

Ardfmarr

*A Sublime Conversion Of A Victorian
Period Residence To 4 Stunning
Contemporary Apartments
Of Varying Sizes And Sea Views*



Hunter



Campbell

The Rental Partnership

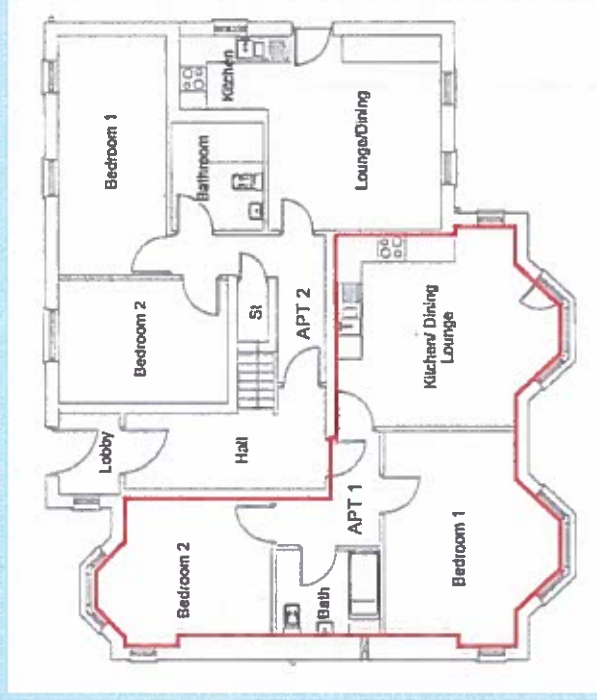
Ardnamara

Ardnamara is a stunning conversion of a Victorian period / red brick residence into 4 contemporary and well appointed apartments of varying sizes and all with sea views.

The Historic town centre of Carrickfergus is only 1 mile away and boasts an array of supermarkets with many quality restaurants, De Courcy centre, highly acclaimed marina and six screen cinema- not forgetting of course the magnificent Norman castle at the heart of the town.

In addition local community shops at Victoria Road and Downshire halt train station are all within walking distance. All in all Ardnamara offers a combination of space, style, comfort and convenience and all at an affordable price.

Apartment 1 (625 sq ft)



Ground floor apartment, Left hand side

Ground Floor

Oak front Door to:

ENTRANCE HALL: Laminate wood Strip flooring

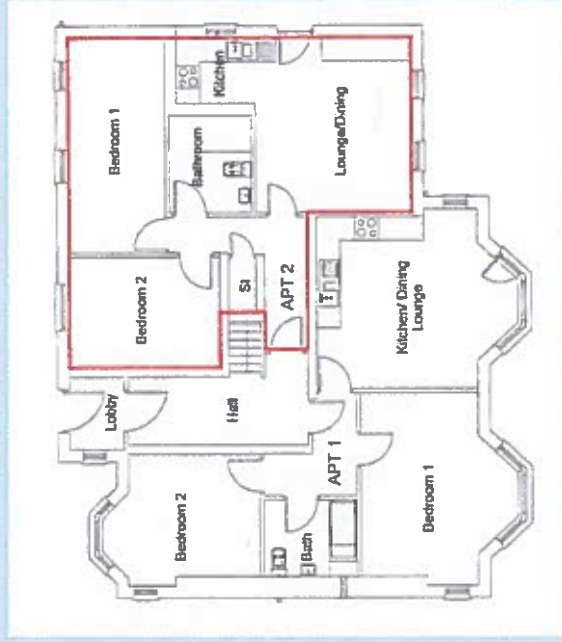
KITCHEN/LOUNGE/DINING 16' 12" x 14' 2" (5.18m x 4.31m) (at widest points.) Single drainer stainless steel sink unit and mixer taps with vegetable basin. Excellent range of built in high and low level shaker style units. Laminate worktops and up stands. Stainless steel cooker hood and splash back. Low level oven and 4 ring ceramic hob unit. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas fired central heating boiler. Bay window with French door to gardens. High intensity low voltage spotlights. Far reaching sea views.

BEDROOM (1): 15' 2" x 12' 5" (4.63m x 3.79m) (into bay window.) High intensity low voltage spotlights. Far reaching sea views.

BEDROOM (2): 12' 10" x 10' 9" (3.92m x 3.27m) (into bay window.)

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low flush wc, Chrome wall mounted thermostatically controlled shower fitting, screen door. Part tiled walls. Extractor fan

Apartment 2 (595 sq ft)



Ground Floor Apartment, Right Hand Side

Ground Floor

Oak front Door to:

ENTRANCE HALL: Laminate wood strip flooring

KITCHEN/LOUNGE/DINING 20' 4" x 14' 8" (6.19m x 4.48m) (at widest points.) Single drainer stainless steel sink unit and mixer taps with vegetable basin. Excellent range of built in high and low level shaker style units. Laminate worktops and up stands. Stainless steel cooker hood and splash back. Low level oven and 4 ring ceramic hob unit. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas fired central heating boiler. Bay window with French door to gardens. High intensity low voltage spotlights. Far reaching sea views.

BEDROOM (1): 19' 8" x 7' 9" (6m x 2.37m)

BEDROOM (2): 10' 4" x 7' 3" (3.16m x 2.22m) High intensity low voltage spotlights

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low flush wc, Chrome wall mounted thermostatically controlled shower fitting, screen door. Part tiled walls. Extractor fan

Apartment 3 (625 sq ft)



First Floor Apartment, Left Hand Side

First Floor

Large store cupboard on landing.

Oak front door to:

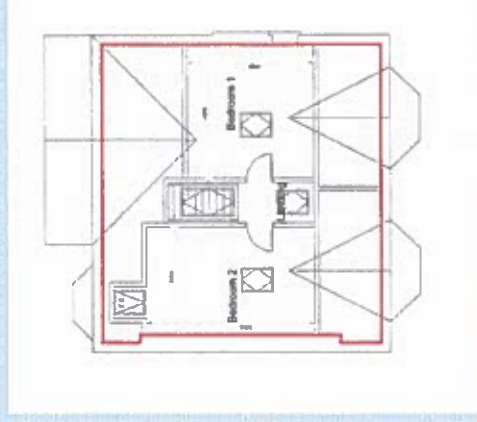
LOUNGE/KITCHEN/DINING 17' 0" x 14' 2" (5.19m x 4.32m) (into bay window.) Single drainer stainless steel sink unit and mixer taps with vegetable basin. Excellent range of built in high and low level shaker style units. Laminate worktops and up stands. Stainless steel cooker hood and splash back. Low level oven and 4 ring ceramic hob unit. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas fired central heating boiler. Bay Window. High intensity low voltage spotlights. Superb far reaching sea views.

BEDROOM (1): 15' 2" x 13' 8" (4.61m x 4.17m) (into bay window.) Superb sea views. High intensity low voltage spotlights.

BEDROOM (2): 11' 2" x 11' 7" (3.4m x 3.52m) (into bay window)

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low flush wc, Chrome wall mounted thermostatically controlled shower fitting, screen door. Part tiled walls. Extractor fan

Apartment 4 (1012 sq ft)



First Floor Duplex, Right Hand Side

First Floor

Oak front door to:

ENTRANCE HALL: Door and stairs down to:

L SHAPED LOUNGE/KITCHEN/DINING 28' 11" x 17' 8" (8.82m x 5.39m) Single drainer stainless steel sink unit and mixer taps with vegetable basin. Excellent range of built in high and low level shaker style units. Laminated worktops and up stands. Stainless steel cooker hood and splash back. Low level oven and 4 ring ceramic hob unit. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas fired central heating boiler. High intensity low voltage spotlights. Far reaching sea views.

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low flush wc, Chrome wall mounted thermostatically controlled shower fitting, screen door. Part tiled walls. Extractor fan

Second Floor

LANDING: Velux Window. Eaves storage

BEDROOM (1): 13' 9" x 12' 12" (4.19m x 3.95m) Velux Window. Eaves Storage. High intensity low voltage spotlights.

BEDROOM (2): 17' 5" x 11' 2" (5.3m x 3.41m) Velux window. Eaves storage. High intensity low voltage Spotlights.

Specification

- *Dakar shaker style kitchen units*
 - *Laminate oak worktops*
- *Integrated oven, hob, fridge/freezer, washing machine*
 - *Modern white sanitary ware in bathroom*
 - *Walls and ceilings fully painted*
 - *Gas fired central heating*
 - *Upvc double glazed windows*
 - *Communal car parking facilities*
 - *Intercom system in each apartment*
 - *High insulation specification*

Price List

<i>Ground Floor Apartment 1</i>	<i>625 sq ft</i>	<i>£144,950</i>
<i>Ground Floor Apartment 2</i>	<i>595 sq ft</i>	<i>£129,950</i>
<i>First Floor Apartment 3</i>	<i>625 sq ft</i>	<i>£154,950</i>
<i>First Floor Duplex Apartment 4</i>	<i>1012 sq ft</i>	<i>£179,950</i>

Booking Deposit

A booking deposit of £500 is required to hold an apartment, along with details of your solicitor, £100 of the holding fee is non-refundable. Upon an apartment being secured, the title documents and contract will be transferred from the vendors solicitor to the purchasers solicitor. Should said paperwork not be signed and returned along with a 10% deposit to the vendors solicitors within a reasonable period, the developer retains the right to place the property back onto the market.

Please Note: For security reasons booking deposits are to be paid by cheque

No cash will be accepted. In on-going developments revisions to house types, site plans and specifications may occur. Please check with the above office that no alterations have taken place from January 2017 when particulars were prepared.



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