



**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

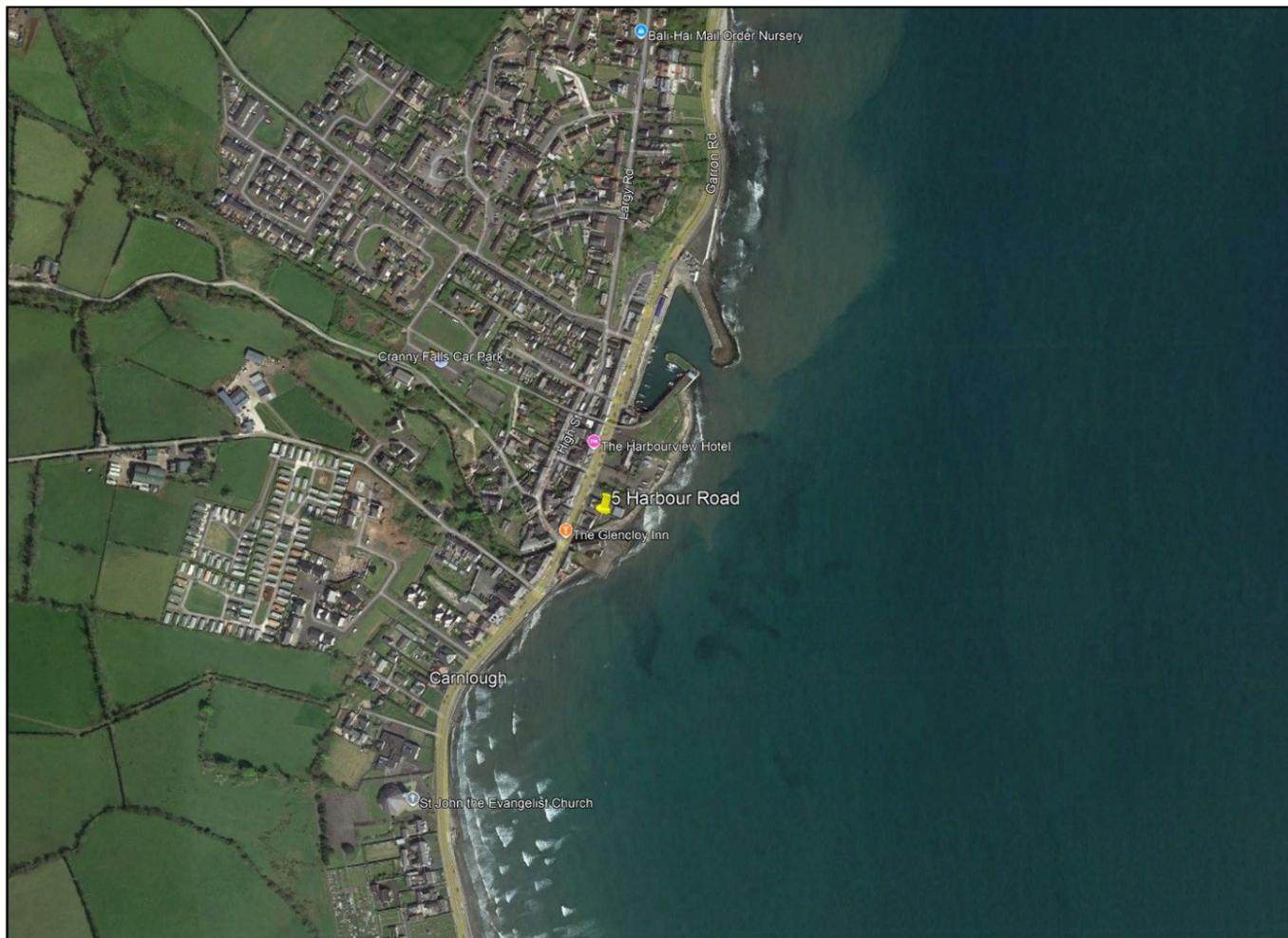
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# ARMSTRONG GORDON



5 Harbour Road



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARNLOUGH

Apt 2, 5 Harbour Road

BT44 0EU

Offers Over £345,000

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028 7083 2000  
www.armstronggordon.com

Armstrong Gordon invite our customers to discover a rare opportunity to own a beautifully renovated apartment within 2 & 3 bedroom seafront apartments in the charming coastal village of Carnlough. Perfectly positioned on the water's edge, these exceptional homes boast breathtaking sea views, offering a serene and picturesque setting. Each apartment has been meticulously refurbished to an impeccable turnkey finish, showcasing outstanding workmanship and contemporary design. Featuring spacious open-plan living areas, sleek modern kitchens, and luxurious bathrooms, these residences blend style with comfort.

Additional highlights include: Large private garages for secure parking and extra storage space ,Gas heating as standard – Efficient and cost-effective warmth, Uninterrupted sea views – Wake up to stunning coastal vistas.

These exquisite apartments offer a rare combination of luxury, convenience, and coastal charm. Whether you're looking for a stylish permanent home, a weekend retreat, or an investment opportunity, this development is not to be missed.

If you travel through Carnlough from the Ballycastle direction travel past the harbour on your left hand side and travel underneath the bridge. On your left hand side you will see a vehicle barrier just before the charity shop and this is the entrance to the apartments for sale.

**ACCOMMODATION COMPRISES:**

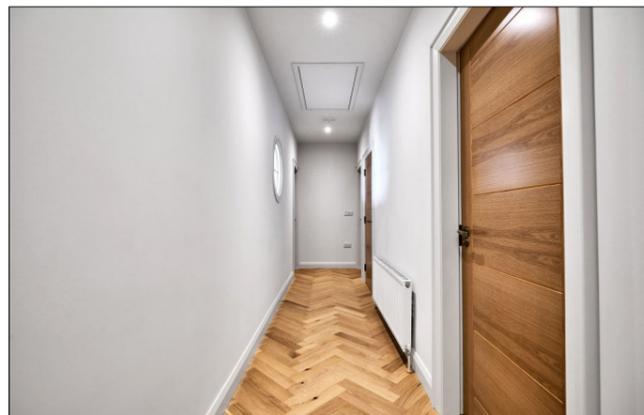
**GROUND FLOOR:**

With stair access to second floor.

**SECOND FLOOR:**

**Entrance Hall:**

3'11 wide with intercom system, access to loft storage area, cornicing, recessed lighting and solid oak herringbone floor.



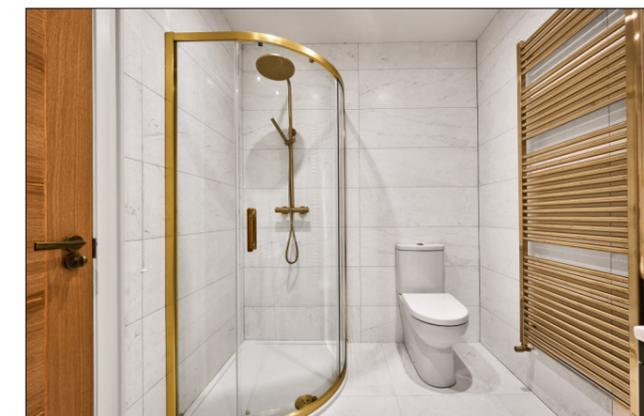
**Lounge/Kitchen/Dining Area: 22'2 x 13'6**

With bowl and half stainless steel sink unit set in Siquastone worktop with upstands, high and low level built in units, integrated 'Hotpoint' oven and ceramic hob, extractor fan above and glass splashback, integrated dishwasher, integrated fridge freezer, plumbed for automatic washing machine, saucepan drawers, recessed lighting, cornicing, feature port hole window solid oak herringbone floor and pedestrian door leading to decked terrace area to side of development. Patio doors leading to exterior balcony with glass balustrades with stainless steel railings, facing sea and Antrim Coastlines. Exterior power points.



**Shower Room:**

With white suite comprising w.c., floating wash hand basin set in vanity unit, fully tiled walk in double shower cubicle with 'LUCA drench' high pressure shower, fully tiled 'Rivoli' walls, vertical chrome towel rail, feature freestanding bath with telephone hand shower, extractor fan, recessed lighting and 'Rivoli' tiled floor. All finished with feature gold fittings.



**Bedroom 1:**

With views across Atlantic Ocean and Antrim Coastline. 12'4 x 12'0



## **Bedroom 2:**

11'11 x 10'11



### **EXTERIOR FEATURES:**

Outside to front the property is accessed by code entry pedestrian gate and remote controlled vehicle gates, leading to asphalt driveway with two private parking spaces. Outside to side the property has a huge terrace area with sea views. Provision for EV car chargers.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating With Combi Boiler
- \*\* PVC Double Glazed Windows
- \*\* Large Ground Floor Garage Included In Sale & Two Private Parking Spaces
- \*\* Fully Turnkey Finishes Throughout To Include Oak Doors, Carpets, Solid Wood Floors, Kitchen, Bathroom, Tiling & Painted
- \*\* Large Sit Out Tiled Terrace To Side Of Property & Sit Out Balcony To Seaward Elevation
- \*\* Large Sit Out Communal Garden Area Adjacent To Sea
- \*\* Highest Quality Of Finishes Throughout
- \*\* Walk In Dressing Room
- \*\* Communal Store

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

Not Assessed

### **MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is not assessed.**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.