



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</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	



104 Cable Road, 9Whitehead,  
BT38 9SJ

**Offers in the region of:  
£198,950**

 **Reeds Rains**

reedsrains.co.uk

## 104 Cable Road, Whitehead

A most attractive duplex apartment with excellent views from the front and rear overlooking surrounding countryside. Extending to just over 1400 sq. ft with a beautifully presented interior.

### Entrance Hall

Tiled floor.

### Lounge

13'8" x 12'7" (4.17m x 3.84m)

Wall mounted remote control electric fire.

Double doors to:

### Kitchen/Dining Area

22'4" x 13'4" (6.8m x 4.06m)

Spacious open plan kitchen/dining area with excellent range of fitted high and low level units. Built in gas hob and electric oven. Integrated fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor. PVC double glazed French doors from the dining area to balcony. Open through to:

### Sun Lounge

11'8" x 11'5" (3.56m x 3.48m)

Laminate wooden floor. Exceptional views overlooking surrounding countryside.

### Balcony

Far reaching views.

### First Floor Landing

### Master Bedroom

13'3" x 11'5" (4.04m x 3.48m)

Excellent views.

### En-Suite Shower Room

Superb white suite comprising shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

### Bedroom 2

12'8" x 10'7" (3.86m x 3.23m)

Deluxe range of fitted robes with matching dresser and overhead storage. Superb views.

### Bedroom 3

10'8" x 9'3" (3.25m x 2.82m)

Uninterrupted views.

### Bathroom

Luxury white suite comprising panelled bath with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

### Parking

Communal parking area.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Cammoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.