



EXQUISITE CONTEMPORARY LIVING

AN EXCLUSIVE DEVELOPMENT
OF 6 EXCEPTIONAL HOMES
DESIGNED AND CRAFTED TO
THE HIGHEST QUALITY



Welcome to Carnbank - surrounded by open countryside
yet only a few minutes drive from Sandyknowes
Roundabout and Templepatrick

CGI shown for illustration purposes only





CARNBANK HOMES ARE HOMES FOR THE FUTURE

Carnbank is an exclusive development of six beautifully designed, luxury homes. Each four bedroom detached house is a home for the future with the latest in smart home technology integrated seamlessly into the design. Residents of Carnbank will enjoy the convenience of a smart home controlled heating system, video doorbell, electric vehicle charging point and USB charging sockets.

At Carnbank, convenience to local amenities, restaurants and cafes and further afield is excellent with Templepatrick and the M2 less than a 5 minute drive away. A number of primary and secondary level schools are also within easy reach including Templepatrick Primary school, Parkgate Primary School, Ballyclare High School and Ballyclare Secondary.



1. Hilton Templepatrick Golf & Country Club
2. Coleman's Garden Centre, Farm Shop & Cafe
3. Castle Upton Estate
4. The Rabbit Hotel and Spa, Templepatrick
5. The Holystone at Tweedies
6. Templepatrick Primary School





Location Map - not to scale

CONNECTED TO ALL THE RIGHT PLACES!

THE SCHOOL RUN

- Templepatrick Primary School.....2.5 miles
- Parkgate Primary School.....3.2 miles
- Loanends Primary School.....4.4 miles

OUT AND ABOUT

- Glengormley.....4.1 miles
- Ballyclare.....7.1 miles
- Antrim.....7.5 miles
- Templepatrick2.0 miles

TIME TO GET ACTIVE

- Academy RFC.....2.3 miles
- Hilton Golf & Gym.....2.6 miles
- Ballyclare RFC.....6.1 miles
- Sixmilewater Leisure Centre.....6.5 miles
- Antrim Forum.....8.2 miles

TIME FOR BUSINESS

- Port of Belfast7.9 miles
- International Airport.....8.4 miles
- Belfast City.....9.4 miles
- Ballymena.....16.7 miles



Site layout - not to scale



THE UPTON



THE CHICHESTER



THE ADAM



THE WALSH



THE UPTON (CB1)

4 BEDROOM DETACHED FAMILY HOME

Site: 1

Total floor area: 2392 sq ft approx



GROUND FLOOR

Entrance Porch			
Reception Hall with separate WC			
Lounge (plus bay)	ft 20'3" x 13'8"	m 6.20 x 4.20	
Kitchen Dine Family	ft 33'9" x 17'1"	m 10.30 x 5.20	
Morning Room	ft 9'10" x 5'10"	m 3.00 x 1.80	
Utility	ft 11'2" x 5'3"	m 3.40 x 1.60	
Boot Room	ft 5'7" x 5'3"	m 1.70 x 1.60	

FIRST FLOOR

Master Bedroom	ft 17'0" x 11'2"	m 5.20 x 3.40
Ensuite	ft 8'9" x 5'3"	m 2.70 x 1.60
Dressing	ft 7'9" x 5'3"	m 2.40 x 1.60
Bedroom 2 (into eaves)	ft 14'2" x 13'9"	m 4.30 x 4.20
Bedroom 3	ft 12'7" x 12'3"	m 3.85 x 3.75
Ensuite	ft 9'0" x 4'5"	m 2.75 x 1.35
Bedroom 4	ft 13'5" x 9'4"	m 4.10 x 2.85
Bathroom	ft 10'0" x 8'0"	m 3.05 x 2.40



THE CHICHESTER (CB2)

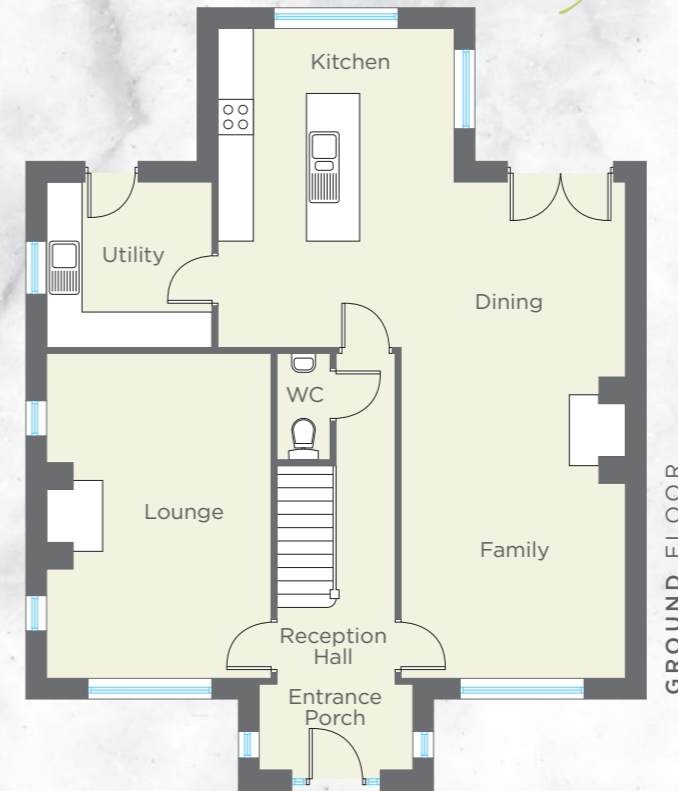
4 BEDROOM DETACHED FAMILY HOME

Sites: 2, 3 & 4

Total floor area: 2040 sq ft approx



CGI shown for illustration purposes only



GROUND FLOOR

Entrance Porch			
Reception Hall with separate WC			
Lounge	ft 18'1" x 12'6"	m 5.50 x 3.80	
Living	ft 18'1" x 12'6"	m 5.50 x 3.80	
Kitchen Dining (max)	ft 22'7" x 17'8"	m 6.90 x 5.40	
Utility	ft 9'2" x 9'2"	m 2.80 x 2.80	

FIRST FLOOR

Master Bedroom (max)	ft 19'4" x 13'2"	m 5.90 x 4.00
Ensuite	ft 9'2" x 7'3"	m 2.80 x 2.20
Bedroom 2	ft 15'8" x 12'6"	m 4.80 x 3.80
Bedroom 3	ft 12'6" x 11'6"	m 3.80 x 3.50
Bedroom 4	ft 12'2" x 10'6"	m 3.70 x 3.20
Bathroom	ft 9'2" x 8'6"	m 2.80 x 2.60

Floor plans are not to scale

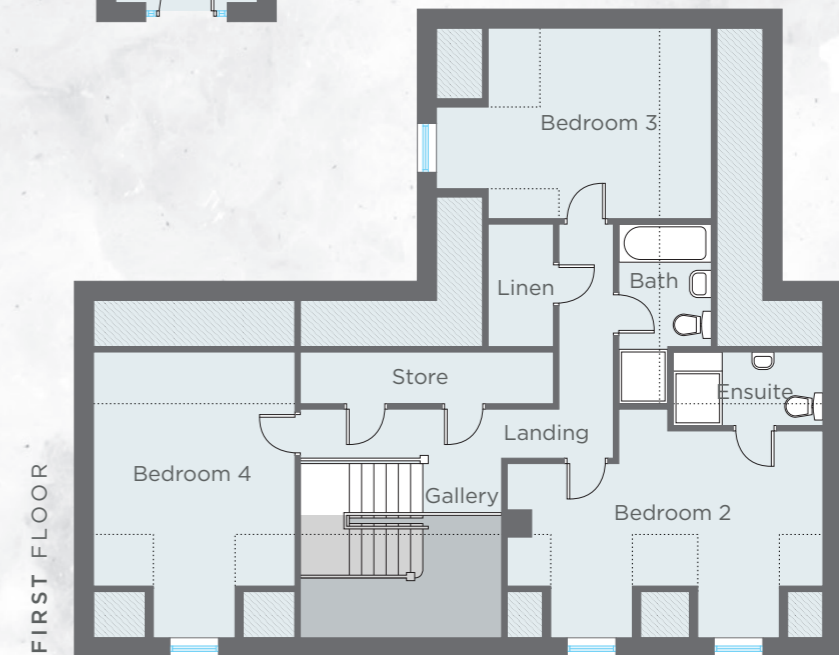


THE ADAM (CB3)

4 BEDROOM DETACHED FAMILY HOME

Site: 5

Total floor area: 2166 sq ft approx



GROUND FLOOR

Entrance Porch			
Reception Hall with separate WC			
Lounge	ft 19'0" x 13'8"	m 5.80 x 4.20	
Kitchen Dine Family	ft 22'7" x 19'7"	m 6.90 x 6.00	
Utility	ft 7'9" x 6'3"	m 2.40 x 1.90	
Master Bed (plus bay)	ft 13'8" x 12'2"	m 4.20 x 3.70	
Ensuite	ft 6'3" x 5'6"	m 1.90 x 1.70	
Dressing	ft 6'3" x 7'6"	m 1.90 x 2.30	

FIRST FLOOR

Bedroom 2 (into eaves)	ft 19'0" x 9'4"	m 5.80 x 2.85
Ensuite	ft 9'0" x 4'5"	m 2.75 x 1.35
Bedroom 3 (into eaves)	ft 13'5" x 11'6"	m 4.10 x 3.50
Bedroom 4 (into eaves)	ft 14'1" x 12'2"	m 4.30 x 3.70
Bathroom (max)	ft 10'9" x 5'7"	m 3.30 x 1.70



THE WALSH (CB3B)

4 BEDROOM DETACHED FAMILY HOME

Site: 6

Total floor area: 2166 sq ft approx



GROUND FLOOR

Entrance Porch			
Reception Hall with separate WC			
Lounge	ft 19'0" x 13'8"	m 5.80 x 4.20	
Kitchen Dine Family	ft 22'7" x 19'7"	m 6.90 x 6.00	
Utility	ft 7'9" x 6'3"	m 2.40 x 1.90	
Master Bed (plus bay)	ft 13'8" x 12'2"	m 4.20 x 3.70	
Ensuite	ft 6'3" x 5'6"	m 1.90 x 1.70	
Dressing	ft 6'3" x 6'3"	m 1.90 x 1.90	

FIRST FLOOR

Bedroom 2	ft 19'0" x 9'4"	m 5.80 x 2.85
Ensuite	ft 9'0" x 4'5"	m 2.75 x 1.35
Bedroom 3 (into eaves)	ft 13'5" x 11'6"	m 4.10 x 3.50
Bedroom 4 (into eaves)	ft 14'1" x 12'2"	m 4.30 x 3.70
Bathroom (max)	ft 10'9" x 5'7"	m 3.30 x 1.70

THESE ARE BEAUTIFUL HOMES OF AN EXCEPTIONAL CALIBRE

CUTTING EDGE, CONTEMPORARY AND ENVIRONMENTALLY FRIENDLY, THE SPECIFICATION AND ATTENTION TO DETAIL IS WHAT SETS CARNBANK APART



KITCHENS & UTILITY ROOMS

- Luxury designed kitchens with a choice of doors, drawers and handles
- Quartz worktop in choice of colours
- Integrated quality appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and utility
- Fully tiled splashback to kitchen

BATHROOMS, ENSUITES AND WCS

- Luxury sanitary ware to bathrooms, ensuites and wcs
- Free standing baths to bathrooms
- Low profile shower trays
- Glass and chrome shower doors with thermostatic mixer and wall mounted shower head
- Vanity units to wash hand basins in bathroom and ensuite
- Choice of floor and wall tiling
- Recessed LED spotlights
- Heated towel rail



Photography shown for illustration purposes only



SMART HOME AND TECH

- Heating system controlled by Smart Home app
- Video doorbell controlled by Smart Home app
- Electric vehicle charging point
- USB charging socket in selected locations to bedrooms, kitchen and reception rooms

INTERNAL FEATURES

- Oak handrail to stairs with white painted spindles
- Interior painted finish to all walls (Elephants Breath) and ceilings (white)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Tiling to hall
- Wood burning stoves where applicable
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Oil fired central heating

EXTERNAL FEATURES

- Tarmac driveway
- 10 year warranty
- Front and rear gardens turfed
- Rear gardens to have perimeter vertical timber fencing
- PVC windows
- GRP composite front door



SALES REPRESENTATION BY:



GLENGORMLEY
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ANTRIM
028 9446 6777

country-estates.com

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