



CARMAVY ROAD
— CRUMLIN —

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CARMAVY ROAD
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Inspiration

This 4,451-square-foot rural residence, set on approximately 1 acre is inspired by the quiet rhythm of the local countryside and the area's agricultural heritage. Its design blends contemporary comfort with traditional forms, echoing the timeless farmsteads scattered across the landscape. Natural materials and expansive glazing were chosen to frame views of the rolling fields and ever-changing sky. The result is a home that feels rooted in place while offering a modern, light-filled retreat.





Leisure

The Killead area offers a peaceful rural setting with easy access to walking and cycling routes through open countryside and quiet village lanes.

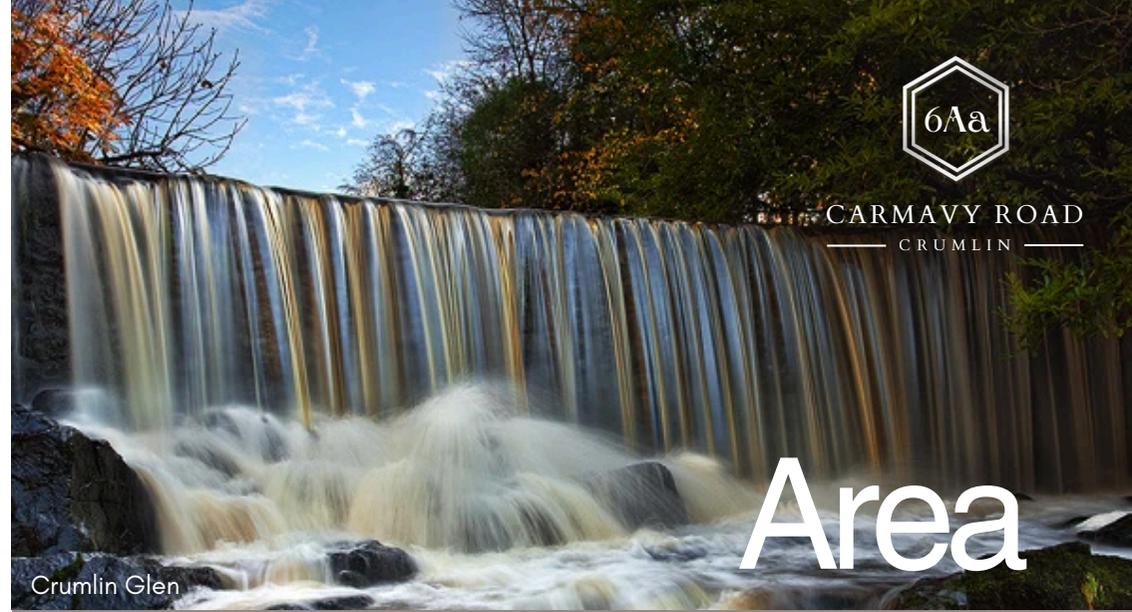
Nearby, Lough Neagh provides opportunities for boating, fishing, and wildlife watching along its scenic shoreline. Golfers can enjoy several well-regarded courses within a short drive, while local equestrian centres offer riding experiences for all levels. With Belfast just minutes away, residents can also take advantage of the city's rich cultural attractions, dining, and entertainment while still returning to the tranquillity of rural life.



Antrim Castle Gardens



Templepatrick Golf Club



Crumlin Glen



CARMAVY ROAD
CRUMLIN

Area



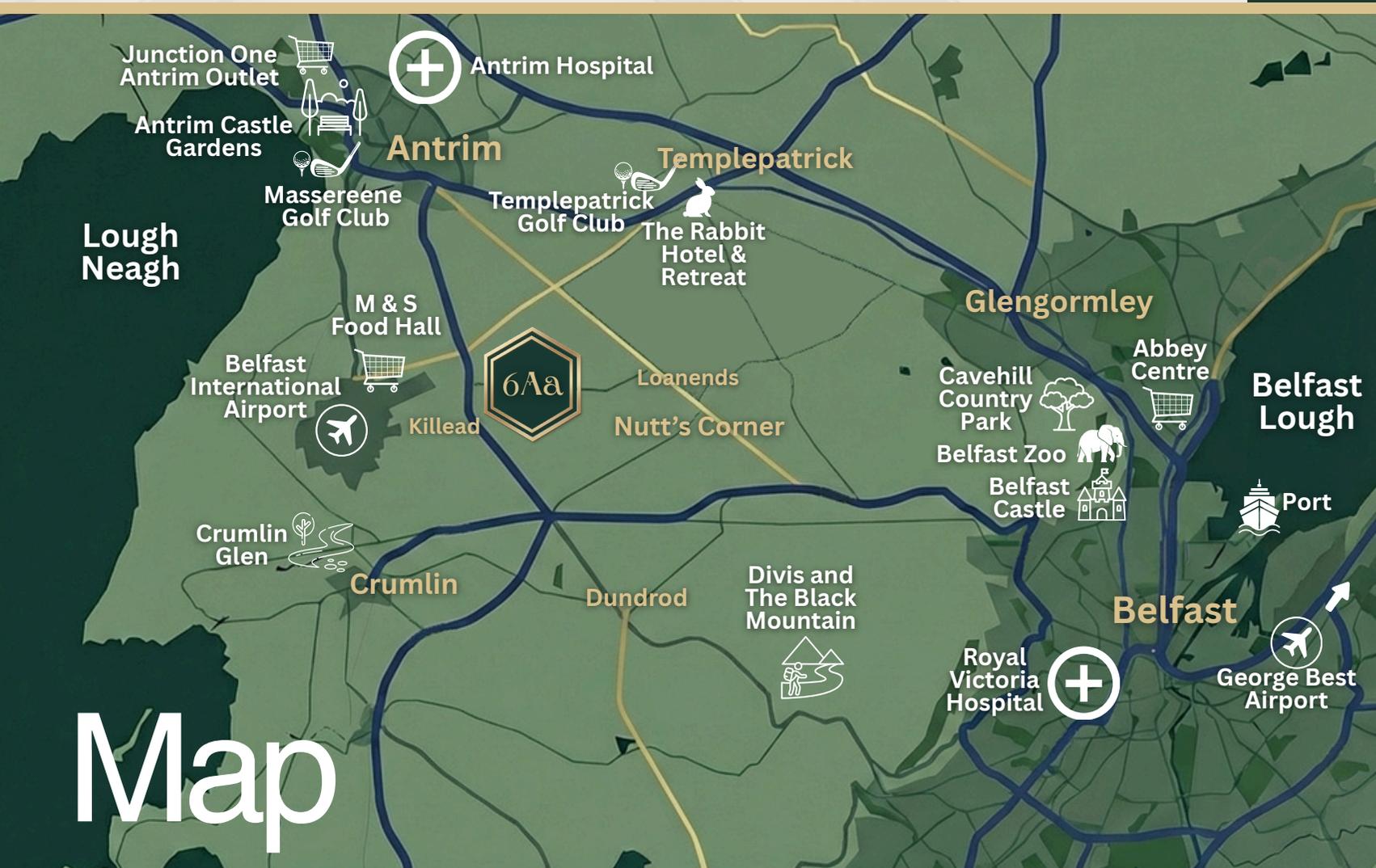
Antrim Area Hospital



The area around Carmavy Road enjoys a well-connected infrastructure, with the A-26 and other local roads providing efficient access to Antrim, Belfast, and surrounding towns.

Public transport is supported by local bus routes, and regional services make commuting straightforward. For education, families have access to Loanends Primary School, Ballymacrickett Primary, St Joseph's Primary, Gaelscoil Ghleann Darach, and Crumlin Integrated College, offering diverse schooling options across the region. Healthcare needs are met by Antrim Area Hospital, which provides comprehensive emergency, inpatient, and outpatient services.

Travel Times



Belfast International Airport
4 minute drive

M & S Food Hall
4 minute drive

Antrim Castle Gardens
9 minute drive

Crumlin Glen
9 minute drive

The Rabbit Hotel & Retreat
9 minute drive

Templepatrick Golf Club
10 minute drive

Massereene Golf Club
11 minute drive

Junction One Antrim Outlet
14 minute drive

Antrim Hospital
15 minute drive

Cavehill Country Park
15 minute drive

Divis and The Black Mountain
17 minute drive

Belfast Zoo
23 minute drive

Belfast Castle
23 minute drive

Abbey Centre
23 minute drive

George Best Airport
25 minute drive

Royal Victoria Hospital
26 minute drive

Map

Ground Floor

Lounge

5.05 x 4.50m 16' 7" x 14' 9"

Kitchen (max)

9.15 x 4.25m 30' 0" x 13' 11"

Sun Room (max)

5.80 x 5.02m 19' 0" x 16' 6"

Breakfast Room (max)

2.80 x 2.80m 9' 2" x 9' 2"

Dining

4.25 x 2.47m 13' 11" x 8' 1"

Utility (max)

3.70 x 3.30m 12' 2" x 10' 10"

WC

1.7m x 0.9m 5' 7" x 2' 11"

Bathroom (max)

4.92 x 2.40m 16' 2" x 7' 10"

Bedroom/Reception (max)

4.91 x 3.30m 16' 1" x 10' 10"



Kitchen

First Floor

Bedroom 1

5.04 x 4.28m 16' 6" x 14' 1"

En-Suite/Walk in wardrobe

5.91 x 4.92m 19' 4" x 16' 1"

Bedroom 2

5.13 x 4.88m 16' 10" x 16' 0"

Bedroom 3

5.00 x 3.70m 16' 5" x 12' 2"

Bedroom 4

4.29 x 3.62m 14' 1" x 11' 11"

Bedroom 5

3.67 x 3.55m 11' 10" x 8' 5"

Bathroom

3.61 x 2.57m 16' 7" x 14' 9"



Ground Floor Bathroom



Sun Room

Second Floor

Bedroom 6

3.80 x 3.30m 12' 6" x 10' 10"

Games Room

5.60 x 5.30m 18' 4" x 17' 5"



Lounge



Bedroom 2

Specification



First Floor Bathroom



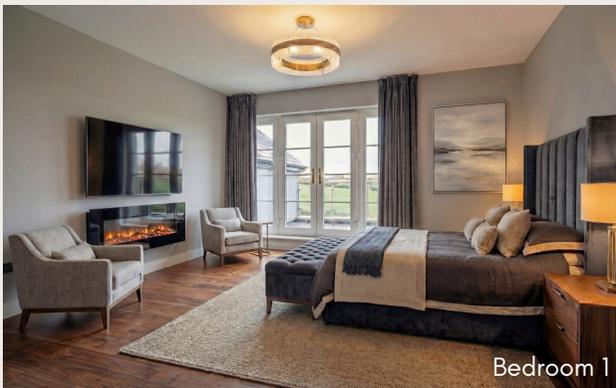
Dining Room



Hall



Kitchen, Sun Room and Breakfast Room



Bedroom 1



External Front



En suite/Walk in wardrobe



Games Room

Internal

- All internal walls to be painted light grey matt emulsion.
- Ceilings and woodwork to be painted white.
- Painted white skirting and architrave.
- Painted white internal doors and quality brushed stainless steel ironmongery.
- Energy efficient LED recessed spotlights.
- Light fittings electrical sockets, TV points, Data points.
- Mains operated smoke, heat and carbon monoxide detectors.
- Acoustic floor and sound bar fitted for maximum soundproofing between all levels.
- Hardwired wi-fi extenders installed throughout to transmit signal to every room.
- Cat 6 & coaxial cables to every room except the kitchen.

Heating

- Energy efficient warmflow oil boiler.
- Thermostatically controlled underfloor heating to ground and first floors.
- Large capacity hot water cylinder.
- High output radiators on second floor.

Kitchen

- A PC sum of £26,000 is provided to use at the developers chosen provider.

Utility

- A PC sum of £1,000 is provided to use at the developers chosen provider.

Bathrooms

- A PC sum of £14,000 is provided to use at the developer's chosen provider.

Flooring and Tiles

- A generous PC sum is provided for flooring and tiles in the wet areas of the bathroom at the developer's chosen providers.

External

- Cavity block construction with external render coating.
- High standard of floor, wall and loft insulation to ensure minimal heat loss.
- Feature lighting to front & rear (Where applicable).
- uPVC double-glazed vertical sliding sash windows.
- Slate roof tile.
- PVC soffits, fascia and bargeboards.
- Aluminium guttering and PVC downpipes fitted.
- Gravel/hardcore lane.
- Double garage and games room above with plumbing and electrics.

Warranty

- Complete with structural warranty.



Sales representation by


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