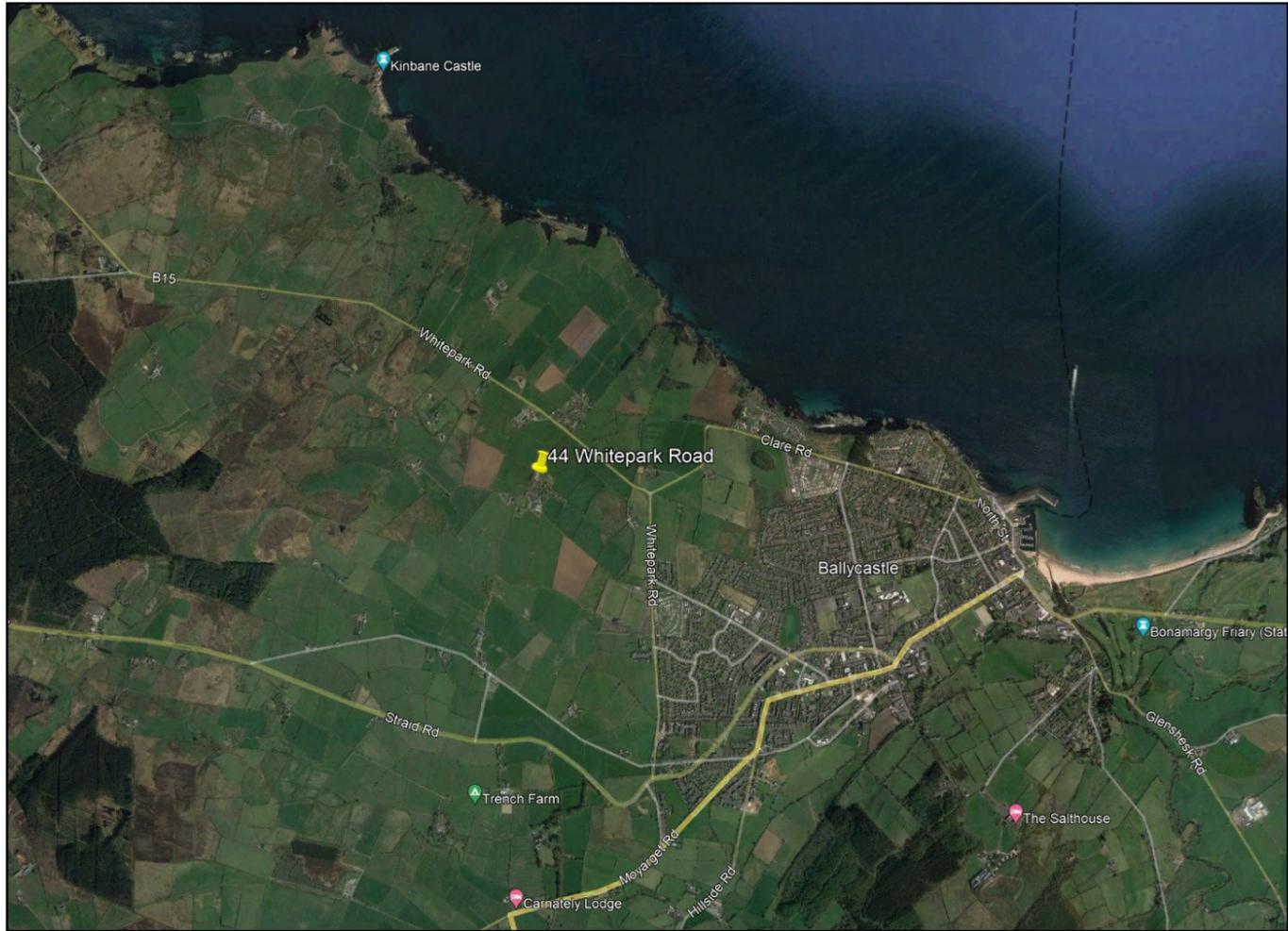




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



BALLYCASTLE

New dwelling adjacent to
 44 Whitepark Road
 BT54 6LL
 Offers Around £795,000

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Welcome to your dream coastal retreat in the heart of Ballycastle, where a stunning 3000 sq ft custom-built home awaits, perched majestically overlooking Rathlin Island surrounding, the mesmerizing sea, and the distant Scottish Isles. This architectural masterpiece seamlessly integrates luxury, comfort, and breathtaking panoramic views, creating a haven that transcends ordinary living.

As you approach this residence, a sense of tranquillity envelops you, enhanced by the gentle whispers of the nearby waves and the invigorating sea and country breeze. The exterior design harmonizes with the natural surroundings, featuring a combination of contemporary elegance and coastal charm. The use of large windows and outdoor spaces ensures that every room is bathed in natural light, while simultaneously offering unobstructed views of the ever changing seascape.

Upon entering, you are greeted by an open concept Kitchen and dining that effortlessly connects the hall, dining, and kitchen areas. High ceilings, premium materials and a neutral colour palette create an ambiance of sophistication and serenity. The kitchen is a chef's delight, equipped with state of the art appliances, custom cabinetry and an optional central island, making it the perfect space for culinary exploration and entertaining guests.

The master suite is a sanctuary of relaxation, boasting expansive windows that frame breathtaking views of Rathlin Island and beyond. A private balcony upstairs provides a secluded spot to savour your morning coffee or unwind in the evening, all while taking in the natural beauty that surrounds you. The ensuite bathroom is a spa-like haven, featuring luxurious finishes and a spacious walk in shower.

The additional bedrooms are thoughtfully designed with comfort in mind, each offering its unique view of the landscape. A well appointed home office provides a productive and inspiring workspace, allowing you to blend work with the awe-inspiring beauty of your surroundings.

Stepping outside, the carefully landscaped gardens extend the living space, providing a perfect setting for outdoor gatherings and relaxation. A terrace or patio offers an ideal vantage point to witness breathtaking sunsets over the sea and the distant Northern lights.

This 3000 sq ft coastal retreat in Ballycastle is not just a home; it's a lifestyle, inviting you to experience the allure of coastal living in a residence that captures the essence of its spectacular surroundings. Welcome to a home where every day feels like a retreat, and every moment is a celebration of nature's beauty all situated in your own private half an acre of garden.

Leaving Ballycastle on the Clare Road, you will travel past Hayes Caravan Park, which will be on your left hand side. Take your first right onto the Whitepark Road, next left and then first right into No 44. The site will be located straight in front of you with foundations in.

ACCOMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

Hallway:

With under stairs storage.

Store:

Utility Room:

With door leading to terrace.

Living Room:

Open Plan Kitchen/Dining Area:

Sun Room:

With door leading to terrace.

Separate W.C.:

Bedroom 4:

Ensuite:

FIRST FLOOR:

Landing:

Hot press:

Snug/Living Room:

Bedroom 1:

Ensuite:

Bedroom 2:

Bedroom 3:

With access to balcony.

EXTERIOR FEATURES:

Detached garage.

TENURE:

Freehold

SPECIAL FEATURES:

Kitchen:

- ** Modern kitchen with a choice of doors and worktops
- ** Tailored layout design to optimise unit and worktop space
- ** Integrated appliances to include electric oven and hood, fridge freezer and dish-washer
- ** Low voltage down lights

Utility Room:

- ** High quality units with choice of door finishes, worktops and handles
- ** Space for washing machine and tumble dryer

Sanitary Ware:

- ** Contemporary sanitary ware with quality chrome fittings to bathroom, ensembles and

W.C.:

- ** Low profile shower tray with contemporary glass panels and doors to bathroom
- ** Heated chrome towel rails to bathroom and ensembles
- ** Low voltage down lights

Flooring:

- ** Quality carpet and underlay in bedrooms stairs and landing
- ** Tiled floor to kitchen, utility room, bathrooms, ensembles and W.C.
- ** Laminate flooring to lounge and entrance hall

Heating:

- ** Oil fired central heating
- ** Energy efficient boiler
- ** Wood burning stove fitted

Internal finishes:

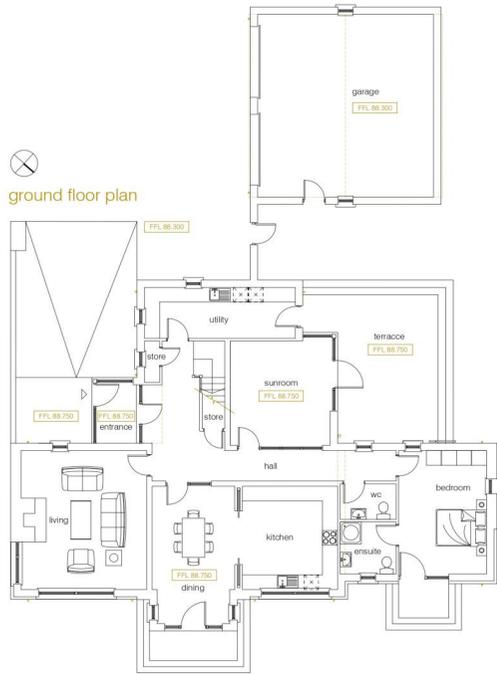
- ** Painted internal walls and ceilings
- ** Oak internal doors with quality ironmongery
- ** Painted skirting boards and architraves
- ** Comprehensive range of electrical sockets, switches and telephone points
- ** Master TV point in lounge
- ** Mains smoke and carbon monoxide detectors
- ** Wired for fibre optic broadband connection, available in property

External Finishes:

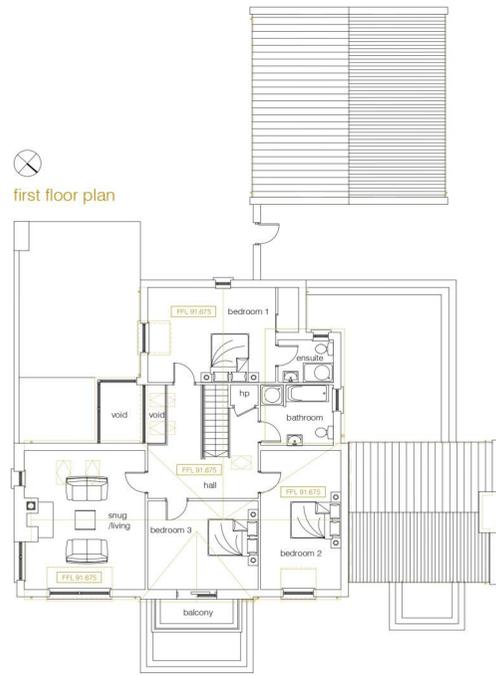
- ** Flagging patio areas and paths
- ** Tarmac driveway
- ** Outside water supply
- ** uPVC double glazed windows
- ** Solar panels included in sale



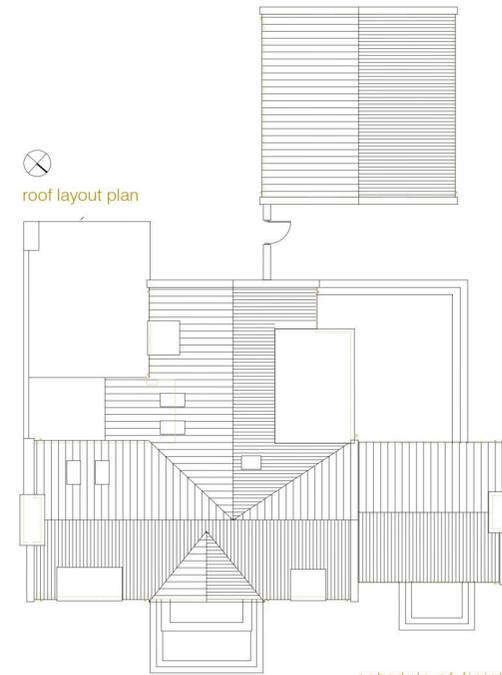
⊗
ground floor plan



⊗
first floor plan



⊗
roof layout plan



schedule of finishes

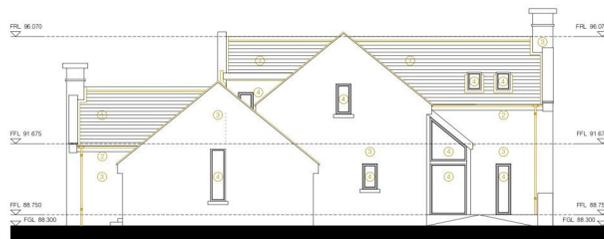
- ① roof covering concrete tiles, black
- ② rwg aluminium gutters and downpipes, black
- ③ walls wet dashed render, painted white
- ④ windows uvpc frames and casements, white
- ⑤ doors hardwood frames and doors, white



north east elevation (side elevation)



south east elevation (front elevation)



south west elevation (side elevation)



north west elevation (rear elevation)

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Rev	Amendment	Date	Int.

PLANNING ISSUE

PROPOSED DWELLING
ADJACENT 44 WHITEPARK ROAD, BALLYCASTLE
CLIENT: MR A. McHENRY

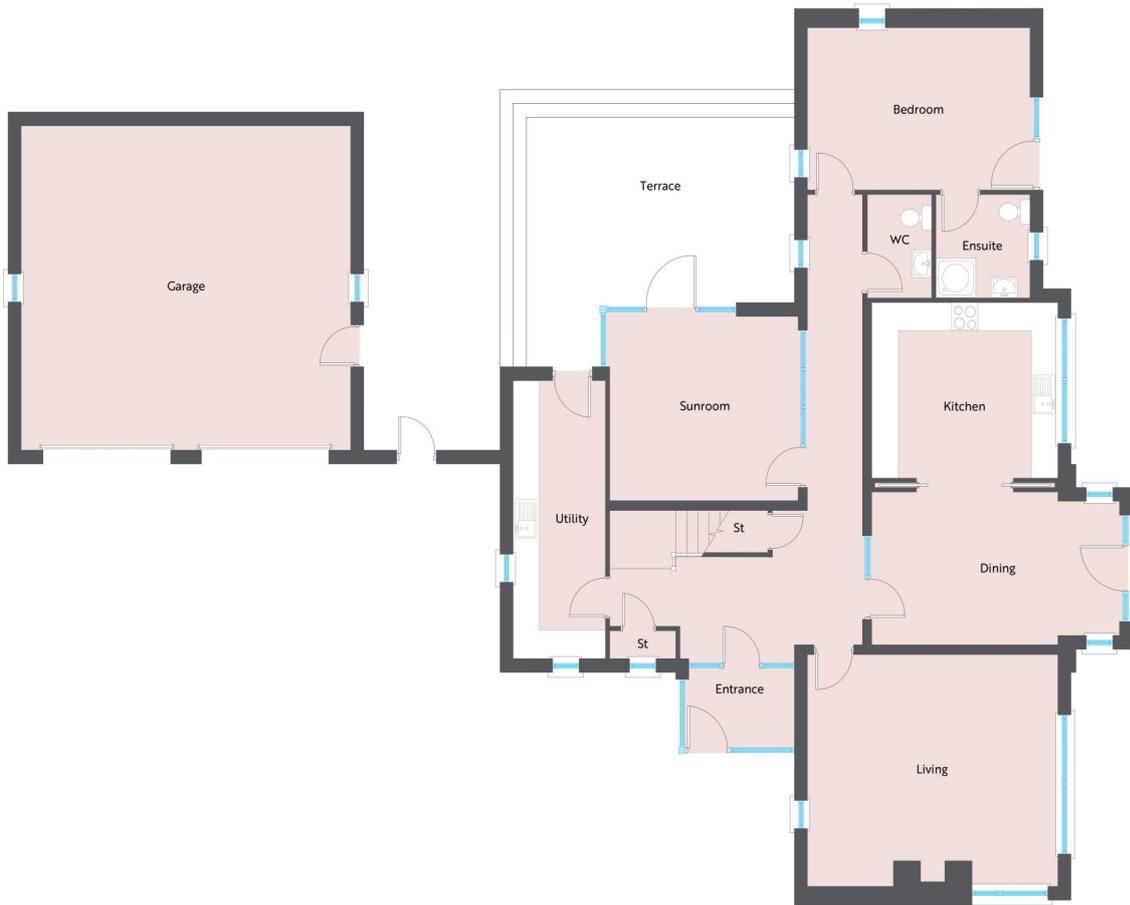
DRG TITLE
**FLOOR PLANS
AND ELEVATIONS
(DESIGN AMENDMENTS)**

JOB No.	2006553 / 1	DRG No.	P 03
Scale	1:100	Date	SEP 09
	@ A1	Drawn	HS
		Checked	
GM DESIGN ASSOCIATES Ltd.			
22 LODGE ROAD, COLERANE, BT52 1NB			
www.gm-design.com			
Tel: 028 703 56138 Fax: 028 703 42699			
Email: gmtd@gm-design.co.uk			



Floorplan

Ground Floor:



First Floor:

