



Roycroft



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This classic home was built in the early 1920's and is soon to be sympathetically refurbished to provide 5 luxury apartments and 1 duplex apartment.

Original detailing will be retained along with new period features, adding more class and distinction to these fine homes.

Roycroft enjoys an ideal location on the prestigious Belfast Road, Muckamore. It's convenient to Belfast International Airport, Antrim Area Hospital, the M2 motorway and Templepatrick.

GROUND FLOOR

APARTMENT 1

800 sq/ft

Living/Dining: 16'0" x 16'0"

Kitchen: 11'1" x 6'3"

Bed 1: 11'9" x 11'5"

Bed 2: 13'9" x 12'3"

Bath: 8'9" x 5'3"

Ens: 7'5" x 3'6"

APARTMENT 2

575 sq/ft

Living/Dining/Kitchen: 18'5" x 13'5"

Bed 1: 9'9" x 9'7"

Bed 2: 9'7" x 9'3"

Bath: 9'0" x 6'2"

Ens: 5'9" x 5'2"

APARTMENT 6

780 sq/ft

Living: 14'5" x 13'1"

Kitchen/Dining: 14'5" x 9'8"

Bed 1: 14'5" x 9'8"

Bed 2: 9'8" x 8'9"

Bath: 8'9" x 5'1"



FIRST FLOOR

APARTMENT 3

800 sq/ft

Living: 16'2" x 12'4"

Kitchen/Dining: 11'3" x 9'7"

Bed 1: 13'9" x 13'8"

Bed 2: 11'5" x 9'7"

Bath: 7'3" x 5'8"

APARTMENT 4

700 sq/ft

Living/Dining: 17'6" x 13'8"

Kitchen: 10'2" x 4'8"

Bed 1: 9'9" x 9'8"

Bed 2: 9'6" x 9'3"

Bath: 10'0" x 6'2"

Ens: 7'5" x 3'6"



SECOND FLOOR

APARTMENT 5

940 sq/ft

Living: 15'9" x 10'2"

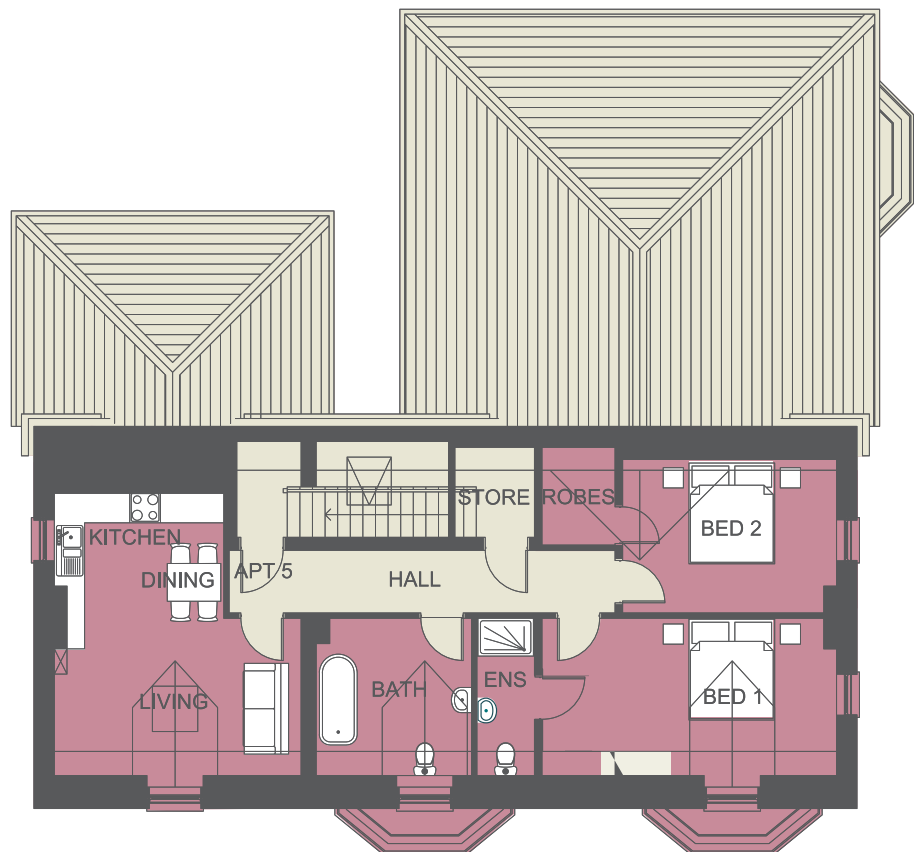
Kitchen/Dining: 11'1" x 8'3"

Bed 1: 13'8" x 10'2"

Bed 2: 13'8" x 10'0"

Bath: 10'2" x 10'1"

Ens: 10'2" x 8'9"



SPECIFICATION**INTERNAL FEATURES**

- Walls & ceilings painted finish
- Coving to selected rooms
- Period panel doors and skirting & architrave
- Range of electrical sockets, TV points throughout
- Recessed lighting and feature lighting to selected areas
- Tiling to selected areas in bathroom and ensuite
- Tiling to floors of kitchen, bathroom and ensuite
- Carpet to lounge, hall and bedrooms

KITCHEN

- High Specification fully fitted kitchen with integrated appliance
- Gas hob, electric oven, integrated dishwasher, integrated fridge /freezer/ washing machine extract fan
- Co ordinated worktops with matching upstands
- Splashback at hob

BATHROOM/ ENSUITE

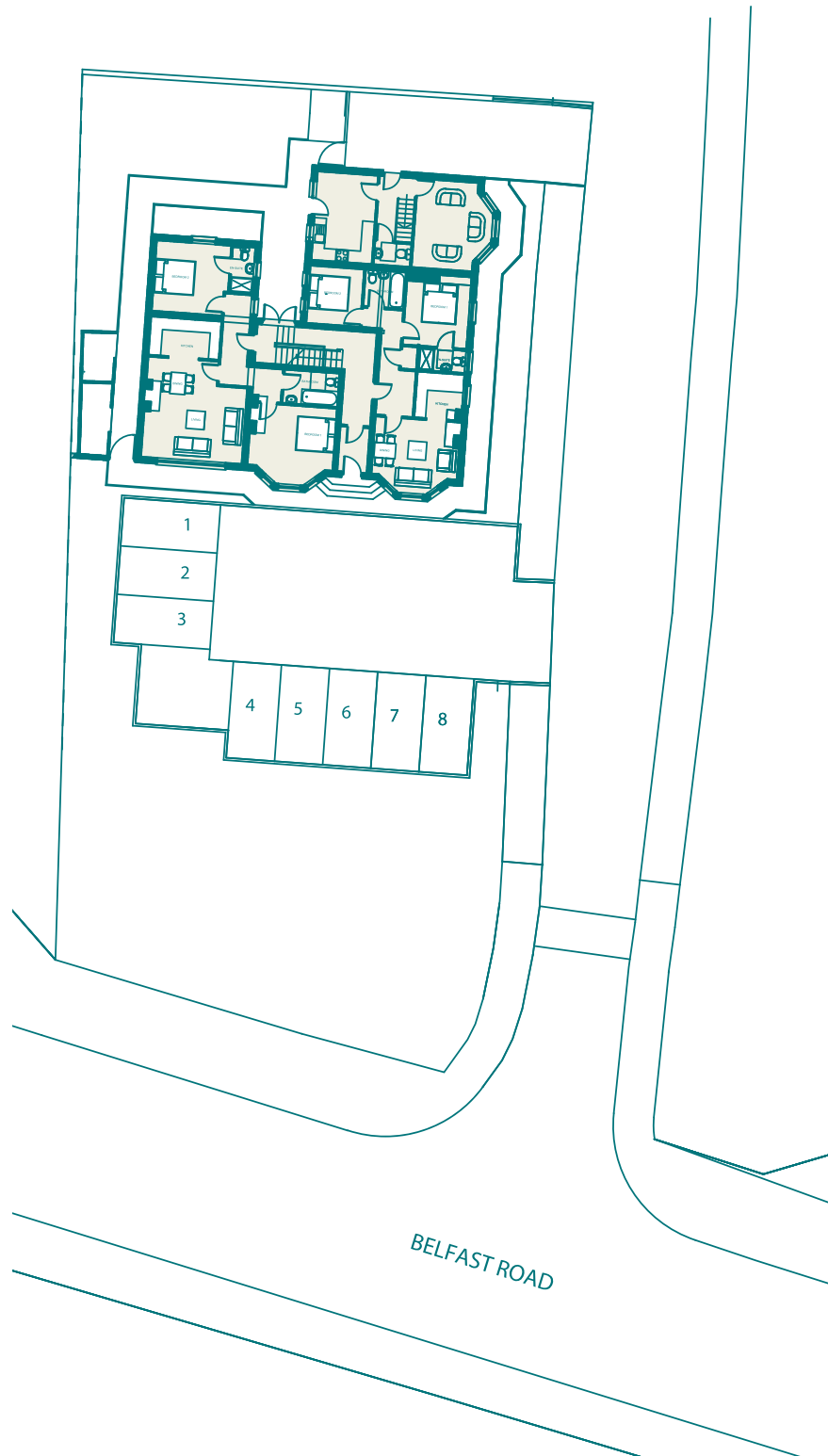
- Contemporary white sanitaryware with chrome fittings
- Thermostatically controlled shower mixer over bath
- Thermostatically controlled shower in Ensuite

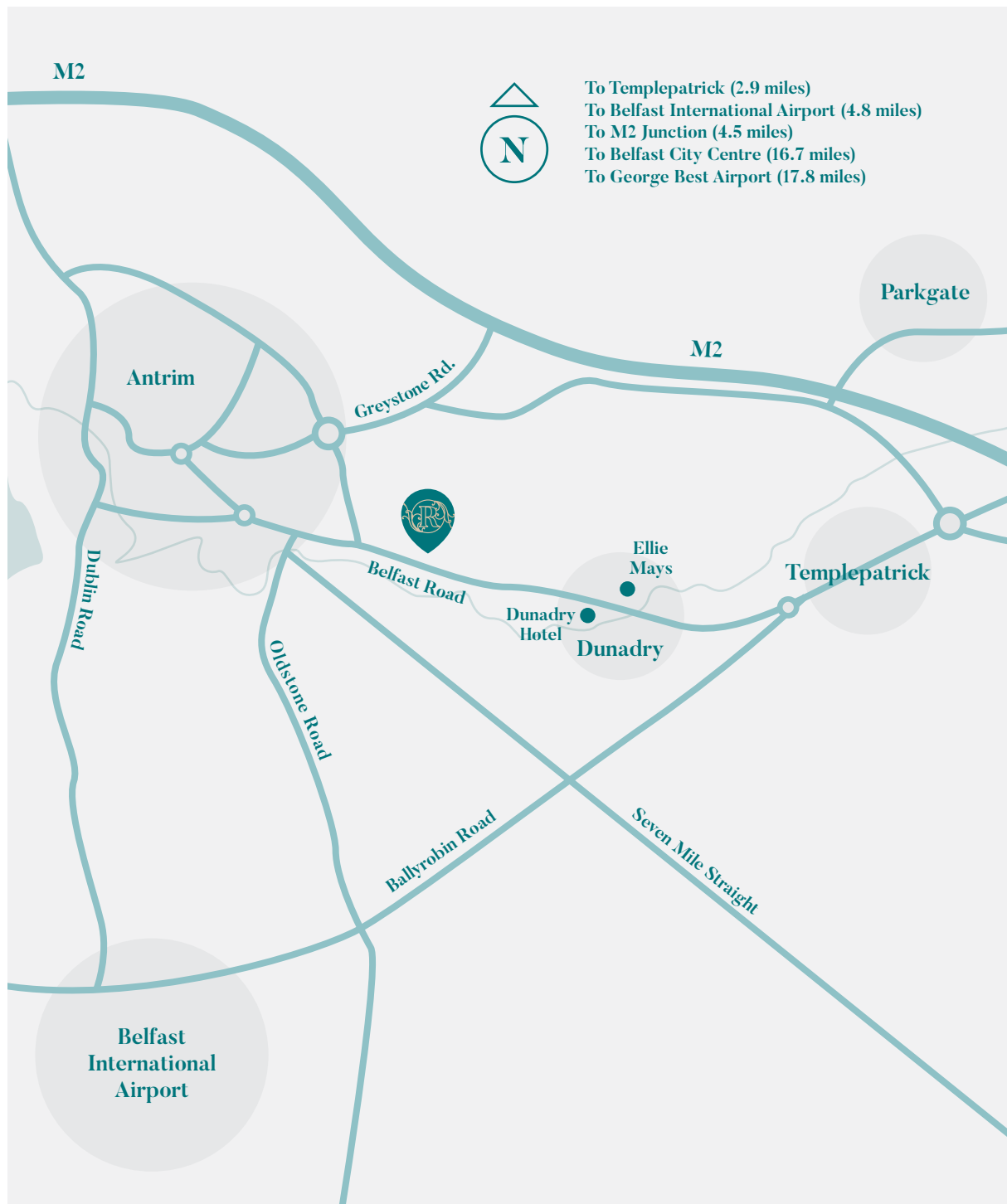
HEATING

- Natural Gas Central Heating via combi boiler with hot water only facility
- Thermostatically controlled heated towel radiator in bathroom and ensuite

GENERAL

- Door entry system
- Tiled entrance hall floor
- Wired for Virgin Media
- Wired for BT

10 YEAR NHBC WARRANTY



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