



## THE BAY APARTMENTS, CUSHENDUN, BALLYMENA

### OIRO £199,950

A ground floor apartment in truly one of the most spectacular sea front settings I have ever had the experience of visiting. The views to the beachfront rival anywhere in the world and can be enjoyed from your living room seating. Cushendun offers a village lifestyle with regular community events.

A beautiful apartment directly on the Causeway Coastal Route  
The front of the apartment overlooks beach and green countryside  
Generous open plan living, kitchen, dining  
Two double bedrooms  
Master en suite and also opens to rear courtyard  
Family bathroom  
Plenty of storage  
Must be viewed to appreciate the quality accommodation on offer

Parking options: Off Street  
Garden details: Private Garden

#### **Entrance hall**

Laminate wood flooring. Glazed panel internal door opening to

#### **Kitchen/lounge**

w: 7.89m x l: 0m (w: 25' 11" x l: )

Living Kitchen Dining space. Beautiful spacious room giving three different areas for living in and a window framing the most beautiful scenery outside.

Living area. Fireplace with black cast iron inset, black hearth and gas fire. Plenty of seating room with outstanding views, while sitting, across the Beach, The Bay and the hills above.

Space for dining table.

Laminate wood Flooring

Kitchen - excellent range of high and low level units, laminate work surfaces. Gas four ring hob, matching stainless steel under oven and extraction above. Integrated fridge freezer and dishwasher.

Black tiled flooring

#### **Rear hall**

Laminate wood flooring. Two large storage cupboards with lots of space.

One housing gas boiler - newly replaced last year.

#### **Bedroom 1**

w: 4.88m x l: 0m (w: 16' x l: )

A great size master bedroom with laminate wood flooring. Patio door leads to rear courtyard.

#### **En-suite**

w: 1.95m x l: 1.8m (w: 6' 5" x l: 5' 11")

White suite comprising low flush WC, pedestal wash hand basin, Corner shower with thermostatically controlled shower. Floor to ceiling tiling with feature mosaic pattern.

#### **Bedroom 2**

w: 3.01m x l: 3.59m (w: 9' 11" x l: 11' 9")

great size room with laminate wood flooring. Further built in storage

#### **Bathroom**

w: 2.35m x l: 0m (w: 7' 9" x l: )

white suite comprising low flush WC, pedestal wash hand basin, panelled bath. Tiled walls with attractive feature design and tiled flooring.

#### **Outside**

Ample parking for both residents and visitors to the front.

Allocated underground parking also for each apartment suitable for cars, small boat etc.

Well maintained building - lots of money invested in external upkeep in recent years

Village community lifestyle.

Beach and exceptional walks on your doorstep

Outstanding views to rival anywhere in the world.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.













Approximate total area<sup>†</sup>  
837.65 ft<sup>2</sup>  
77.82 m<sup>2</sup>

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.