



CARMAVY ROAD
— CRUMLIN —

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Inspiration

This 4,451-square-foot rural residence, set on approximately 1 acre is inspired by the quiet rhythm of the local countryside and the area's agricultural heritage. Its design blends contemporary comfort with traditional forms, echoing the timeless farmsteads scattered across the landscape. Natural materials and expansive glazing were chosen to frame views of the rolling fields and ever-changing sky. The result is a home that feels rooted in place while offering a modern, light-filled retreat.





Leisure

The Killead area offers a peaceful rural setting with easy access to walking and cycling routes through open countryside and quiet village lanes.

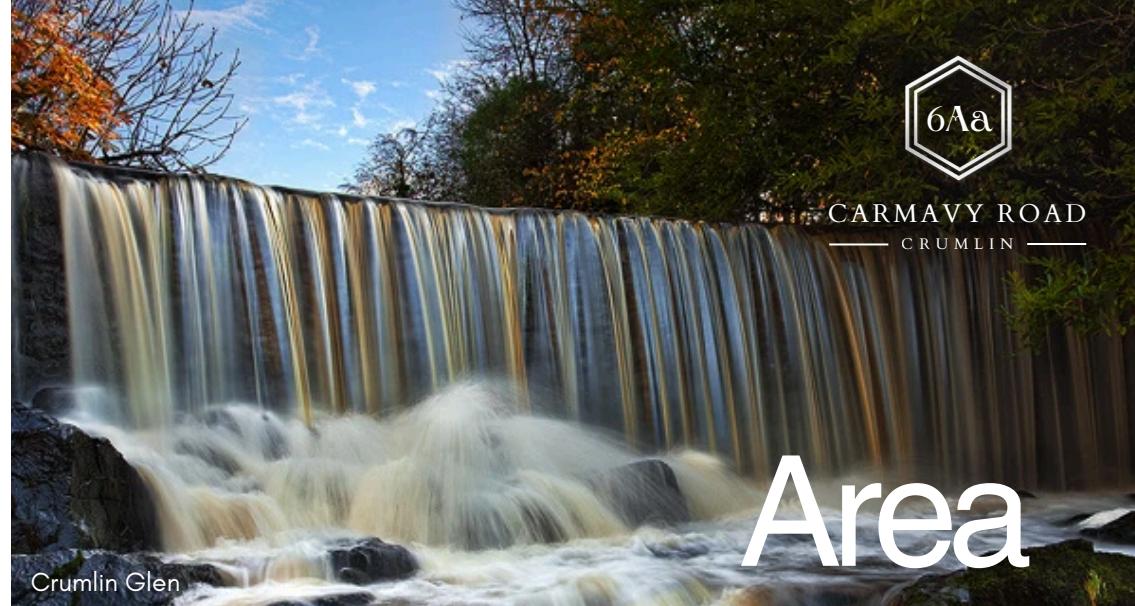
Nearby, Lough Neagh provides opportunities for boating, fishing, and wildlife watching along its scenic shoreline. Golfers can enjoy several well-regarded courses within a short drive, while local equestrian centres offer riding experiences for all levels. With Belfast just minutes away, residents can also take advantage of the city's rich cultural attractions, dining, and entertainment while still returning to the tranquillity of rural life.



Antrim Castle Gardens



Templepatrick Golf Club



Crumlin Glen



Antrim Area Hospital



The area around Carmavy Road enjoys a well-connected infrastructure, with the A-26 and other local roads providing efficient access to Antrim, Belfast, and surrounding towns.

Public transport is supported by local bus routes, and regional services make commuting straightforward. For education, families have access to Loanends Primary School, Ballymacrickett Primary, St Joseph's Primary, Gaelscoil Ghleann Darach, and Crumlin Integrated College, offering diverse schooling options across the region. Healthcare needs are met by Antrim Area Hospital, which provides comprehensive emergency, inpatient, and outpatient services.

Map



Travel Times

Belfast International Airport	4 minute drive
M & S Food Hall	4 minute drive
Antrim Castle Gardens	9 minute drive
Crumlin Glen	9 minute drive
The Rabbit Hotel & Retreat	9 minute drive
Templepatrick Golf Club	10 minute drive
Massereene Golf Club	11 minute drive
Junction One Antrim Outlet	14 minute drive
Antrim Hospital	15 minute drive
Cavehill Country Park	15 minute drive
Divis and The Black Mountain	17 minute drive
Belfast Zoo	23 minute drive
Belfast Castle	23 minute drive
Abbey Centre	23 minute drive
George Best Airport	25 minute drive
Royal Victoria Hospital	26 minute drive

Ground Floor

Lounge	
5.05 x 4.50m	16' 7" x 14' 9"
Kitchen (max)	
9.15 x 4.25m	30' 0" x 13' 11"
Sun Room (max)	
5.80 x 5.02m	19' 0" x 16' 6"
Breakfast Room (max)	
2.80 x 2.80m	9' 2" x 9' 2"
Dining	
4.25 x 2.47m	13' 11" x 8' 1"
Utility (max)	
3.70 x 3.30m	12' 2" x 10' 10"
WC	
1.7m x 0.9m	5' 7" x 2' 11"
Bathroom (max)	
4.92 x 2.40m	16' 2" x 7' 10"
Bedroom/Reception (max)	
4.91 x 3.30m	16' 1" x 10' 10"



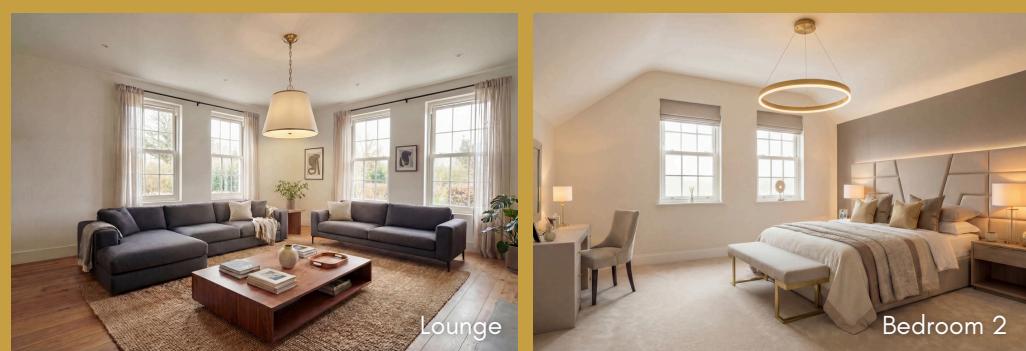
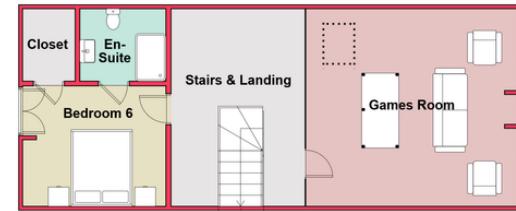
First Floor

Bedroom 1	
5.04 x 4.28m	16' 6" x 14' 1"
En-Suite/Walk in wardrobe	
5.91 x 4.92m	19' 4" x 16' 1"
Bedroom 2	
5.13 x 4.88m	16' 10" x 16' 0"
Bedroom 3	
5.00 x 3.70m	16' 5" x 12' 2"
Bedroom 4	
4.29 x 3.62m	14' 7" x 11' 11"
Bedroom 5	
3.67 x 3.55m	11' 10" x 8' 5"
Bathroom	
3.61 x 2.57m	16' 7" x 14' 9"



Second Floor

Bedroom 1	
3.80 x 3.30m	12' 6" x 10' 10"
Bedroom 2	
5.60 x 5.50m	18' 4" x 17' 5"



Specification



First Floor Bathroom



Dining Room



Hall



Kitchen, Sun Room and Breakfast Room



Bedroom 1



External Front



En suite/Walk in wardrobe



Games Room

Internal

- All internal walls to be painted light grey matt emulsion.
- Ceilings and woodwork to be painted white.
- Painted white skirting and architrave.
- Painted white internal doors and quality brushed stainless steel ironmongery.
- Energy efficient LED recessed spotlights.
- Light fittings electrical sockets, TV points, Data points.
- Mains operated smoke, heat and carbon monoxide detectors.
- Acoustic floor and sound bar fitted for maximum soundproofing between all levels.
- Hardwired wi-fi extenders installed throughout to transmit signal to every room.
- Cat 6 & coaxial cables to every room except the kitchen.

Heating

- Energy efficient warmflow oil boiler.
- Thermostatically controlled underfloor heating to ground and first floors.
- Large capacity hot water cylinder.
- High output radiators on second floor.

Kitchen

- A PC sum of £26,000 is provided to use at the developers chosen provider.

Utility

- A PC sum of £1,000 is provided to use at the developers chosen provider.

Bathrooms

- A PC sum of £14,000 is provided to use at the developer's chosen provider.

Flooring and Tiles

- A generous PC sum is provided for flooring and tiles in the wet areas of the bathroom at the developer's chosen providers.

External

- Cavity block construction with external render coating.
- High standard of floor, wall and loft insulation to ensure minimal heat loss.
- Feature lighting to front & rear (Where applicable).
- uPVC double-glazed vertical sliding sash windows.
- Slate roof tile.
- PVC soffits, fascia and bargeboards.
- Aluminium guttering and PVC downpipes fitted.
- Gravel/hardcore lane.
- Double garage and games room above with plumbing and electrics.

Warranty

- Complete with structural warranty.



Sales representation by



Cityeast
68-72 Newtownards Road
Belfast
BT4 1GW

Tel: 02896 207 360
Email: info@zenithresidential.com
www.zenithresidential.com

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