

SIX OUTSTANDING
COASTAL APARTMENTS



THE
**WATCH
HOUSE**

MAIN STREET, CASTLEROCK



CONTEMPORARY COASTAL LIVING IN THE WATCH HOUSE APARTMENTS



THE WATCH HOUSE

Perfectly placed on Main Street looking out over The Promenade and Castlerock Beach, The Watch House offers luxury coastal living and is the ideal location in which to relax and unwind with some of the most beautiful seaside & countryside in Ireland on your doorstep. Castlerock lies within the spectacular North Coast and is only a short distance from Portstewart, Portrush, the Giant's Causeway, Carrick-a-rede rope bridge and offers great road links to Coleraine, Belfast and L'derry.

If you prefer an active day out there is a huge range of outdoor activities to choose from including superb golf at the challenging links course of Castlerock Golf Club and nearby Portstewart Golf Club, surfing, horse riding, sailing, kayaking, kite surfing, rock climbing & rambling.

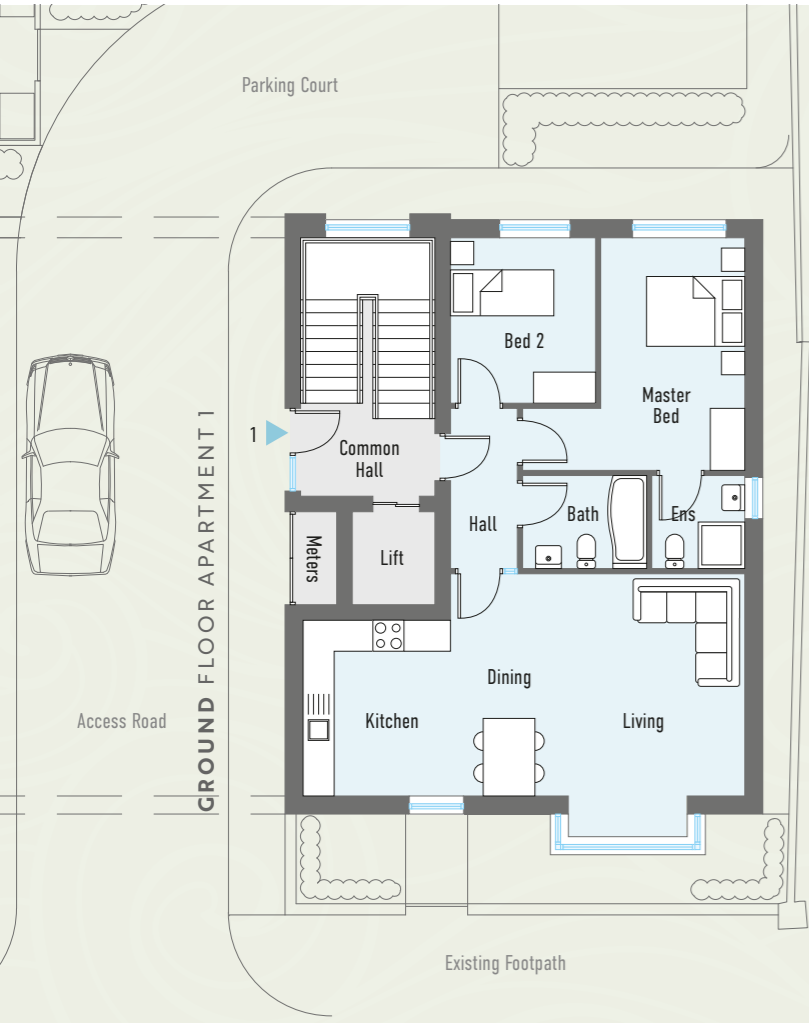
Local developers Brian Devine Homes are well known for their high quality workmanship and craftsmanship and the interior finish at The Watch House will further enhance their reputation.

Enjoy your very own piece of the world renowned North Coast at The Watch House, Castlerock.

- 1. CASTLEROCK BEACH
- 2. AERIAL LOCATION
- 3. CASTLEROCK GOLF CLUB
- 4. CASTLEROCK STRAND
- 5. MUSSENDEN TEMPLE



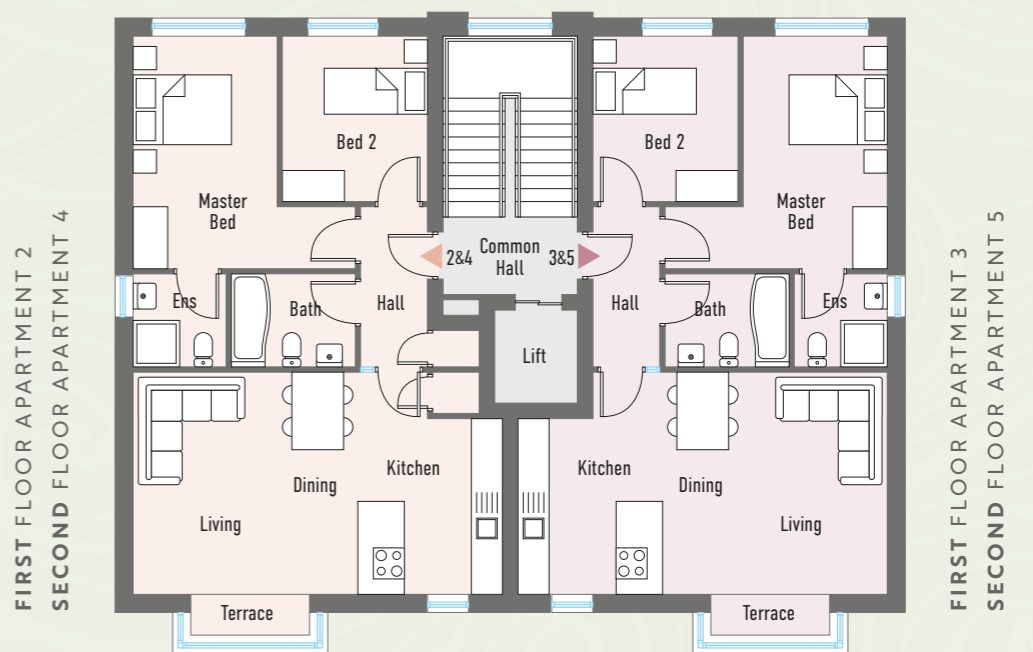
CGI of rear elevation and parking court



APT 1 - GROUND FLOOR

Entrance Hall			
Kitchen Dining Living	ft 27'9" x 14'0"	m 8.54 x 4.30	
Bedroom 1	ft 14'8" x 9'1"	m 4.50 x 2.78	
Ensuite	ft 5'10" x 5'10"	m 1.80 x 1.80	
Bedroom 2	ft 10'5" x 9'1"	m 3.20 x 2.80	
Bathroom	ft 7'10" x 5'10"	m 2.40 x 1.80	

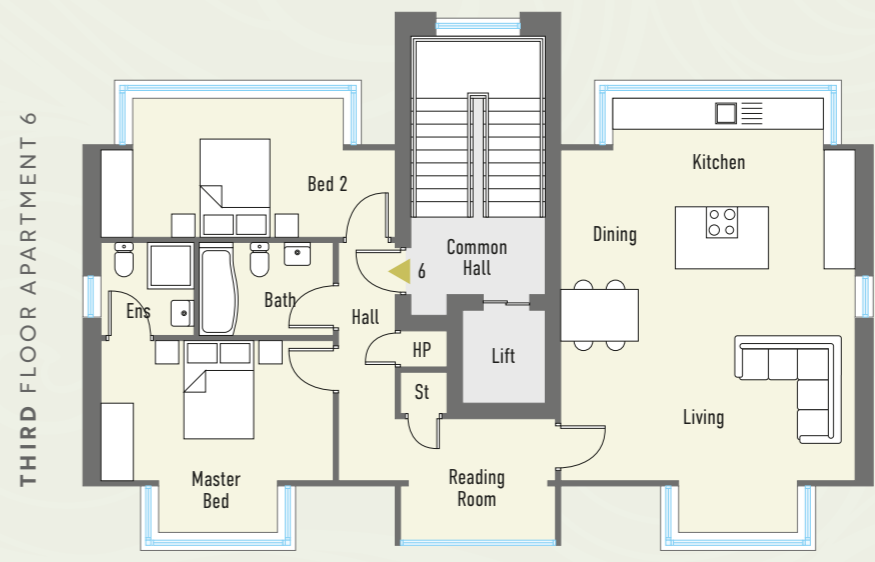
Floor area: 785 sq ft approx



APT 2 FIRST FLOOR - APT 4 SECOND FLOOR				APT 3 FIRST FLOOR - APT 5 SECOND FLOOR			
Entrance Hall				Entrance Hall			
Kitchen Dining Living	ft 23'3" x 14'0"	m 7.14 x 4.30		Kitchen Dining Living	ft 23'3" x 14'0"	m 7.14 x 4.30	
Master Bedroom	ft 14'8" x 9'1"	m 4.50 x 2.78		Master Bedroom	ft 14'8" x 9'1"	m 4.50 x 2.78	
Ensuite	ft 5'10" x 5'10"	m 1.80 x 1.80		Ensuite	ft 5'10" x 5'10"	m 1.80 x 1.80	
Bedroom 2	ft 10'5" x 9'1"	m 3.20 x 2.80		Bedroom 2	ft 10'5" x 9'1"	m 3.20 x 2.80	
Bathroom	ft 7'10" x 5'10"	m 2.40 x 1.80		Bathroom	ft 7'10" x 5'10"	m 2.40 x 1.80	

Floor area: 755 sq ft approx

Floor area: 735 sq ft approx



APT 6 THIRD FLOOR

Entrance Hall with Reading Room			
Kitchen Dining Living	ft 20'10" x 18'6"	m 6.40 x 5.69	
Master Bedroom	ft 14'7" x 8'10"	m 4.49 x 2.71	
Ensuite	ft 5'10" x 5'10"	m 1.80 x 1.80	
Bedroom 2	ft 18'6" x 8'9"	m 5.69 x 2.69	
Bathroom	ft 8'5" x 5'10"	m 2.59 x 1.80	

Floor area: 1010 sq ft approx

BEAUTIFULLY DESIGNED WITH YOU IN MIND

CUTTING EDGE, CONTEMPORARY SPECIFICATION

KITCHEN

- Bespoke kitchen with a choice of door finishes by Woodcraft NI Limited.
- Granite worktops with upstand
- Integrated appliances in kitchen to include hob, electric hob, oven, extractor hood, fridge freezer, dishwasher and washing machine

BATHROOM & ENSUITE

- White sanitary ware with chrome fittings (nominated supplier)
- Power showers in bathroom / ensuite
- Chrome heated towel rail
- Fully tiled shower enclosures, part wall tiling to bathroom and splash backs to ensuite wash hand basins
- Splash back mirror at wash hand basins

DECORATION

- Painted internal walls and ceilings
- Linca painted doors and feature glazed doors to living room
- Painted architraves and skirtings
- Quality ironmongery

FLOOR COVERINGS

- Tiled floor to hallway, kitchen, living area, bathroom and ensuite
- Bedrooms with choice of wood effect or tiled flooring

ELECTRICAL INSTALLATION

- Comprehensive range of electrical sockets, switches, TV and telephone points
- Video camera security entry system
- Wired for security alarm
- Mains supply smoke and carbon monoxide detectors with battery back-up

HEATING

- Mains gas central heating
- High efficiency gas boiler with thermostat controlled zones
- Underfloor heating controlled by app

GLAZING

- 90mls PVC box section insulated windows (U Value 1.2)

COMMUNAL & EXTERNAL FINISHES

- Gated access system with intercom to individual apartments
- High specification flooring and décor to entrance lobbies and stairwell
- Feature intelligent lighting to entrance lobby and staircases
- Allocated car parking
- Landscaped communal gardens to front and rear
- Dwarf facing brick base wall with feature railings to front of development
- Asphalt area to front



THESE PHOTOGRAPHS ARE FROM OUR MOST RECENTLY COMPLETED DEVELOPMENT AT ARD-NA-HONA, COLERAINE SHOWING THE QUALITY & CRAFTSMANSHIP OF THE INTERIOR FINISH



GLOBAL HOMES WARRANTY

A management company will be set up for the benefit of all residents in the development. Maintenance of buildings and common areas now falls to the residents of new developments and it is important that the standard of the scheme is retained from the outset and protected for the best day to day enjoyment of all occupants. Information on projected management fees can be obtained from Agent

PERFECTLY PLACED!

Town Centre.....	0.1 mile	Mussenden Temple	1.5 miles
Castlerock Golf Club.....	0.2 mile	Portstewart.....	11 miles
Castlerock Beach.....	0.1 mile	Coleraine.....	6.1 miles
Train Station.....	0.2 mile	Portrush.....	13 miles
Downhill Beach.....	2.0 miles		



Location Maps - not to scale

SALES REPRESENTATION BY:



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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

