



To arrange a private
consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

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**



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	48 E
21-38	F		
1-20	G		

CUSHDENDUN

38 The Bay

BT44 0PE

Offers Over £365,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

Armstrong Gordon are delighted to offer an exceptional opportunity to acquire a beautifully presented 3 bedroom penthouse apartment in the exclusive Bay development, perfectly positioned in the picturesque coastal village of Cushendun.

Offering uninterrupted, panoramic views over the sea, this superbly maintained apartment boasts two private front facing balconies and a spacious sit out terrace—ideal for relaxing or entertaining while enjoying the breathtaking surroundings.

Internally, the property is in immaculate order throughout, combining modern style with a light filled, open plan layout. The generous living space flows effortlessly, making the most of the spectacular views and natural light. Three well proportioned bedrooms provide comfortable accommodation, while the main bedroom and the guest bedroom benefits from en-suite facilities. Additional features include secure ground floor parking and convenient lift access, all within a quiet, sought after development just a short stroll from Cushendall’s amenities, beach and scenic walks.

This is a rare chance to enjoy luxurious coastal living in a truly special location with a huge apartment compared to most others.

Arriving in Cushendun from Ballycastle, head towards Cushendun Harbour and the apartments will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

Stairs to side of development. Communal door leading to apartment. Stair and lift access to all floors.

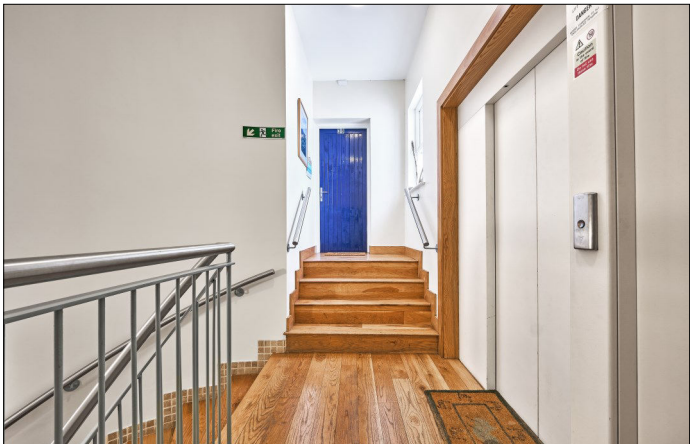
THIRD FLOOR:

Entrance Hall:

With door leading to storage cupboard and double doors leading to lounge. 5’7 x 4’8

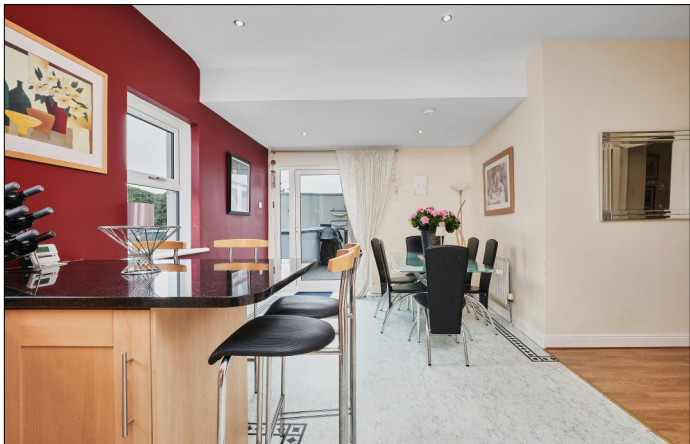
Lounge:

With gas fireplace with granite hearth and inset, laminate wood floor, recessed lighting and patio doors leading to step out balcony with views across Cushendun Bay, Headlands and Atlantic Ocean. Double doors leading to kitchen. Door leading to hallway. 24’3 x 13’2



Kitchen:

With undermount stainless steel sink unit set in granite worktops, high and low level built in units with under unit lighting, island with breakfast bar with seating below, integrated gas hob, oven and extractor fan above, frosted glass display cabinets, space for dishwasher, space for fridge freezer, recessed lighting, saucepan drawers and pedestrian door leading to rear terrace area with exterior lighting. 20’4 x 10’4



Utility Room:

With space for washing machine. 6’9 x 5’3

Main Hallway:

With door leading to bathroom and door leading to rear terrace area. 18’5 x 3’5

Bathroom:

With white suite comprising w.c., wash hand basin, P Shaped bath with telephone hand shower, fully tiled walls, recessed lighting, extractor fan and tiled floor.



Bedroom 1:

With laminate wood floor and patio door leading to step out balcony with views across Cushendun Bay, Antrim Coastline and Atlantic Ocean.

20'1 x 9'5

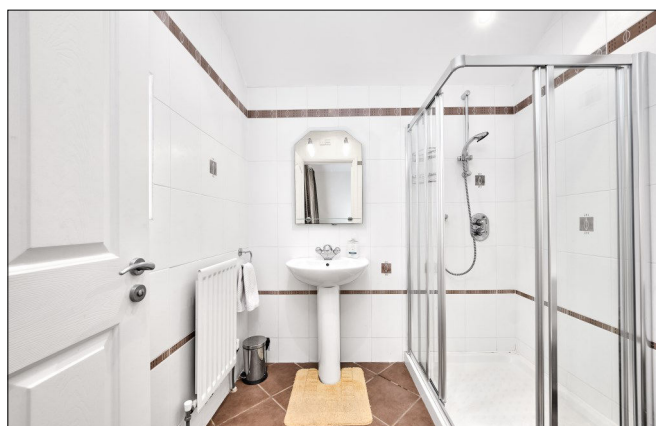
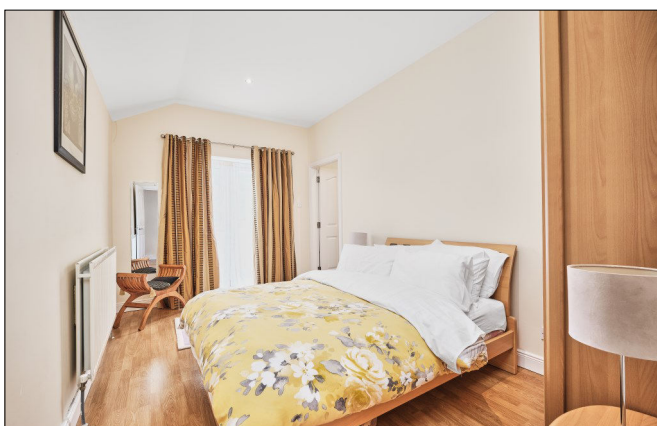
Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle, fully tiled walls, 'Velux' window and tiled floor.



Bedroom 2:

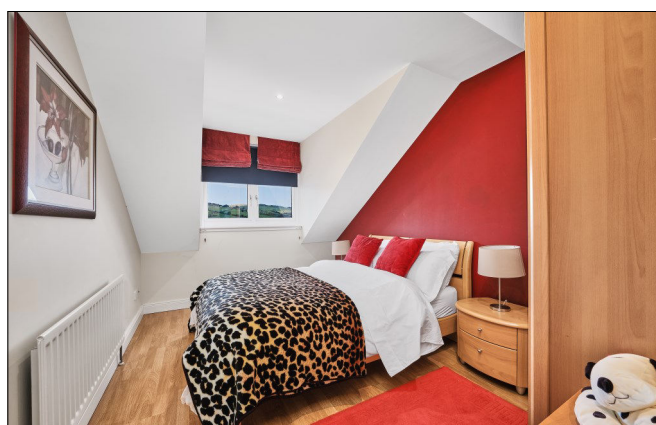
With recessed lighting, laminate wood floor and patio doors leading to rear terrace area. 15'5 x 9'0

Ensuite off with w.c., wash hand basin, fully tiled walls, fully tiled walk in shower cubicle and tiled floor.



Bedroom 3:

With recessed lighting, laminate wood floor and views across Cushendun Bay, Antrim Coastline and Atlantic Ocean. 13'1 x 8'8



EXTERIOR FEATURES:

Underground car park with allocated parking space and additional outside car parking.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows (Installed in 2021)
- ** Views Across Cushendun Bay, Antrim Coastline & Atlantic Ocean
- ** Excellent Decorative Order Throughout
- ** Wiring For Burglar Alarm System

TENURE:

Leasehold

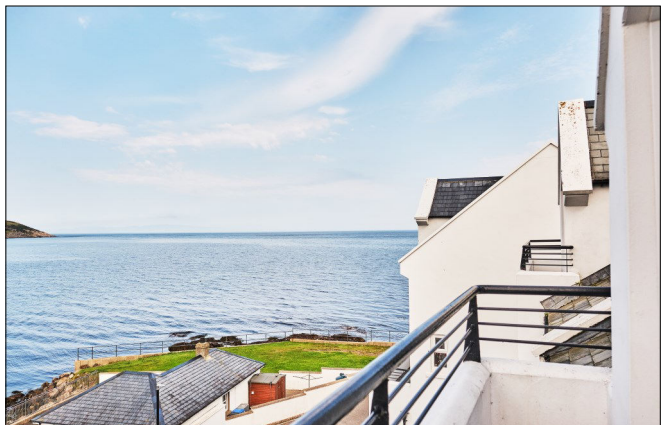
CAPITAL VALUE:

£260,000 (Rates: £2,659.80 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Service charge is available upon request.

Current service charge is approx. £1,666.08 per annum (13.08.2025) Capital Investment Fund £2,000.00 per annum approx.







38 The Bay Cushendun

CREATED ON
2025-08-12

DETAILS

Total area: 1420.51 sq ft
Living area: 1420.51 sq ft
Floors: 1
Rooms: 13

▼ 3rd Floor

TOTAL AREA: 1420.51 sq ft • LIVING AREA: 1420.51 sq ft • ROOMS: 13

