



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		56
(39-54)	<b>E</b>	34	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



103 Ballystrudder Road,  
Whitehead, Carrickfergus,  
BT38 9NY

**Offers in the region of:  
£149,950**

reedsrains.co.uk

## 103 Ballystrudder Road, Whitehead

### Description

'The Wee House' is a beautiful cottage nestled in a small courtyard on the fringe of Whitehead. Oozing charm and character the tastefully presented interior offers a cozy living space which has been extended through to an open plan kitchen/dining space, ground floor bedroom and shower room. The first floor offers additional bedroom space. The cottage has recently run as a successful Air B&B that was inspected and certified last year by NiTB and has proven to be in a sought after location due to the close proximity of the picturesque Blackhead Walk and Gobbins Cliff path. Externally there is a tranquil rear garden with outdoor sink and garden shed with power points. Whitehead boasts frequent transport links, an array of coffee shops and eateries. Rarely do properties of this nature come onto the market and it is without hesitation we recommend an early internal viewing appointment.

### Entrance Hall

Sold Oak wood strip floor.

### Lounge

14'6" x 8'9" (4.42m x 2.67m)

Feature multi burning stove. Solid Oak wood strip floor. Square arch through to:

### Kitchen/Dining Area

17'3" x 14'4" (5.26m x 4.37m)

Range of fitted high and low level units.

Extractor fan. Sink unit. Centre island with drawer storage. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

### Bedroom 1

9'8" x 6'6" (2.95m x 1.98m)

Solid Oak wood strip floor.

### Shower Room

Tiled shower cubicle with wall mounted electric shower, vanity unit and low flush wc. Tiled floor. Heated towel rail.

### First Floor

Automatic sensor safety lighting to stairwell.

### Bedroom 2

14" x 12'5" (4.27m" x 3.78m)

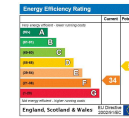
Built in storage.

### Courtyard Area To The Front

Shared access.

### Rear Garden

Beautiful rear garden laid in lawn with a variety of plants and shrubs. Garden shed with power points. Outdoor sink. Gas tank. Gated rear access.



For full EPC please contact the branch.

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All Measurements are Approximate.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.