



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

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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARNLOUGH**

17 Harbour Road

BT44 0EU

Offers Over £499,500

028 7083 2000  
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Armstrong Gordon are delighted to offer for sale this outstanding sea and harbour fronted new build town house finished to the highest of standards and workmanship throughout. Each property will come with a 10 year guarantee and has its own fully paved garden area right down to the tranquil seafront. There is a private car park for the development and each property has its own out side storage unit. The property is now available for viewing by appointment.

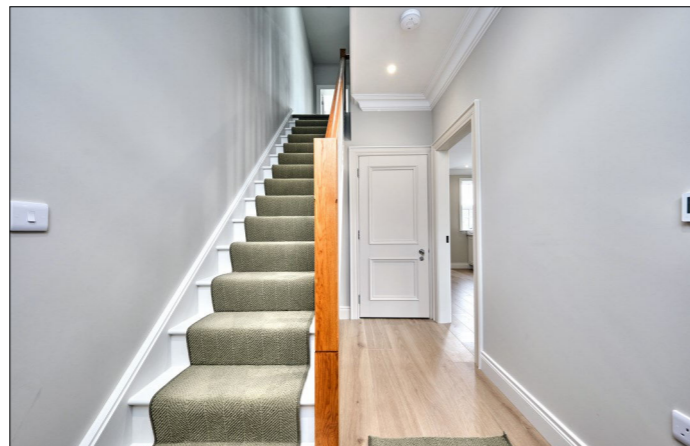
Travelling along the coast road from Glenariffe as you enter Carnlough these properties are the only ones on the seaward side just before the harbour entrance.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Hallway:**

6'5 wide with thermostat controls, deep moulded skirting, architraves and cornicing, recessed lighting and Porcelain David Scott tiles.

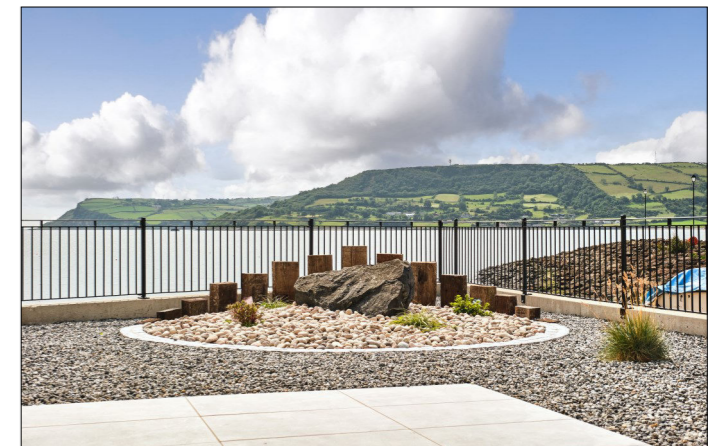


**Separate W.C.:**

With w.c., wash hand basin, full wall fitted mirror, half wood panelled walls and tiled floor.

**Open Plan Kitchen/Dining/Living Area: 40'7 x 12'5**

Bespoke handcrafted in-frame kitchen cabinetry finished in Little Greene paint with polished chrome hardware, Lamont Siquastone worktops and upstands, heritage polished nickel tap with undermount 'Abode' stainless steel sink unit, bespoke English style island with breakfast bar seating, cabinetry including a pantry with Oak interior finishes, integrated Caple wine cooler, eye level AEG oven, integrated induction 5 ring hob with wood cooker hood canopy extractor fan, integrated washer and dryer, integrated fridge freezer and dishwasher, saucepan drawers, drawer banks, deep moulded skirting, architraves and cornicing, thermostat controls, feature critical style glazed door and PVC sliding doors leading to rear patio area with views across Carnlough Harbour, Antrim Coastline and Atlantic Ocean.



**Stitched herringbone weave carpet on stairs.**

**FIRST FLOOR:**

**Landing:**

With access to roof space and Stitched herringbone weave carpet.

**Master Bedroom: 16'6 x 11'7 (into bay)**

With Stitched herringbone weave carpet.



**Ensuite Shower Room:**

With w.c., floating wash hand basin set in vanity unit, fully tiled walk in shower cubicle with rainfall shower, additional hand shower, part wood panelled walls, 'Velux' window and David Scott tiles. 7'6 x 4'6



**Bedroom 2:** 15'5 x 8'9 (into bay)

With Stitched herringbone weave carpet and additional storage.



**Bedroom 3:**

With Stitched herringbone weave carpet.  
11'5 x 7'8



**Bathroom:**

Luxury fitted bathrooms, finished in painted panelling. With w.c., floating wash hand basin set in vanity unit, fully tiled walk in shower cubicle with rainfall shower, additional hand shower, recessed lighting, deep moulded skirting, architraves and cornicing, recessed lighting and David Scott tiles. 8'5 x 5'7



**EXTERIOR FEATURES:**

Outside to rear there is a paved and landscaped terrace area to sea and beach edge. Secure car parking area and external store.

**SPECIAL FEATURES:**

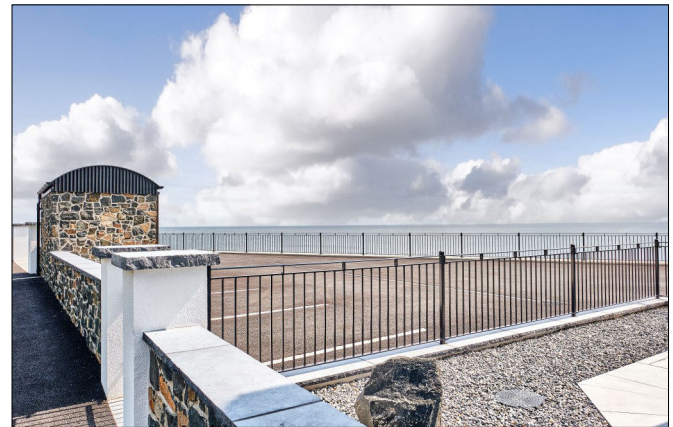
- \*\* Gas Fired Central Heating With Under Floor Heating On Ground Floor
- \*\* PVC Double Glazed Windows With A Traditional Sliding Sash Finish Internally
- \*\* External Storage Unit
- \*\* Large Terrace/Garden Areas To Seaward Side Onto Beach/Sea
- \*\* Private Car Parking
- \*\* Finished To Luxurious Standard Throughout
- \*\* Stunning Sea & Harbour Front Location Offering Views Towards Sea & Scotland
- \*\* 10 Year Build Warranty

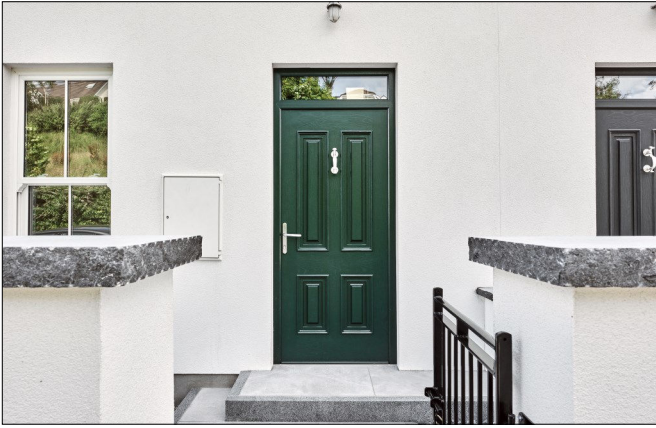
**TENURE:**

Freehold

**CAPITAL VALUE:**

Not Assessed





First Floor View

