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.co.uk

**2 A Whitehill Road, Carnlough, Ballymena, BT44 0HF**

**Offers Around £299,950**

## FEATURES

- SYMPATHETICALLY RENOVATED TRADITIONAL COTTAGE BUILT CIRCA. 1870
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- INTERCOM SYSTEM
- STUNNING COASTAL VIEWS
- VAULTED CEILINGS, WINDOW SHUTTERS AND BANGOR BLUE ROOFING TILES
- TWO RECEPTION ROOMS
- LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES
- OFFICE AND GUEST W.C.
- "JACK & JILL" STYLE SHOWER ROOM
- FOUR BEDROOMS
- BATHROOM WITH MODERN WHITE SUITE AND SEPARATE SHOWER CUBICLE
- SUPERB WALLED GARDEN IN LAWN WITH PATIO FEATURE
- ENCLOSED PARKING AREA WITH AUTOMATIC ROLLER DOOR ACCESS WITH REMOTE CONTROL
- EXCELLENT POSITION - WITH ACCESS ONTO BAY ROAD AND FAMOUS ANTRIM COAST ROAD
- TASTEFULLY DECORATED AND PRESENTED THROUGHOUT

Within close proximity of Bay Road and the famous Antrim Coast Road, is No. 2 Whitehill Road, a stunning split level stone built cottage, circa. 1870.

Sympathetically renovated internally, the property has many fine attributes including stunning vaulted ceilings, Belfast sink and a secluded walled garden in lawn with feature patio.

Affording far reaching coastal views, the property provides excellent living accommodation, designed over two levels, which comprises of a lounge, luxury fitted kitchen with integrated appliances, sitting room, office, guest W.C., family bathroom with modern white suite, four bedrooms and "Jack & Jill" style ensuite shower room.

Enjoying a secluded walled garden in lawn, the property also benefits from an enclosed off street parking area complete with automatic roller doors with remote control. Rarely do properties of such vintage avail the open market, which have been restored to an exceptional standard, this is most definitely a fine example.

Only a short stroll to the Harbour, seafront promenade, and the world renowned Glens of Antrim, this beautiful home merits an early viewing to avoid disappointment.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Upper Level

#### LOUNGE:

A lovely room, complete with vaulted ceiling and parquet wood flooring. Wood burning stove which is linked to heating the water. Feature stoned walls with window shutters. Stunning coastal views.

#### KITCHEN:

Luxury range of fitted upper and lower level units incorporating Granite worktops and feature island consol. Integrated five ring gas hob, double oven, extractor fan and dishwasher. "Belfast" sink. Again, with a feature vaulted ceiling and wood flooring. Patio door. Steps to:-

#### SITTING ROOM:

High mantle fireplace with open fire. Parquet wood flooring. Window shutters.

#### OFFICE:

#### GUEST W.C.:

Incorporating W.C. and wash hand basin.

### Lower Level

#### ENTRANCE HALL:

#### INNER HALLWAY:

#### BEDROOM (1):

#### SHOWER ROOM:

"Jack & Jill" style with modern white suite incorporating W.C., wash hand basin and separate shower cubicle with electric shower. Towel radiator. Wall and floor tiling.

#### BEDROOM (2):

#### BEDROOM (3):

#### BEDROOM (4):

#### BATHROOM:

Modern white suite incorporating push button W.C., vanity wash hand basin and corner bath. Separate shower cubicle.

### Outside

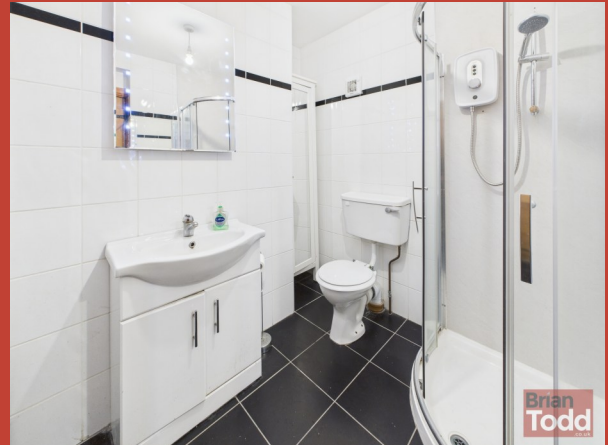
#### GARDENS:

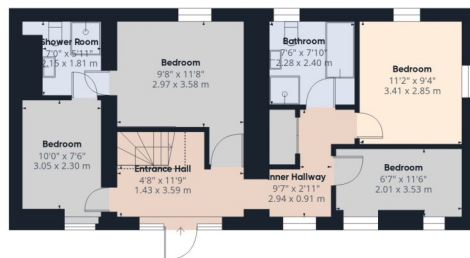
Walled garden in lawn with feature patio area.

Enclosed parking area with automatic roller door access with remote control.

Boiler store which is plumbed for automatic washing machine.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1474 ft<sup>2</sup>  
136.9 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	28 F
1-20	G		



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