



ATLANTIC AVENUE, CARNLOUGH, BALLYMENA OFFERS OVER £349,950 Freehold

Rooms with views!!!! Take an early peak at this exceptional property coming to market. More pictures will follow in the New Year. An exceptional detached new build property finished to a very high standard throughout.

Set only one house back from the Main Causeway Coastal Route, this deceptive property has been designed in a way to make the most of the beautiful sea views and coastal images that the area is famous for.

Located in Carnlough Village this home offers spacious rooms, high end finishes and quality throughout.

Less than one minute walk to the beach front, close to shops and local restaurants this will appeal to local families, couples and those living elsewhere looking for the seaside escape alike. Early viewing is highly recommended.

Detached property

Lounge with wood burning stove

Generous open plan kitchen, dining, family space

Utility room

Downstairs WC

Four Bedrooms (master Ensuite)

Full bathroom

Detached garage

Good gardens and raised patio with Sea views

Ample Parking

Turnkey finish with lots of extras throughout

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Rear Garden

Entrance hall

beautiful entrance reception, bright spacious hallway with lots of space leading to;

Lounge

lovely living space with double french doors to rear patio. Walnut flooring and a wood burning stove with herringbone design feature in nook. Sea views from rear sitting area.

Kitchen/diner

very generous open plan kitchen, dining and living space ideal for family / entertaining. Double french doors leading to patio with beautiful sea views over Carnlough Bay.

Kitchen has excellent range of high and low level units and Siquastone work surfaces. One and a half bowl Blanco sink with chrome mixer tap. Integrated Fridge Freezer and Dishwasher. Double eye level oven. Centre island - four ring induction hob with built in extraction, double pot drawers and lots of worktop / serving space.

Rear hall

Utility

Excellent range of units. Blanco sink. Granite work surfaces. Space for appliances.

WC

White low flush WC, Roca sink with vanity unit. Chrome upstanding radiator

FIRST FLOOR:

Landing

Built in storage. Access to Attic

Master bedroom

Great size room. Double built in storage. Sea views

En-suite

Low flush WC, walnut vanity unit with white sink and feature splashback. Large corner shower with rain shower head. Anthracite upright towel rail. Vanity mirror with lighting

Bedroom 2

Another great size room. Double built in wardrobes

Bedroom 3

another double room

Bedroom 4

Beautiful sea views across Carnlough Bay

Bathroom

White suite comprising low flush WC, large corner shower with rain head and marble paneling. Feature freestanding bath. Wall mounted sink with vanity unit.

Garage

Detached garage with electric remote control door

Outside

deceptive space around this property. Plenty of parking - bay to one side, driveway to the other. Enclosed rear garden with lawn area and raised patio benefiting from exceptional sea views. External power points. Fabulous space for summer BBQ, entertaining or simply taking time out.

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.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

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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.