

# For Sale

SimonBrien

Offers Around: £495,000



180 Woodburn Road,  
Carrickfergus,  
BT38 9AB

[simonbrien.com](http://simonbrien.com)





**KEY FEATURES:**

- Attractive Detached Family Home Dating back to the 1870's
- Well Presented Accommodation Throughout
- Three Generous Bedrooms
- Family Room and Living Room
- Family Bathroom and Ensuite
- Utility Room and Downstairs Cloakroom with WC
- Dressing Room and Balcony off Principal Bedroom
- Detached Garage and Garden Shed
- Oil Fired Central Heating
- Magnificent Elevated Site extending to 1 acre with panoramic views over Belfast Lough
- Pleasant Well Tended Gardens in Lawns and Patio Area
- Popular and Convenient Semi Rural Location, short drive from Carrickfergus Town Centre
- Viewing by Private Appointment

**SUMMARY:**

Woodburn Road is a much sought after residential location on the periphery of the popular town of Carrickfergus with its vast array of local amenities, pubs, restaurants, cafes and excellent schooling. Nearby transport networks connect Belfast and other surrounding towns and villages

The property which dates back to the 1870's is attractive from an external appraisal and provides generous well presented accommodation with three generous bedrooms, three reception rooms, country style kitchen with central island, family bathroom, ensuite, utility room and cloakroom

The magnificent elevated site which extends to approximately 1 acre and has far reaching views over Belfast Lough to the North Down Coastline. Well tended gardens in lawns are further complimented by a large rear patio area, garage and garden shed

Likely to be of interest to the family market viewing is by private appointment through our Belfast Office 02890 668888



**GROUND FLOOR**

**ENTRANCE HALL:**

PVC Door to Entrance Hall, tiled floor



**FAMILY ROOM:**

**13' 4" x 10' 4" (4.06m x 3.15m)**

Attractive Feature Fireplace, Wood Burning Stove, wood strip flooring



**LIVING ROOM:**

**21' 4" x 12' 8" (6.5m x 3.86m)**

Wood burning stove, Lough views, double doors leading to open plan kitchen/living/dining



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www.simonbrien.com





**OPEN PLAN KITCHEN/LIVING/DINING:**

**24' 2" x 22' 9" (7.37m x 6.93m)**

Kitchen - Low Level units, Belfast Sink, Range Cooker, integrated dishwasher, tiled floor. Pantry, double doors to garden

**UTILITY ROOM:**

**11' 1" x 5' 8" (3.38m x 1.73m)**

High and low level units, inset sink, plumbed washing machine

**CLOAKROOM:**

Low flush WC, pedestal wash hand basin



**DRESSING ROOM:**



**ENSUITE BATHROOM:**

Fully tiled shower enclosure, overhead shower, telephone hand shower, low flush WC, pedestal wash hand basin



**FIRST FLOOR**

**BEDROOM (1):**

**15' 2" x 14' 3" (4.62m x 4.34m)**

Access to balcony



**BEDROOM (2):**

**12' 9" x 11' 0" (3.89m x 3.35m)**

Cast iron fireplace, built in cupboard, Lough views







**BEDROOM (3):**  
13' 5" x 10' 4" (4.09m x 3.15m)



**OUTSIDE**

Detached Garage, garden shed, generous site extending to 1 acre with superb gardens in lawns and patio area, driveway parking



**BATHROOM:**  
Raised panelled bath, mixer taps, low flush WC, pedestal wash hand basin, tiled floor





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## VALUER

**Mark Leinster**

Simon Brien - South Belfast

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## MORTGAGE ADVICE

For free independent advice on mortgages talk to

**Crawford Mulholland**

**503 Lisburn Road, Belfast,**

**Co. Antrim, BT9 7EZ**

T: 028 9066 5544

E: office@crawfordmulholland.com



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