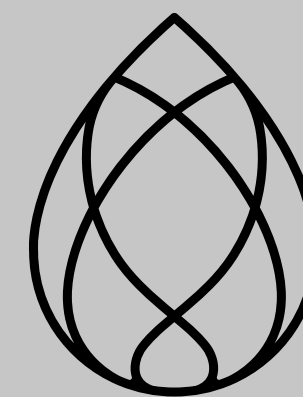


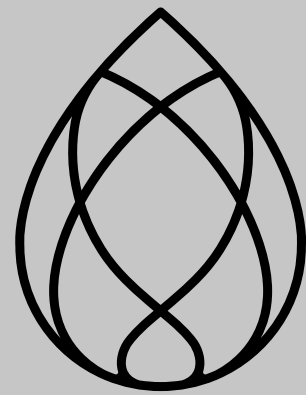


THE  
QUAY ROAD  
RESIDENCES

BALLYCASTLE



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A RARE OPPORTUNITY  
TO ACQUIRE AN **EXQUISITELY**  
DESIGNED TOWNHOUSE OR COTTAGE  
JUST A STONE'S THROW  
FROM **BALLYCASTLE**  
BEACH



Nestled just a stone's throw away from the beautiful Ballycastle Marina, the exclusive development of The Quay Road Residences showcases a mix of stunning terraced townhouses and cottages.

Striking the perfect balance between the hustle and bustle of a vibrant coastal town, and the haven of a private, tranquil home, The Quay Road Residences offers something truly special.

With a multitude of exciting things to see and do in the surrounding area, owners of The Quay Road Residences will be spoilt for choice when it comes to planning fun-filled family days out.





BALLYCASTLE

CARRICK-A-REDE

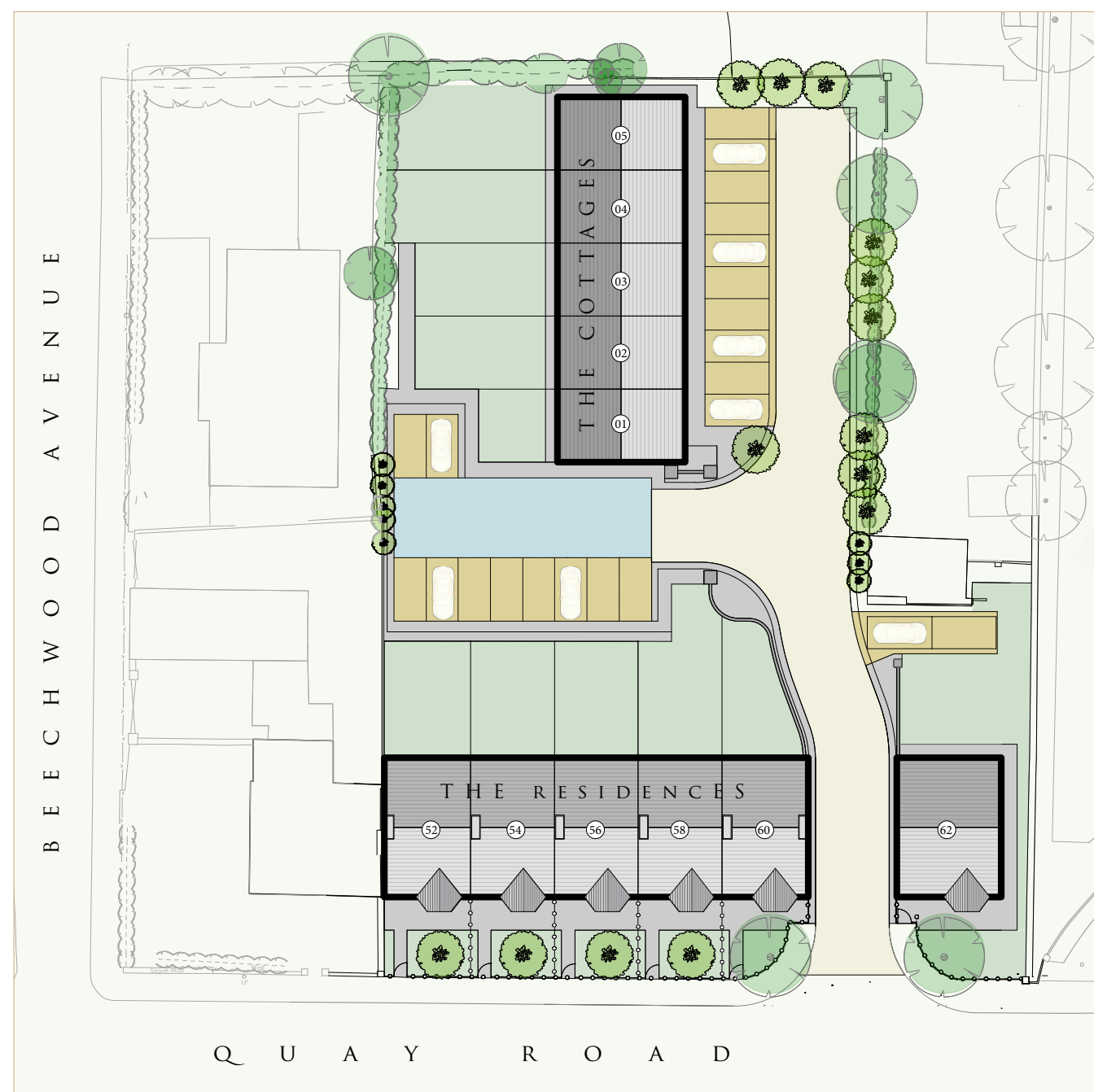
BALLINTOY

PORTRUSH

GIANTS CAUSEWAY

SITUATED ON THE SPECTACULAR NORTH  
ANTRIM COAST, BALLYCASTLE IS A TRADITIONAL  
SEASIDE TOWN SURROUNDED BY BREATH-TAKING BEAUTY

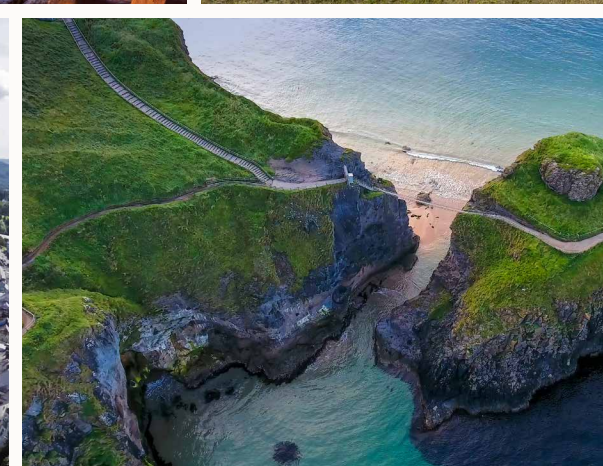
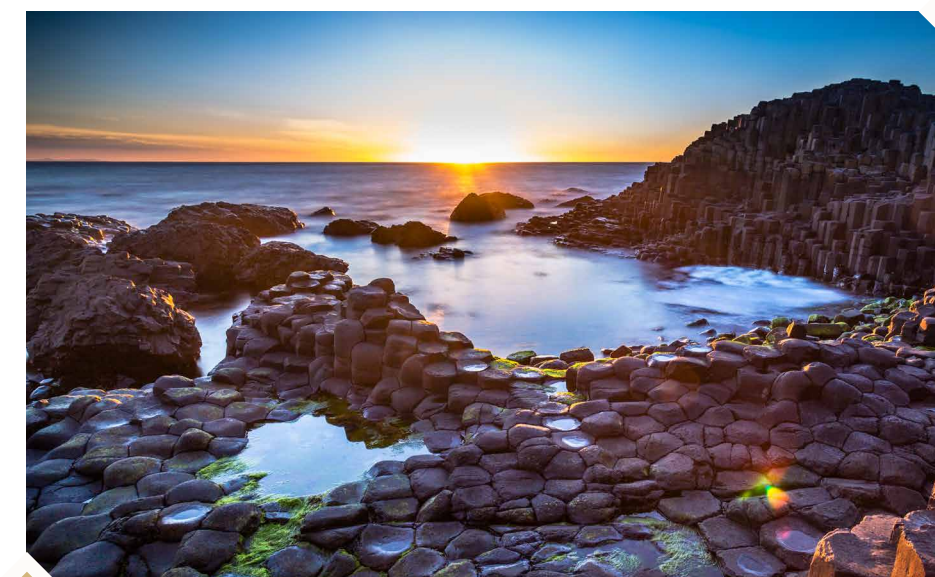
















THE  
RESIDENCES

BALLYCASTLE



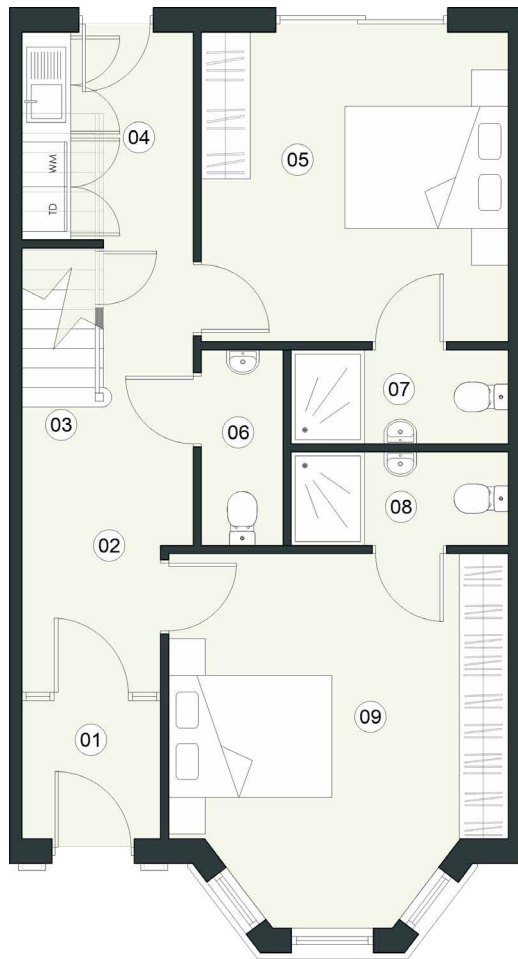


SCAN THE QR BELOW  
TO VIEW THE 360  
VIRTUAL TOUR





GROUND FLOOR



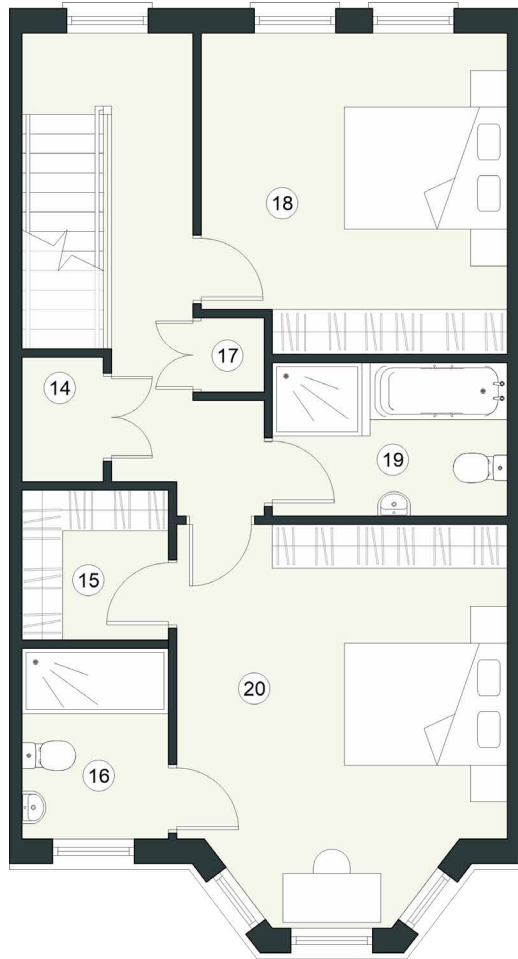
- 01 – LOBBY (1.7m x 1.7m)
- 02 – HALL (2.1m x 5.5m)
- 03 – STAIRWAY (1.0m x 2.0m)
- 04 – UTILITY (2.1 x 2.6m)
- 05 – BEDROOM 2 (3.8m x 3.8m)
- 06 – WC (1.0m x 2.4m)
- 07 – EN-SUITE (2.7m x 1.2m)
- 08 – EN-SUITE (2.7m x 1.2m)
- 09 – BEDROOM1 (4.2m x 4.6m)

FIRST FLOOR



- 10 – HOME STUDY (2.1m x 4.0m)
- 11 – DINING (3.8m x 3.0m)
- 12 – KITCHEN (3.8m x 3.0m)
- 13 – LIVING (3.9m x 4.0m)

SECOND FLOOR



- 14 – STORE (1.0m x 1.5m)
- 15 – DRESSING ROOM (1.8m x 1.8m)
- 16 – EN-SUITE (1.8m x 2.3m)
- 17 – HOT PRESS (0.8m x 0.9m)
- 18 – BEDROOM 3 (3.8m x 3.9m)
- 19 – BATHROOM (2.9m x 1.9m)
- 20 – MASTER BEDROOM (4.1m x 5.0m)

(Floor plan shown is for The Residences units 54-58  
Dimensions are approximate)



(Floor plan shown is for The Residences units 54-58 Dimensions are approximate)





# THE RESIDENCES FEATURES

OUR SUPERIOR CONSTRUCTION METHODS INCLUDE SOLID BRICK AND BLOCK WALL CONSTRUCTION WITH EXTRA WIDE INSULATED CAVITY WALLS AND EXTRA DEEP INSULATION IN THE ATTIC AND FLOORS TO CREATE A WARM AND EFFICIENT HOME. WE PROVIDE A 10 YEAR STRUCTURAL WARRANTY WITH ALL OUR HOMES.

## KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or granite worktops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge freezer and Quooker Instant boiling tap - always have instant 100°C boiling water alongside regular hot and cold.

## FLOORING

- Concrete floors on ground floor and high quality sound reduction floors on first floors
- Tiled flooring to hall and kitchen
- Tiled flooring to bathrooms and en-suites
- Carpeted flooring with high quality underlay to bedrooms, stairs & landing.

## SMART HOME LIVING

- High specification electronic lighting controls
- State-of-the-art heating controls.

## BATHROOMS/ENSUITE

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Anti-steam illuminated mirror
- Bespoke wall mounted vanity unit
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere.

## DECORATION

- Painted walls with colours from the exclusive Farrow & Ball range
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Deep moulded skirting boards and architraves
- High quality uPVC framed double glazed windows & hardwood doors.

## HEATING & ENERGY EFFECIENCY

- Low energy requirement build standards
- High air tightness standards
- High efficiency boiler.

## ELECTRICAL INSTALLATION

- Multi room wiring to living area and master bedroom
- Energy efficient down-lighters
- Security alarm system
- Comprehensive range of chrome slimline electrical sockets and switches to ground floor
- Mains supply smoke and carbon monoxide detectors with battery backup
- USB charging ports to every room in house
- External lights fitted front and rear.

## EXTERNAL FINISHES

- Bricked pavia parking spaces with dedicated 2 spaces per property
- Turfed gardens to front and rear
- Landscape plan incorporating planting and hedging throughout
- Bricked pavia patio areas and paths
- Front and rear external lighting
- Exterior water and electrical supply.

## UTILITY

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer.





THE  
COTTAGES

BALLYCASTLE





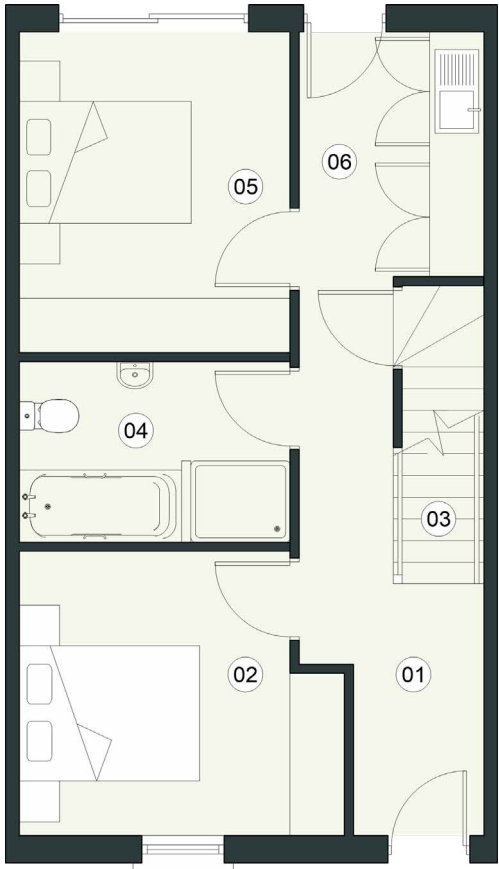
THEQUAYROADRESIDENCES.COM

SCAN THE QR BELOW  
TO VIEW THE 360  
VIRTUAL TOUR



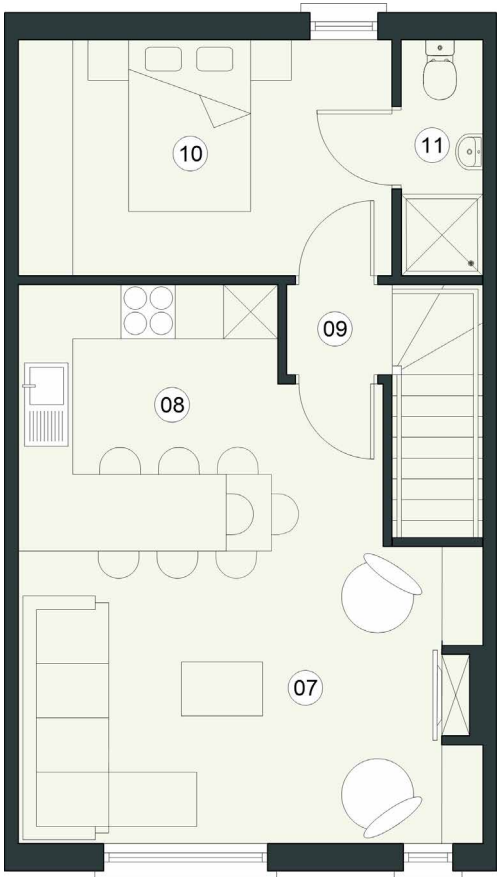


GROUND FLOOR



- 01 – LOBBY (2.0m x 6.0m)
- 02 – BEDROOM 1 (3.6m x 3.2m)
- 03 – STAIRWAY (1.0m x 2.9m)
- 04 – BATHROOM (3.0m x 2.0m)
- 05 – BEDROOM 2 (3.0m x 3.6m)
- 06 – UTILITY/ STORAGE (2.0m x 2.7m)

FIRST FLOOR



- 07 – LIVING (5.1m x 3.3m)
- 08 – KITCHEN/ DINING (4.0m x 2.9m)
- 09 – LANDING (1.0m x 1.0m)
- 10 – BEDROOM 3 (4.1m x 2.6m)
- 11 – EN-SUITE (0.9m x 2.6m)



(Floor plan shown is for The Cottages units 2-4, Dimensions are approximate)





# THE COTTAGES FEATURES

OUR SUPERIOR CONSTRUCTION METHODS INCLUDE SOLID BRICK AND BLOCK WALL CONSTRUCTION WITH EXTRA WIDE INSULATED CAVITY WALLS AND EXTRA DEEP INSULATION IN THE ATTIC AND FLOORS TO CREATE A WARM AND EFFICIENT HOME. WE PROVIDE A 10 YEAR STRUCTURAL WARRANTY WITH ALL OUR HOMES.

## KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or granite worktops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge freezer and Quooker Instant boiling tap - always have instant 100°C boiling water alongside regular hot and cold.

## FLOORING

- Concrete floors on ground floor and high quality sound reduction floors on first floors
- Tiled flooring to hall and kitchen
- Tiled flooring to bathrooms and en-suites
- Carpeted flooring with high quality underlay to bedrooms, stairs & landing.

## SMART HOME LIVING

- High specification electronic lighting controls
- State-of-the-art heating controls.

## BATHROOMS/ENSUITE

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Anti-steam illuminated mirror
- Bespoke wall mounted vanity unit
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere.

## DECORATION

- Painted walls with colours from the exclusive Farrow & Ball range
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
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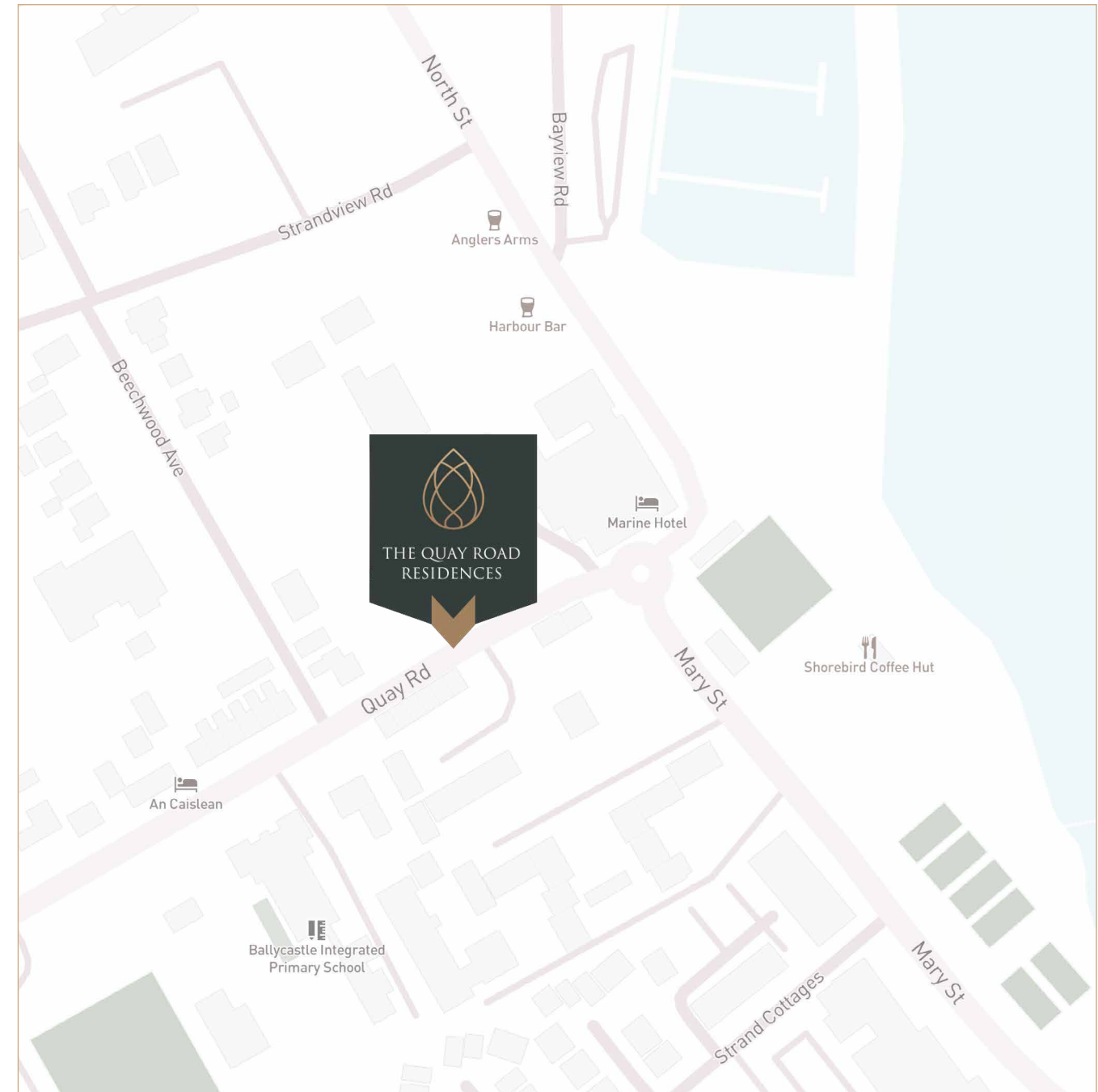
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poggen  
pohl

GAGGENAU

LAUFEN

*pronorm*

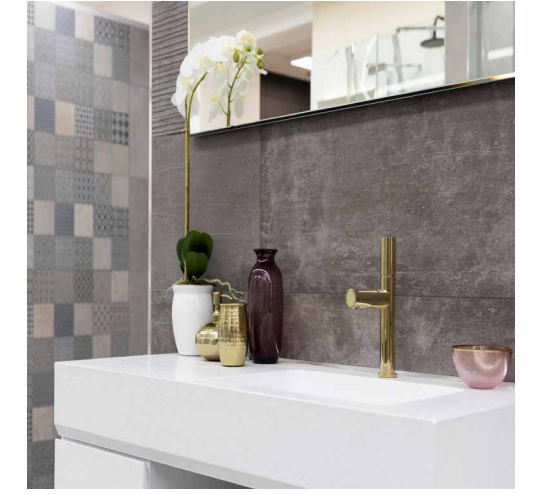
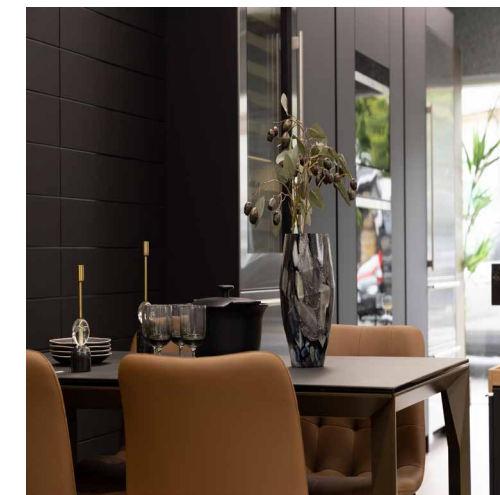
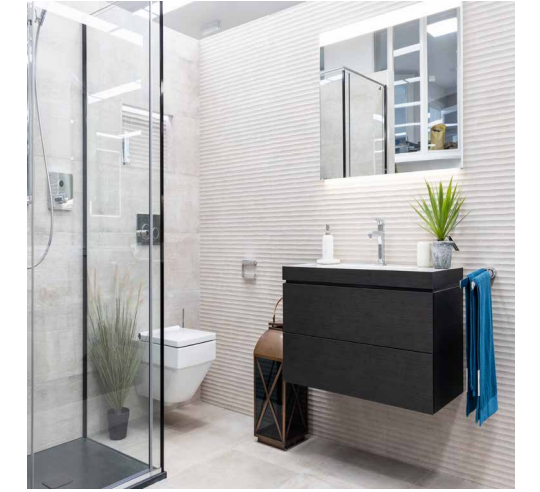
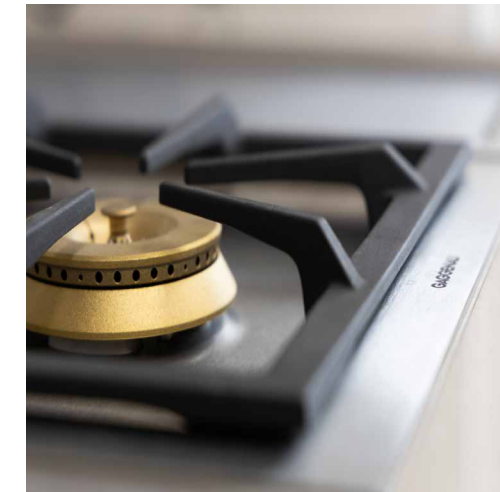
BALLYCASTLE HOMECARE

Ballycastle Homecare Interiors are a prestigious family owned business established in 1982 with a wealth of experience in designing Kitchens and Bathrooms, now with one of the largest showrooms in Northern Ireland. We have created a showroom that allows our customers to see a vast range of designs and layouts to allow them the optimal choice but also guide them in the decision-making process. Our selection of brands include Poggenpohl, Pronorm, Gaggenau, Wolf, Duravit, Laufen and luxury tile brands Florim and Marco Corona. We also offer the compete interior design service with our onsite designer Tracey Jane Interior Design.





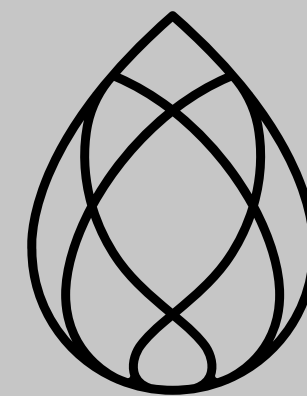
poggen  
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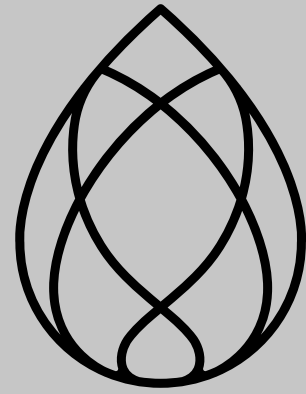
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Please visit [www.thequayroadresidences.com](http://www.thequayroadresidences.com) or scan the QR code below.



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