



ULSTER PROPERTY SALES

UPS

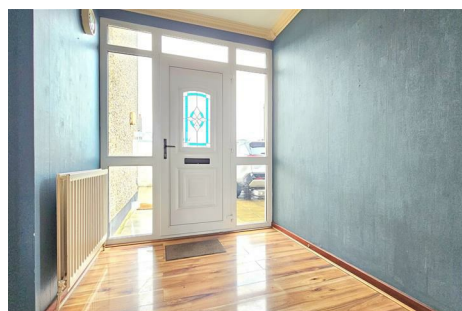
CARRICKFERGUS BRANCH

8 Market Place, Carrickfergus, County
Antrim, BT38 7AW

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NETWORK STRENGTH - LOCAL KNOWLEDGE



102 BELFAST ROAD

Carrickfergus BT38 8BT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	72
Northern Ireland		EU Directive 2002/91/EC

Offers Around £374,950

102 Belfast Road

, Carrickfergus, BT38 8BT



This detached home occupies a highly enviable and rarely available beachfront position, offering truly panoramic and uninterrupted sea views that stretch from the Copeland Islands across Belfast Lough to the County Down coastline. These exceptional views are a defining feature of the property and can be enjoyed from multiple rooms within the home, most notably from the main lounge, which measures over 21 feet in length and features a fireplace and large windows framing the ever-changing seascape.

Extending to approximately 1,800 square feet, the accommodation is both spacious and flexible, making it particularly well-suited to a family. The layout includes four well-proportioned bedrooms and two generous reception rooms, with a separate 17'10 x 13'6 family room offering further living space. The kitchen incorporates a wide range of oak units and includes a practical casual dining area. A large landing on the first floor is currently used as a study space but could be adapted to create a fifth bedroom, if required. The family bathroom features a separate shower cubicle, while a downstairs WC adds further convenience. The property also benefits from double glazed windows in PVC frames and a gas heating system.

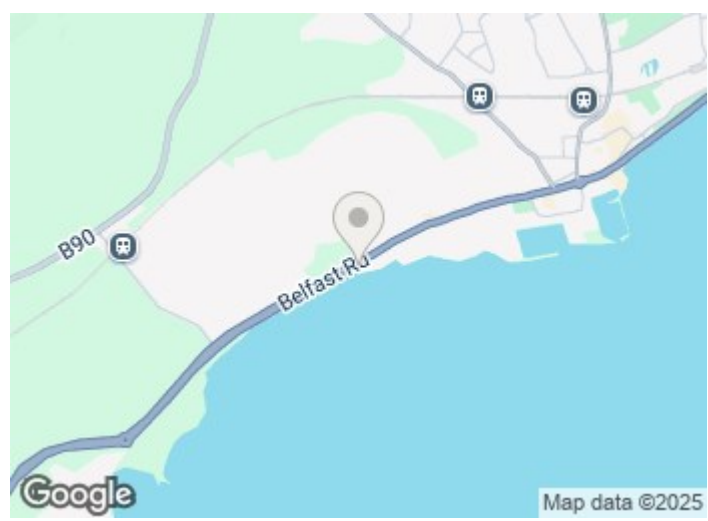
Externally, the home is further enhanced by an extensive side garden laid to lawn and a rear patio garden that includes a private gate with direct access onto the beach, creating a rare opportunity to enjoy a coastal lifestyle quite literally at your doorstep. A garage and off-road parking for three to four cars are also provided.

Set within one of Carrickfergus' most sought after and scenic locations, with no-ongoing chain and conveniently positioned close to the town centre and transport links, this property is ideally suited to families or those seeking a home in a truly unique setting. The combination of flexible living space and uninterrupted sea views across to the County Down coast makes this a rare and exciting opportunity, and viewing is essential to fully appreciate its potential.

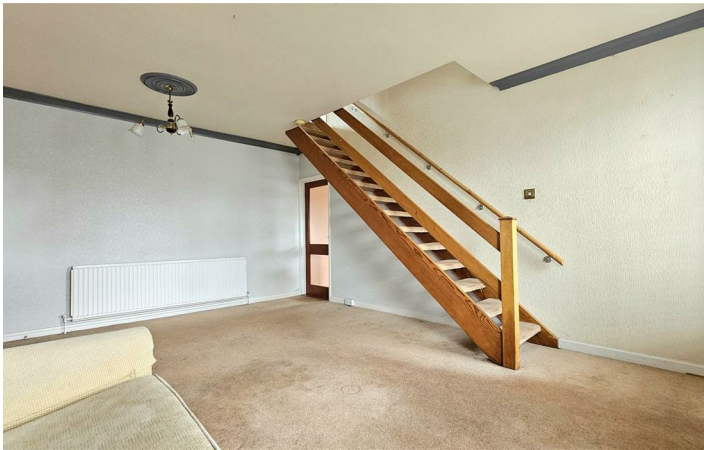
New to the market... details and measurements to follow shortly

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E: carrickfergus@ulsterpropertysales.co.uk



Directions



Floor Plan

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