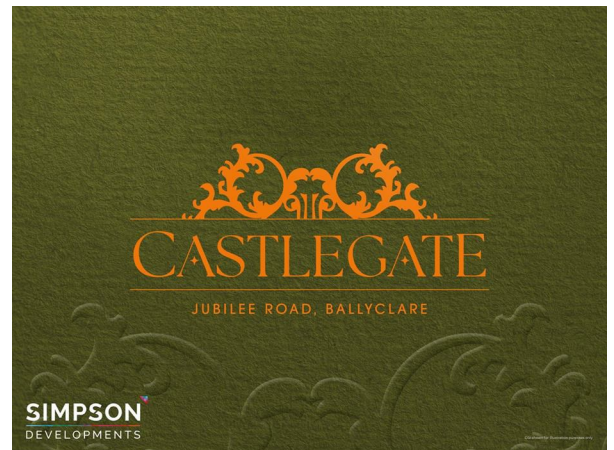


## Castlegate, Ballyclare, BT39



£1



**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

COMING EARLY 2026, PLEASE REGISTER YOUR INTEREST WITH COUNTRY ESTATES

These energy efficient new homes are ideally situated just off Jubilee Road, within a short walk of open countryside and 1.2 miles from the town centre. You'll find everything you need within a 1.5 mile radius - shops, restaurants, schools, nurseries and sports clubs, making it an ideal place for everyone particularly growing families. The excellent transport links from Ballymartin Park and Ride make connections to Belfast feel closer than ever. Become a part of this blossoming area with open green spaces and enjoy a strong community spirit.

## INTERIORS OF STYLE AND SUBSTANCE

### KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles, worktops and upstands
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas
- Wired for under unit strip light

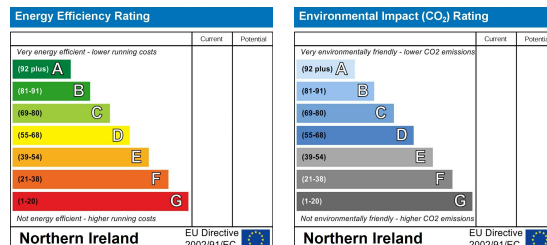
### BATHROOMS, ENSUITES & WC'S

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathrooms and ensuite
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Heated chrome towel radiator to bathroom and ensuite
- Full height splashback to ensuite and bathroom sinks
- Oversized shower trays (where applicable)

### EXTERNAL FEATURES

- Decorative gravel driveway (tarmac available as optional extra)
- Tarmac driveway to The Archer and The Baird house types
- 10 year warranty
- Front gardens turfed and rear gardens topsoiled (where applicable)
- Rear gardens to have perimeter vertical timber fencing or natural boundary hedging - depending on site orientation
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room and garages available as optional extra (where applicable)
- Paved patio area to rear
- Decorative light to front door
- Exterior light to rear door
- PV solar panels fitted as standard - position of panels will depend on the site orientation

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

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