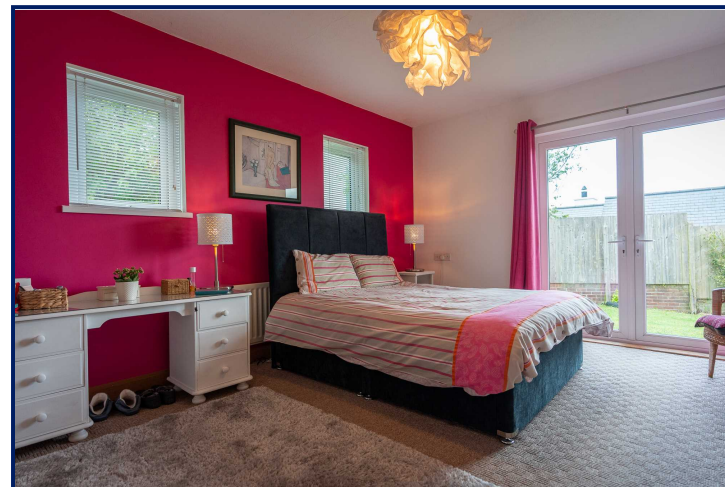


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>61</b>
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 York Avenue, Whitehead, BT38 9QT

Offers in the region of:  
£435,000

 Reeds Rains

reedsrains.co.uk

## 16 York Avenue, Whitehead

Spacious detached bungalow situated on an enviable site with panoramic far reaching sea views from every principal room. Nestled on a private lane, surrounded by private gardens and perfectly located just a short walk to Whitehead town centre, train station, Blackhead coastal path and County Antrim Yacht Club.

The property offers comfortable and inviting living space briefly comprising three reception rooms, fitted kitchen, utility room, three well proportioned bedrooms - principal bedroom with en-suite, separate family bathroom and integral garage.

Step outside and immerse yourself in the ever-changing panorama allowing you to savour the costal surroundings from every angle, the perfect spot to relax and unwind or entertain guests. A rare opportunity to purchase a property in this most desirable location with easy access to Belfast and the North Antrim coast.

An early viewing appointment comes highly recommended.

### Reception Hall

13'3" x 9'7" (4.04m x 2.92m)  
UPVC double glazed French doors leading to spacious reception hall with solid walnut wood flooring. Walk in storage room.

### Cloakroom/WC

Cloakroom with wash hand basin and separate WC. Laminate wooden floor.

### Lounge

19'3" x 12'8" (5.87m x 3.86m)  
Picture window with panoramic views over Belfast Lough and towards the Scottish coastline. Attractive wood surround fireplace with tiled inset and hearth incorporating an open fire. Solid walnut wood flooring. UPVC double glazed door to extensive rear garden.

### Family Room

14' x 12'3" (4.27m x 3.73m)  
Open fire with slate hearth. Breath taking sea views. Opening to:

### Dining Room

12' x 10' (3.66m x 3.05m)  
Exceptional views towards the Co. Down coastline.

### Kitchen

11'9" x 9'8" (3.58m x 2.95m)  
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in gas hob and electric eye level double oven and grill. Extractor fan. Tiled floor. Access to rear hall.

### Rear Hall

Two large walk in pantry storage rooms with shelving. Door to large south facing patio.

### Utility Room

12'3" x 5'8" (3.73m x 1.73m)  
Fitted units. Plumbed for washing machine. Separate WC. Access to integral garage.

### Inner Hallway

Walk in hotpress. Open through to study area.

### Study / Office Area

9'4" x 7' (2.84m x 2.13m)  
Ideal area for working from home.

### Principal Bedroom 1

15'8" x 12' (4.78m x 3.66m)  
Exceptional views over Belfast Lough. UPVC double glazed French doors to rear garden.

### En-Suite Shower Room

PVC panelled shower cubicle with wall mounted Mira electric shower, wall hung wash hand basin and low flush wc. Laminate wooden floor. Downlights. Large walk in wardrobe.

### Bedroom 2

11'7" x 9'9" (3.53m x 2.97m)  
Two built in robes. Uninterrupted sea views.

### Bedroom 3

11'9" x 10'9" (3.58m x 3.28m)  
Built in robe. Outstanding sea views.

### Bathroom

White suite comprising Spa bath with wall mounted Mira electric shower over and wash hand basin. Part tiled walls. Laminate wooden floor.

### Roofspace

Accessed via a Slingsby ladder. Floored, strip ceiling lighting and power points, two Velux windows. Great space for possible future conversion subject to the necessary approvals.

### Integral Double Garage

17'7" x 15'1" (5.36m x 4.6m)  
Range of fitted units. Strip lighting and ample power points. Oil fired central heating boiler.

### Extensive Site

The property sits on an extensive site of approximately 0.46 of an acre comprising of private wrap round gardens and raised south facing paved patio. Uninterrupted views over Belfast Lough and towards both the Scottish and Co Down coastlines.

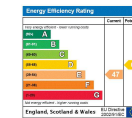
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All Measurements are Approximate.

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.



For full EPC please contact the branch.



Total floor area 198.8 sq.m. (2,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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