



A magnificent development of four semi-detached houses in a popular location close to Cushendun. In an area of outstanding natural beauty Knocknacarry is a small village approximately 1 mile from the delightful seaside village of Cushendun with impressive views over the countryside to Glendun (one of the nine Glens of Antrim) and Craigagh Wood.

The beautifully designed properties (by Slemish Design Studios) comprise: living room, superb modern kitchen and dining room, utility room, ground floor WC. Upstairs are three bedrooms (principal with fitted wardrobe and adjoining ensuite W.C), study or walk in wardrobe off principal bedroom, separate main bathroom.

With an enclosed rear garden and paved patio, we can highly recommend this as essential viewing.

Offers Around
£249,950

159 Layde Road,
Cushendun,
BT44 0NQ

Viewing by
appointment
through agent
028 9066 3030

Turnkey Package:

Kitchen/Dining

Contemporary kitchen with choice of kitchen door worktop

Door handles

Appliances - integrated oven, hob, fridge/freezer, dishwasher and extractor fan

Bathrooms & WC

Sanitary ware and backlight mirrors in bathroom, ensuite and WC

Choice of shower or bath in main bathroom

Slimline shower tray in ensuite

Electrical

Comprehensive range of electrical, TV and wired for Internet, recessed lighting to kitchen, utility, living, bathroom, ensuite and WC

Pendant lighting to all remaining rooms

Smoke alarm and carbon monoxide detector

Plumbing/Heating

Gas heating with 2-zone system

ground floor underfloor heating

thermostatic showers to bathroom and ensuite

Floor coverings

Choice of, floor tiles to Kitchen, Utility, Hall, W/C, Bathroom and Ensuite

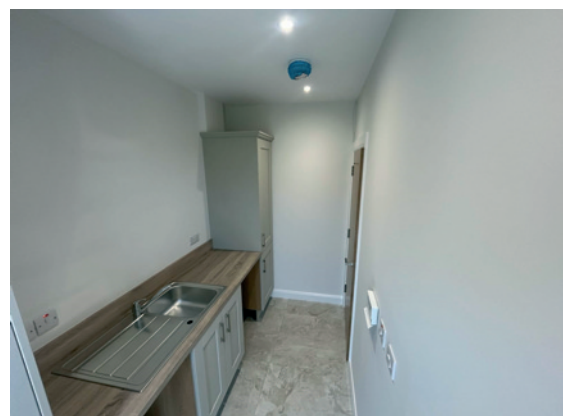
Carpet to stairs, landing and Bedrooms

Wall panels to showers

Splash backs in bathrooms; tiles to shower area in main bathroom and ensuite

doors

10- year NHBC warranty



Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

High-spec composite front door with side light leading to entrance hallway and staircase with glass balustrade and oak handrail.

Ground Floor

LIVING ROOM: 11' 6" x 14' 1" (3.5m x 4.3m) Countryside view.

DOWNSTAIRS W.C.: Semi-pedestal wash hand basin, wall hung WC.

KITCHEN/DINING ROOM: 13' 5" x 13' 5" (4.1m x 4.1m)

Beautifully designed modern kitchen with range of high and low level units, oven, hob, fridge/freezer, dishwasher. Double patio doors to large, fenced private patio and garden, external light.

UTILITY ROOM: 5' 3" x 4' 3" (1.6m x 1.3m) Range of units, worktop, sink, ironing board cupboard, plumbed for washing machine and tumble dryer, glass door to patio, combi boiler for downstairs underfloor heating.

First Floor

PRINCIPAL BEDROOM: 11' 10" x 12' 6" (3.6m x 3.8m)

Countryside view, mirrored fitted sliderobes, sliding door leading to ensuite.

OFFICE/DRESSING ROOM:

BEDROOM (2): 12' 6" x 10' 6" (3.8m x 3.2m) Garden view.

BEDROOM (3): 9' 2" x 7' 7" (2.8m x 2.3m) Garden view.

BATHROOM: With sliding door, bath/shower, vanity unit, WC.

LANDING: Storage cupboard and access to floored roof space with loft ladder.

External

Bitmac to shared private entrance with carparking spaces

Rear gardens top sown in grass seed

Timber fencing to rear boundaries

Estate rails to front boundaries

Paved side path to private gate and back garden

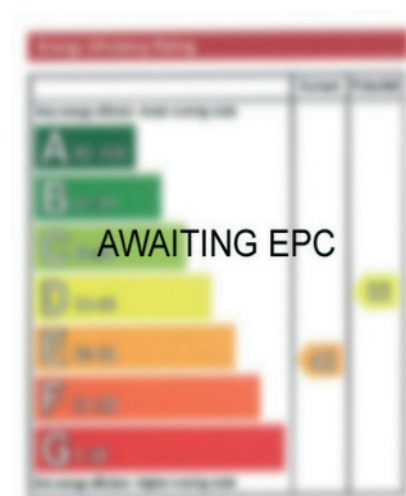
External water tap, outdoor lighting at front and rear



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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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