors to garden, open plan to:

### CASUAL LIVING/ DINING ROOM

16'4" x 14'8"

Tiled flooring, double doors to rear with outstanding views towards Belfast Lough

### UTILITY ROOM

Range of high and low level units, stainless steel sink unit with mixer tap, plumbed for washing machine, access to front and rear

### CLOAKS.

Low flush WC, pedestal wash hand basin, extractor fan, tiled flooring

### FAMILY ROOM

12'2" x 9'0"

### OFFICE

13'8" x 11'0"

Feature cast iron fireplace, views of Belfast Lough

## FIRST FLOOR

### SPACIOUS LANDING

Access to roofspace, double linen cupboard, hot press with hot water cylinder

### BEDROOM (1)

21'4" x 15'9"

Views of Belfast Lough

## DRESSING ROOM

### ENSUITE

Low flush WC, pedestal wash hand basin, walk in shower unit with controlled rain shower, luxury ceramic tiled flooring, heated towel rail, extractor fan

### BEDROOM (2)

16'4" x 13'10"

Views towards Belfast Lough

### BEDROOM (3)

16'9" x 9'6"

Views of Belfast Lough

### BEDROOM (4)

16'9" x 14'8"

Views of Belfast Lough

### BEDROOM (5)

16'7" x 11'6"

Views of Belfast Lough

### BATHROOM

Luxury white bathroom suite, low flush WC, pedestal wash hand basin, corner bath with mixer tap, glazed shower unit with rain shower, heated towel rail, ceramic tiled flooring, low voltage light

### OUTSIDE

Front in extensive driveway, lawn with entrance post  
Rear in generous lawn and patio area with outstanding views of Belfast Lough and County Down Coastline

### GARAGE

19'9" x 16'4"

Roller door, power

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 67                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |