

109a Shore Road, Greenisland Carrickfergus, BT38 8TZ



PRICE Offers Over £699,950

This charming elegant former Gatelodge occupies a truly magnificent extensive site with gardens to the shores of Belfast Lough enjoying unspoilt panoramic views towards the Co Down Coastline. This 'Listed' period property has been sympathetically extended and restored by the present vendors, creating a truly wonderful family home that enjoys a balanced living layout over three floors. With limited opportunities to purchase homes in this highly desirable location an early viewing is recommended.

>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

- **Extended Period 'Listed' Former Gatelodge**
 - **5 Bedrooms/ 3+ Receptions**
 - **Extensive Private Mature Site**
- **Positioned On The Banks of Belfast Lough**
 - **Panoramic Unspoilt Sea Views**
- **Beautifully Sympathetically Presented Throughout**
 - **Two En Suite Shower Rooms**
- **Luxury Shaker Kitchen With Separate Utility Room**
 - **Highly Regarded Established Location**
- **Master Bedroom With Balcony, En Suite And Walk In Wardrobe**



ACCOMMODATION

GROUND FLOOR

Front door into:-

SPACIOUS RECEPTION STYLE DINING HALL

With feature lantern roof light. Quality exposed oak flooring.



FAMILY/ LIVING ROOM 18'4" x 11'9"

Feature dual window aspect with original sliding sash windows with views extending over gardens towards Belfast Lough. Open fireplace with slate hearth. Limestone tiling. Open plan through to:-



LUXURY KITCHEN 18'8" x 14'6"

Equipped with a comprehensive range of high and low level solid limed oak shaker style fitted units (From Robinsons Interiors Belfast) with contrasting marble work surfaces and upstands. Inlaid stainless steel sink unit with swan neck mixer tap. Twin frosted glass shelved cabinets. Integrated dishwasher. Space for American style fridge/ freezer. Fixed centre island with contrasting marble work surface and breakfast bar style return for casual dining. Fitted matching shaker base units and drawers. Space for range style cooker. Dual window aspect with original sliding sash windows. Limestone tiling.



UTILITY ROOM 10'8" x 10'6"

Fitted with a range of modern ivory coloured shaker style units. Single drainer sink unit with swan neck mixer tap. Tiled splashback. Plumbed for washing machine. Limestone tiling. Door to brick paved walkway and ramp.



FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and button flush w.c.

LARGE WALK IN STORAGE/ LARDER CUPBOARD

LOWER LEVEL

LOUNGE/ DRAWING ROOM 20'6" x 14'1"

Dual window aspect. Views extending over gardens and Belfast Lough. Attractive period style marble fireplace. 'Open fire' with slate hearth and inset. Twin French doors opening to outside covered terrace.



BEDROOM 5 10'7" x 9'6"

Presented used as study.

BEDROOM 4 15'6" x 10'6"

At max. Built in double wardrobe. Dual window aspect.

FURNISHED MODERN CLOAKROOM

Comprising wall push w.c. and pedestal wash hand basin with mono block tap. Fully tiled walls with feature tiled accent panel and tiled floor.



FIRST FLOOR

BEDROOM 3 12'1" x 9'6"

Bespoke wall to wall fitted modern three bay sliderobes. Velux window.

BEDROOM 2 13'4" x 8'3"

Bespoke wall to wall fitted modern three bay sliderobes. Velux window.

DELUXE MODERN EN SUITE

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap and quarter rounded shower cubicle with contrasting wall tiling. Fully tiled walls. Tiled floor.



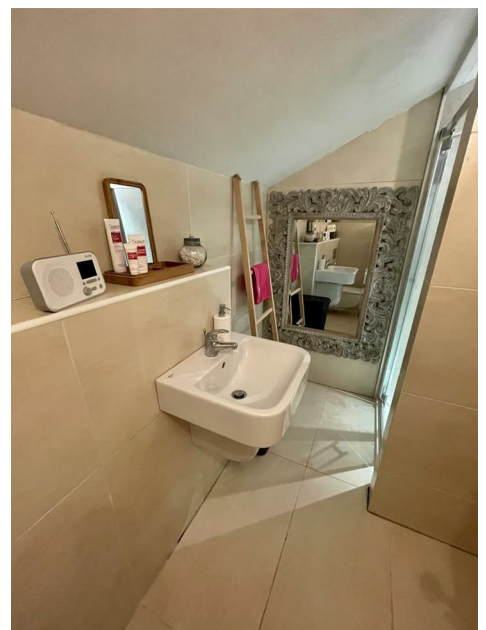
BEDROOM 1 15'2" x 14'6"

Twin French doors opening out to private balcony enjoying unspoilt views over gardens towards Belfast Lough.

WALK IN WARDROBE

LUXURY EN SUITE

Comprising semi pedestal wash hand basin with mono bloc tap, button flush w.c. with soft close seat and private walk in shower enclosure. Fully tiled walls and tiled floor.



MODERN FAMILY BATHROOM

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap panelled bath with fixed shower screen and shower attachment. Fully tiled walls with feature accent wall. Tiled floor.



OUTSIDE

Prime extensive mature corner site bordered by laurel hedge.

Fully electric twin entrance gates, operated by app or remote control, with brick paved driveway to side leading to private parking courtyard at the rear. Suitable for a variety of vehicles.

Extensive mature gardens to rear and side stocked with a variety of mature trees sweeping down to the shores of Belfast Lough.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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