



# Flaxall View

BELFAST ROAD, CARRICKFERGUS

# Building for a greener future.

Carbon footprint considered. Eco-forward homes for everyone's future.







Streetscape looking from site 38 back towards site 32.



Streetscape looking towards site 22.

# Welcome to a new era of luxury, comfort & environmental responsibility.

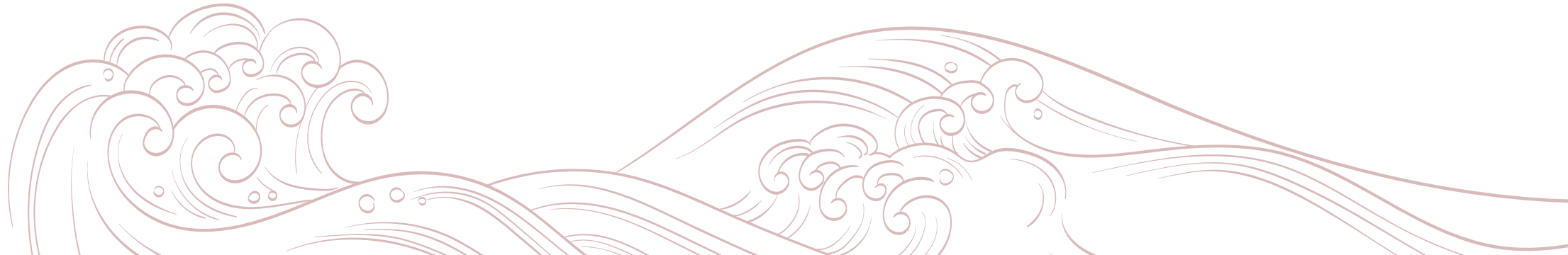
Welcome to Flaxall View, where every detail is designed with a commitment to a greener future. These exceptional homes redefine modern living by seamlessly blending cutting-edge sustainability practices with the utmost comfort and style.

At Flaxall View, we understand that your home is more than just a living space; it's a reflection of your values and aspirations. That's why we've embarked on a journey to create homes that tread lightly on the Earth while offering an unparalleled living experience for you and your family.

Join us in creating a sanctuary where you can relish in the harmony of nature, revel in the embrace of luxury, and embrace a lifestyle that celebrates both your well-being and the well-being of our planet.

At Flaxall View sustainability meets comfort - this is your invitation to a life enriched by purpose, conscience, and a deep connection to the world around you.

- Traditionally Built Homes
- Solid Concrete First Floor
- Efficient Underfloor Ground Floor Heating
- Insulated Energy Saving Windows
- Solar Fitted as Standard
- Garage Standard on Detached





# Site Map

Phase 1  
Site Numbers 1-40



**Style A Brick**  
3 Bedroom Semi-Detached  
**Site Nos: 30, 31**



**Style A Render**  
3 Bedroom Semi-Detached  
**Site Nos: 7, 8, 18, 19**



**Style A Brick Stepped**  
3 Bedroom Semi-Detached  
**Site Nos: 24, 25**



**Style A Render Stepped**  
3 Bedroom Semi-Detached  
**Site Nos: 36, 37**



**Style B Brick**  
4 Bedroom Semi-Detached  
**Site Nos: 3, 4, 5, 6, 20, 21, 39, 40**



**Style B Brick Stepped**  
4 Bedroom Semi-Detached  
**Site Nos: 15, 16, 33, 34**



**Style B Render Stepped**  
4 Bedroom Semi-Detached  
**Site Nos: 27, 28**



**Style C Brick**  
3 Bedroom Semi-Detached  
**Site Nos: 12, 13, 17**



**Style C2 Brick**  
4 Bedroom Detached  
**Site Nos: 22**



**Style D Brick**  
4 Bedroom Detached  
**Site Nos: 26, 35**



**Style E Corner Brick**  
4 Bedroom Detached  
**Site Nos: 23, 29, 32, 38**



**Style E Bay Brick**  
4 Bedroom Detached  
**Site No: 1**



**Style L Brick**  
4 Bedroom Detached  
**Site Nos: 10, 11**



**Style N Brick**  
4 Bedroom Detached  
**Site Nos: 2, 9, 14**



# Style A

Three Bedroom  
Semi-Detached Home

**Brick Finish**  
Site Numbers  
30, 31

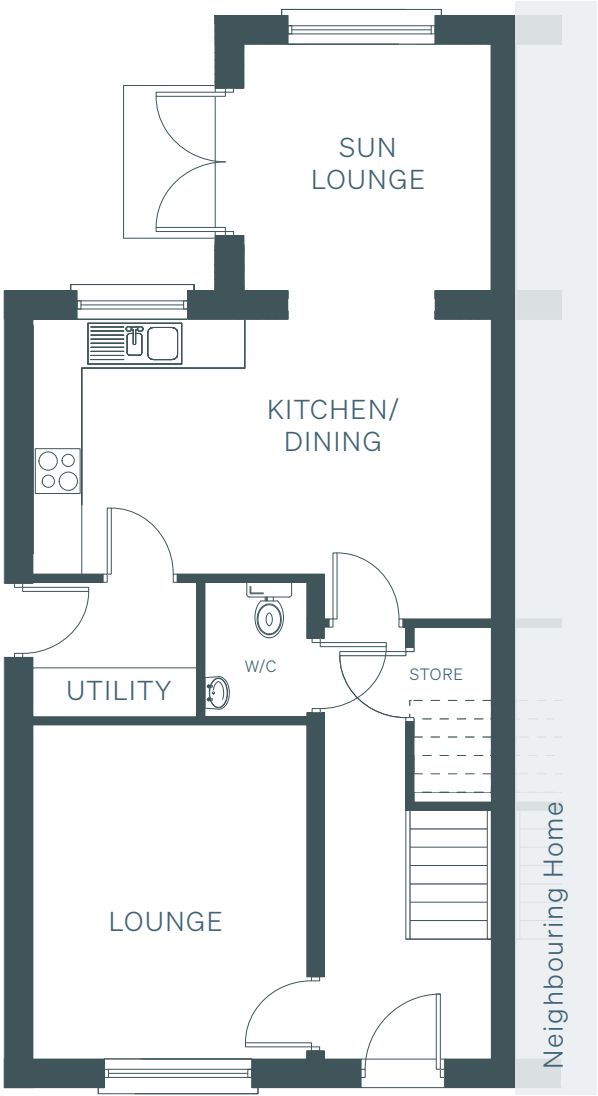
**Render Finish**  
Site Numbers  
7, 8, 18, 19



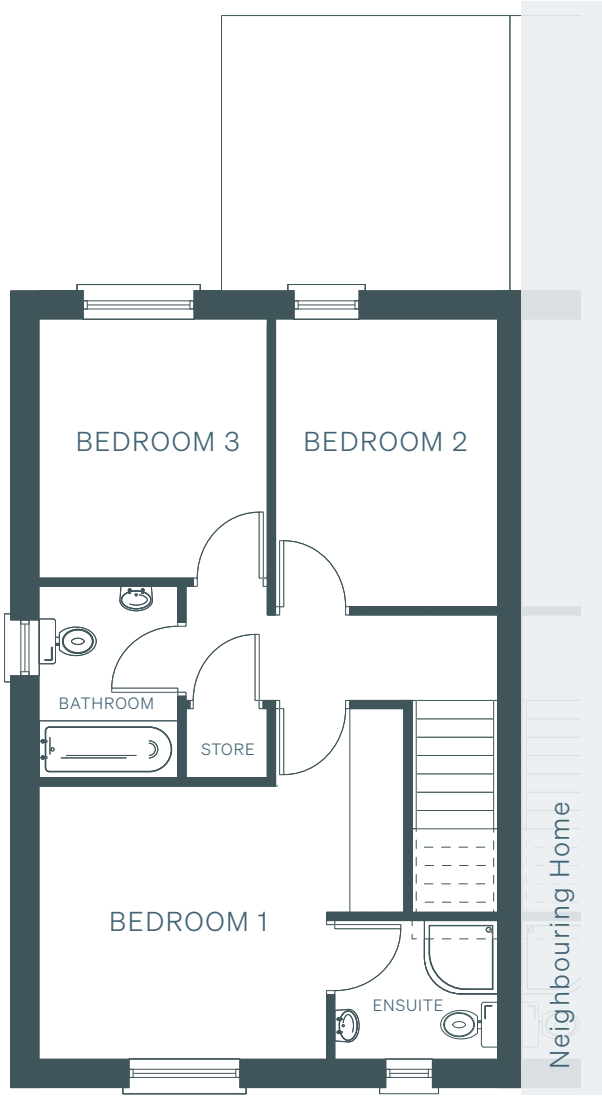
This well-presented three-bedroom semi-detached home offers spacious living. The ground floor flows through to an open-plan kitchen/dining area & sun lounge, complemented by a separate utility room, convenient WC & store room off the hallway. Upstairs, the property comprises three bedrooms, with the primary bedroom enjoying its own en-suite shower room. The family bathroom includes a bath/shower combo.



## Ground Floor



## First Floor



## Dimensions

Lounge	
4.3m x 3.3m	13'10" x 11'0"
Utility	
2.0m x 1.6m	6'7" x 5'5"
Kitchen/Dining	
5.6m x 3.6m (widest)	18'5" x 12'0" (widest)
Sun Lounge	
3.0m x 3.0m	9'11" x 9'11"
Bedroom 1	
4.4m (widest) x 3.3m	14'8" (widest) x 10'11"
Ensuite	
2.0m x 1.7m	6'6" x 5'6"
Bedroom 2	
3.5m x 2.7m	11'6" x 8'11"
Bedroom 3	
3.1m x 2.8m	10'5" x 9'2"
Bathroom	
2.3m x 1.7m	7'8" x 5'6"



# Style A Stepped

Three Bedroom  
Semi-Detached Home

**Brick Finish**  
Site Numbers  
24, 25

**Render Finish**  
Site Numbers  
36, 37



This well-presented three-bedroom semi-detached home offers spacious living. The ground floor flows through to an open-plan kitchen/dining area & sun lounge, complemented by a separate utility room, convenient WC & store room off the hallway. Upstairs, the property comprises three bedrooms, with the primary bedroom enjoying its own en-suite shower room. The family bathroom includes a bath/shower combo.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating

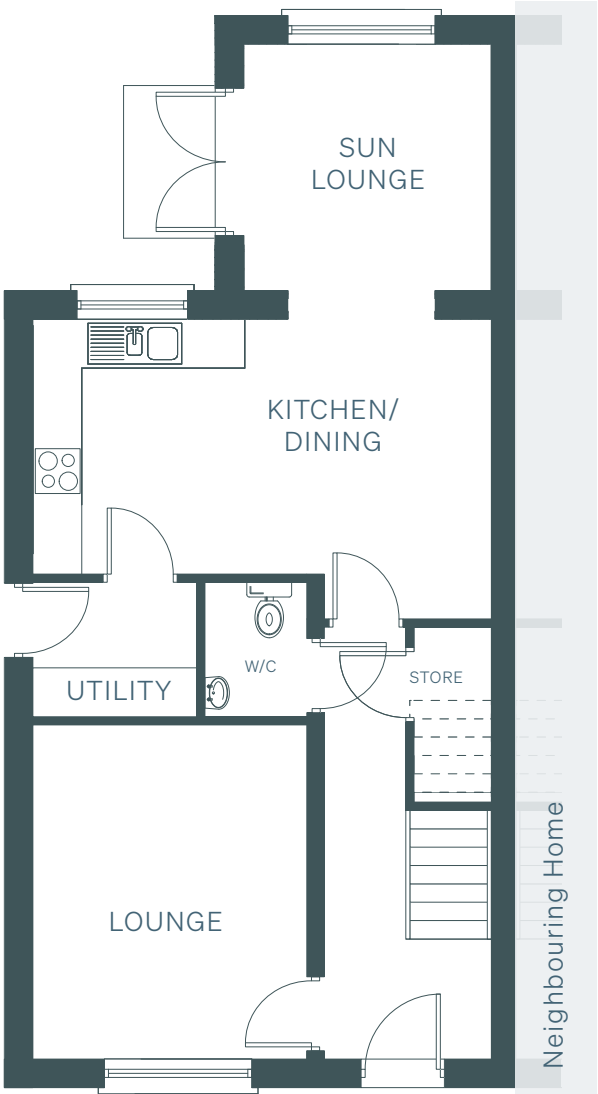


Insulated  
Energy Saving  
Windows

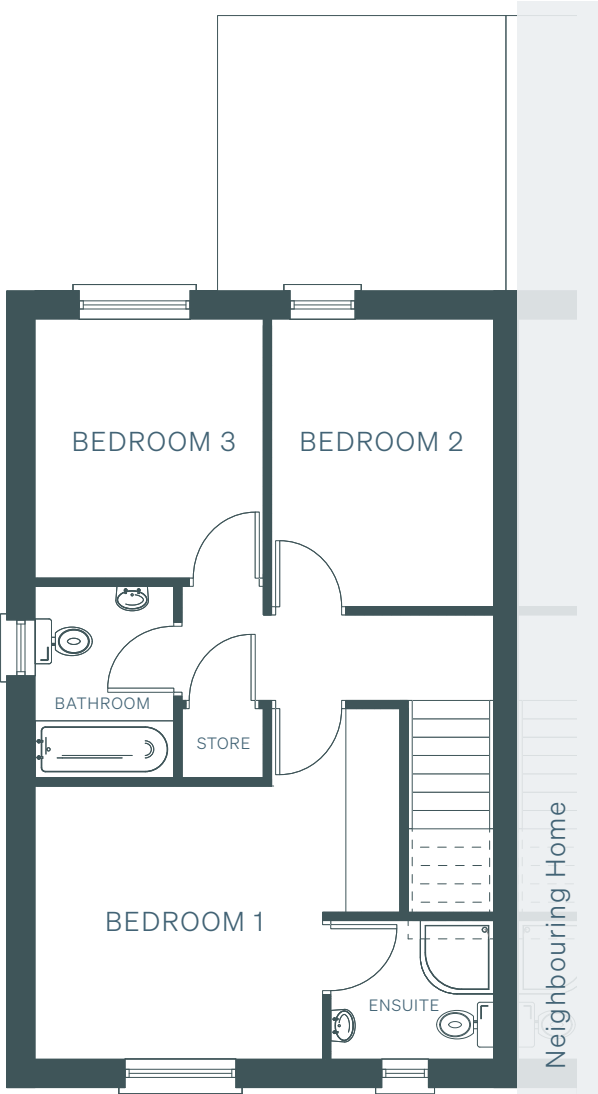


Solar  
Fitted as  
Standard

## Ground Floor



## First Floor



## Dimensions

Lounge	
4.3m x 3.3m	13'10" x 11'0"
Utility	
2.0m x 1.6m	6'7" x 5'5"
Kitchen/Dining	
5.6m x 3.6m (widest)	18'5" x 12'0" (widest)
Sun Lounge	
3.0m x 3.0m	9'11" x 9'11"
Bedroom 1	
4.4m (widest) x 3.3m	14'8" (widest) x 10'11"
Ensuite	
2.0m x 1.7m	6'6" x 5'6"
Bedroom 2	
3.5m x 2.7m	11'6" x 8'11"
Bedroom 3	
3.1m x 2.8m	10'5" x 9'2"
Bathroom	
2.3m x 1.7m	7'8" x 5'6"



# Style B

Four Bedroom  
Semi-Detached Home

**Brick Finish**  
Site Numbers  
3, 4, 5, 6, 20, 21, 39, 40



A stylish four-bedroom, semi-detached home featuring spacious living. The ground floor opens into a contemporary open-plan kitchen/dining/snug area, complete with utility room, convenient WC & store room off the hallway. Upstairs offers four well-proportioned bedrooms, with the primary bedroom benefitting from an en-suite shower room. The family bathroom includes a bath/shower combo, while additional storage is located off the landing.

  
Traditionally  
Built  
Homes

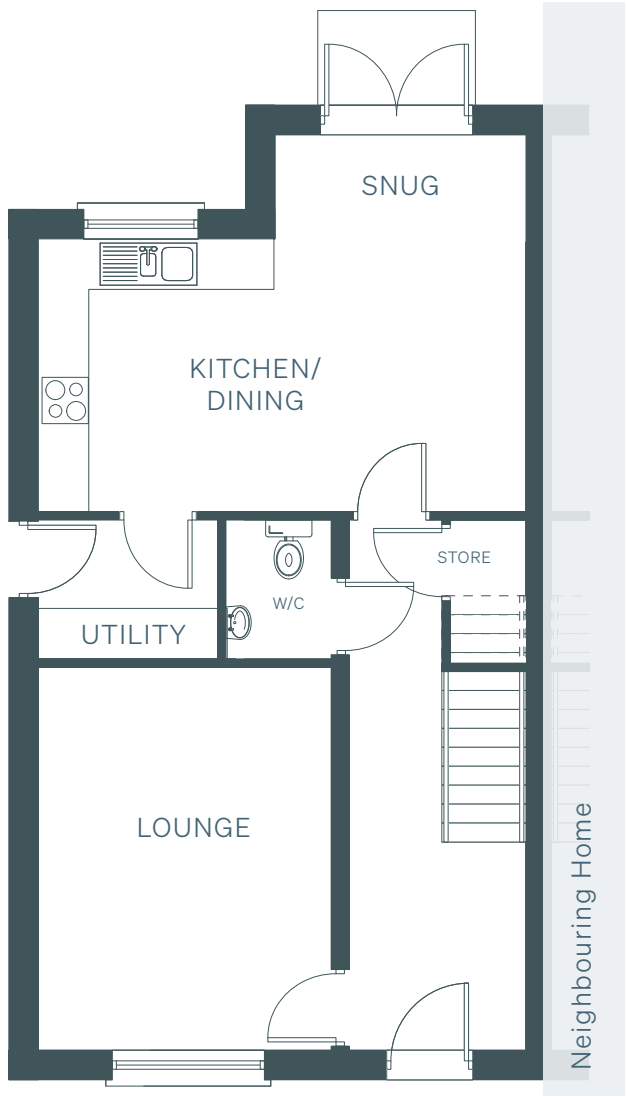
  
Solid  
Concrete  
First Floor

  
Efficient  
Underfloor  
Ground Floor  
Heating

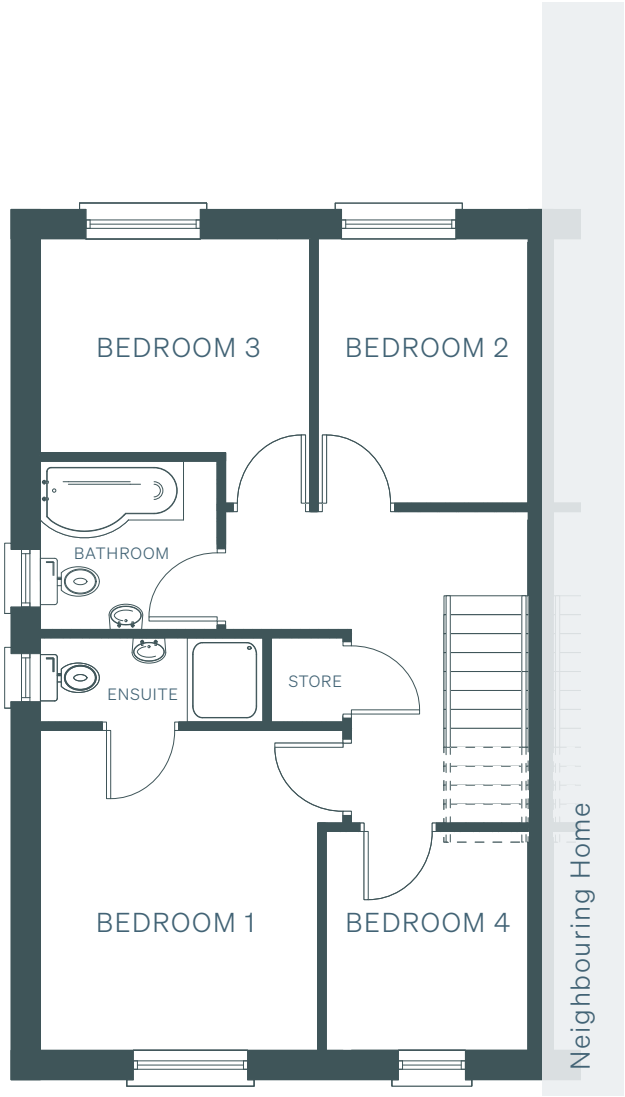
  
Insulated  
Energy Saving  
Windows

  
Solar  
Fitted as  
Standard

## Ground Floor



## First Floor



## Dimensions

Lounge		
4.5m x 3.4m		14'11" x 11'5"
Utility		
2.1m x 1.6m		7'0" x 5'5"
Kitchen/Dining/Snug		
5.8m x 3.2m (4.4m deepest)		19'0" x 10'8" (15'0" deepest)
Bedroom 1		
3.8m x 3.2m		12'6" x 10'10"
Ensuite		
2.6m x 1.0m		8'8" x 3'3"
Bedroom 2		
3.2m x 2.5m		10'6" x 8'4"
Bedroom 3		
3.1m x 2.5m		10'4" x 8'2"
Bedroom 4		
2.6m x 2.4m		8'7" x 7'11"
Bathroom		
2.1m x 2.0m		6'11" x 6'7"

# Style B Stepped

Four Bedroom  
Semi-Detached Home

**Brick Finish**  
Site Numbers  
15, 16, 33, 34

**Render Finish**  
Site Numbers  
27, 28



A stylish four-bedroom semi-detached home featuring spacious living. The ground floor opens into a contemporary open-plan kitchen/dining/snug area, complete with utility room, convenient WC & store room off the hallway. Upstairs offers four well-proportioned bedrooms, with the primary bedroom benefitting from an en-suite shower room. The family bathroom includes a bath/shower combo, while additional storage is located off the landing.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating

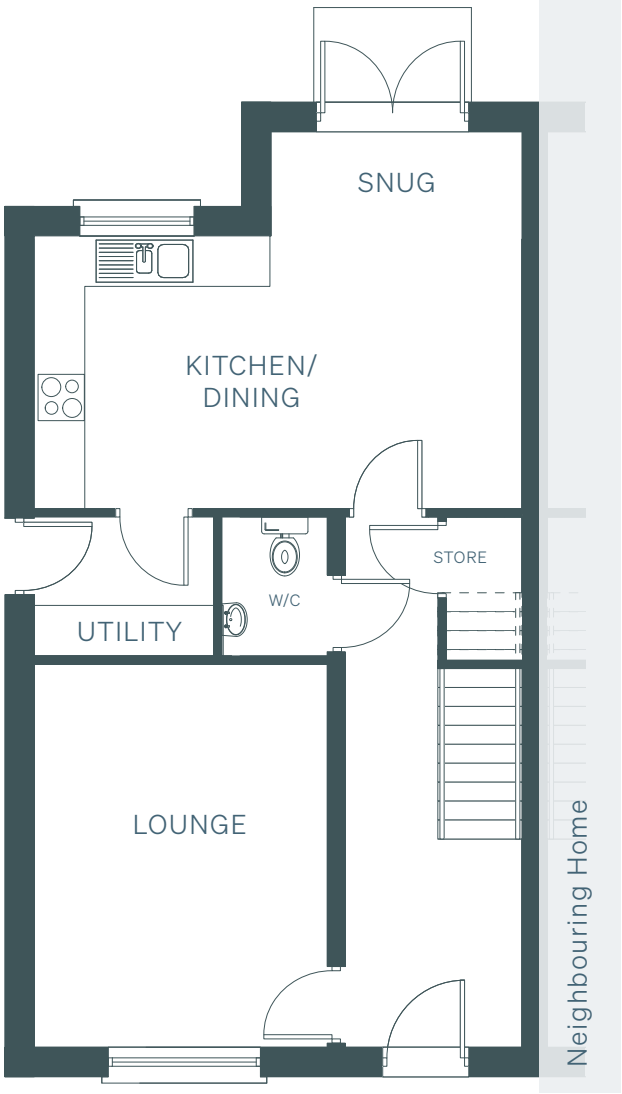


Insulated  
Energy Saving  
Windows

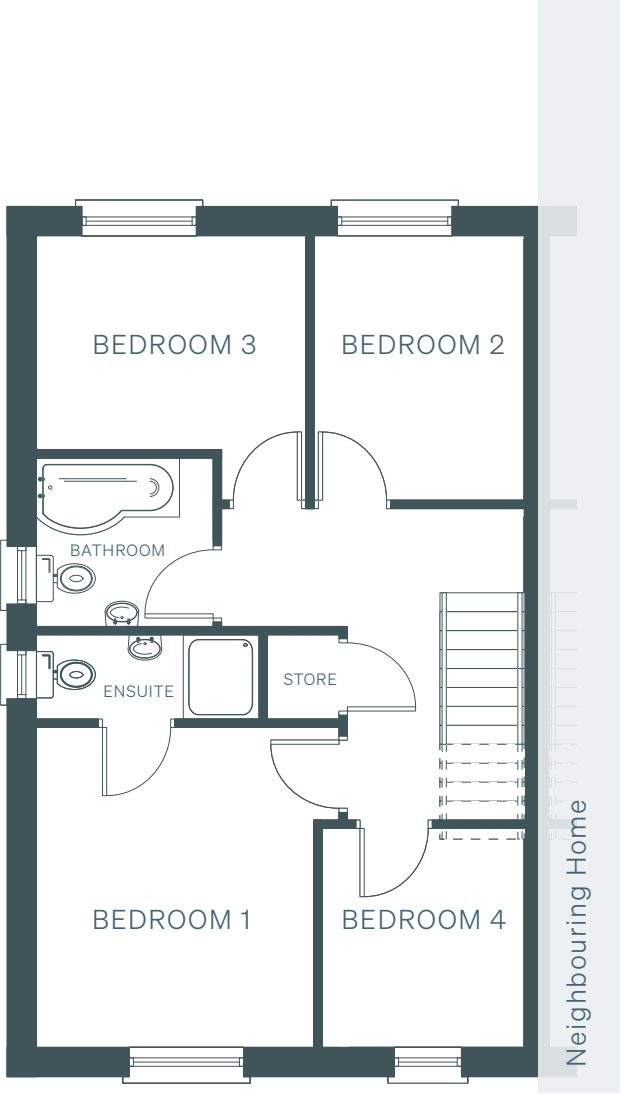


Solar  
Fitted as  
Standard

## Ground Floor



## First Floor



## Dimensions

Lounge		
4.5m x 3.4m	14'11" x 11'5"	
Utility		
2.1m x 1.6m	7'0" x 5'5"	
Kitchen/Dining/Snug		
5.8m x 3.2m (4.4m deepest)	19'0" x 10'8" (15'0" deepest)	
Bedroom 1		
3.8m x 3.2m	12'6" x 10'10"	
Ensuite		
2.6m x 1.0m	8'8" x 3'3"	
Bedroom 2		
3.2m x 2.5m	10'6" x 8'4"	
Bedroom 3		
3.1m x 2.5m	10'4" x 8'2"	
Bedroom 4		
2.6m x 2.4m	8'7" x 7'11"	
Bathroom		
2.1m x 2.0m	6'11" x 6'7"	



# Style C

Four Bedroom  
Detached Home

Brick Finish  
Site Numbers  
12, 13, 17



This four-bedroom detached home offers a spacious lounge and study. The ground floor extends into an open-plan kitchen/dining area, complemented by a utility room, an inviting sun lounge and a convenient WC & storage off the hallway. Upstairs, there are four well-proportioned bedrooms, with the primary bedroom benefitting from an en-suite shower room. The family bathroom is fitted with both a bath and separate shower, while useful storage space is provided off the landing.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating



Insulated  
Energy Saving  
Windows

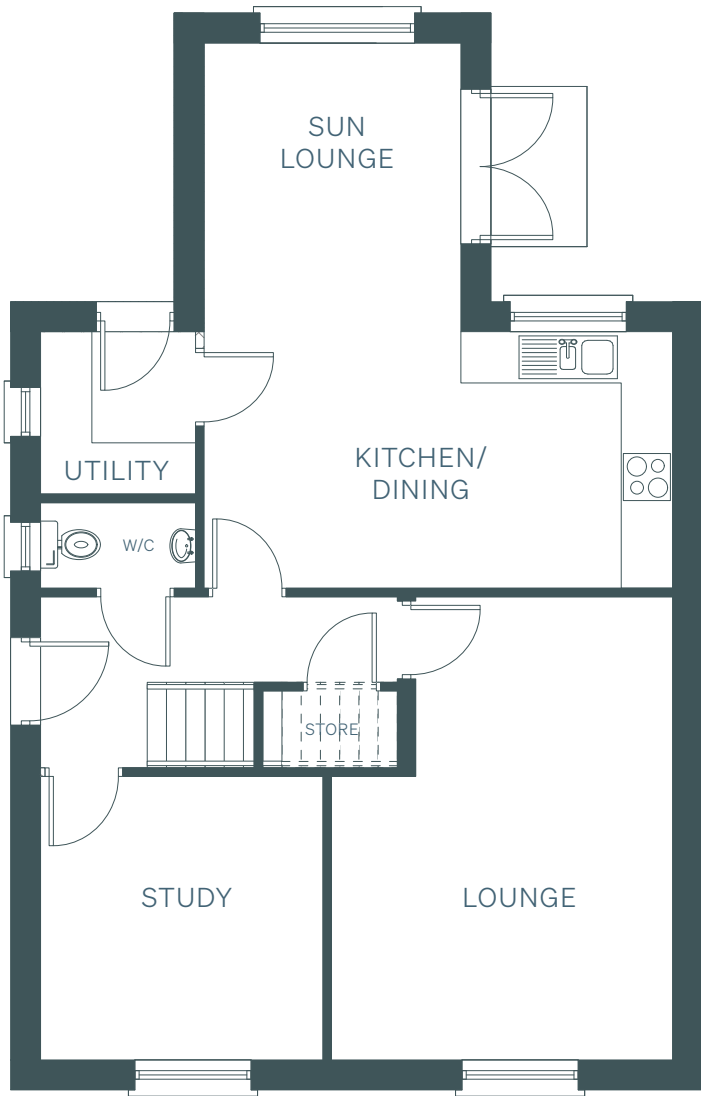


Solar  
Fitted as  
Standard

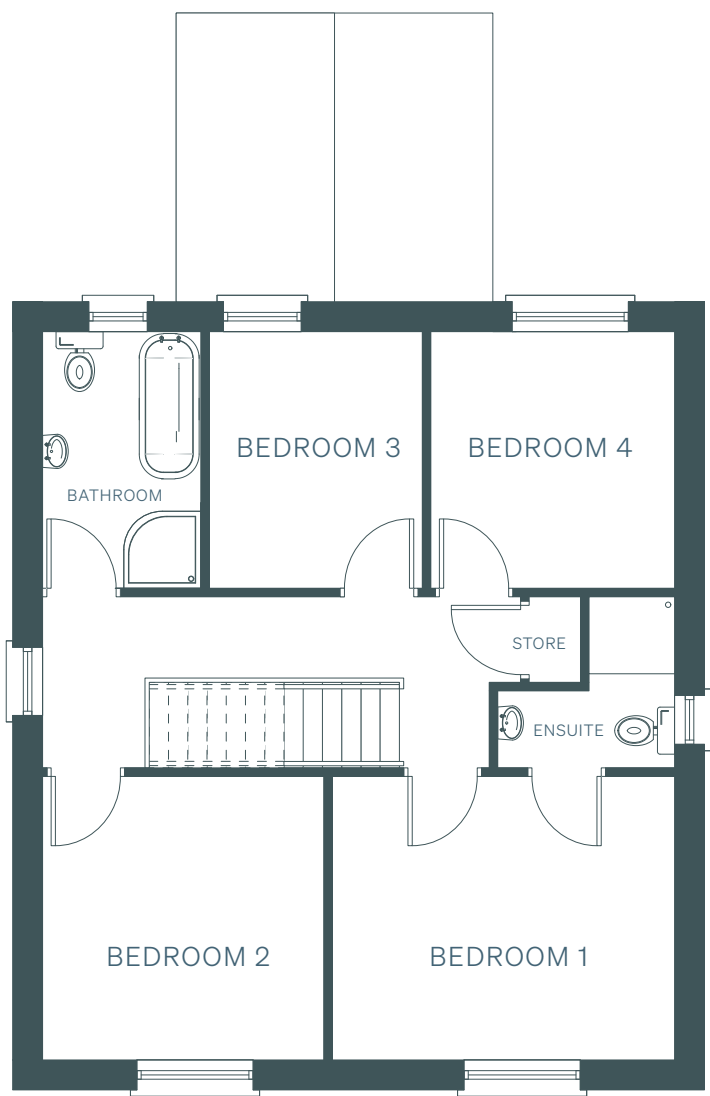


Garage  
Standard on  
Detached

## Ground Floor



## First Floor



## Dimensions

Lounge	5.4m x 3.9m	17'9" x 13'1"
Study	3.3m x 3.3m	10'11" x 10'10"
Utility	1.9m x 1.8m	6'3" x 5'11"
Kitchen/Dining	5.4m x 3.0m	18'0" x 9'10"
Sun Lounge	3.3m x 3.0m	11'1" x 9'10"
Bedroom 1	4.0m x 3.3m	13'1" x 10'11"
Ensuite	2.0m x 2.0m (widest + deepest)	6'9" x 6'7"
Bedroom 2	3.3m x 3.3m	10'11" x 10'10"
Bedroom 3	3.0m x 2.5m	9'10" x 8'2"
Bedroom 4	3.0m x 2.8m	9'10" x 9'4"
Bathroom	3.0m x 1.8m	9'10" x 6'1"



# Style C2

Four Bedroom  
Detached Home

Brick Finish  
Site Number  
22



A beautifully appointed four-bedroom detached home featuring a spacious lounge and study. The ground floor flows into a sizable open-plan kitchen/dining area, with a utility room and a convenient WC off the hallway, a bright sun lounge completes the layout. Upstairs, four generous bedrooms, with the principal bedroom benefitting from an en-suite shower room. The family bathroom includes both a bath and a separate shower, while additional storage is located off the landing.

  
Traditionally  
Built  
Homes

  
Solid  
Concrete  
First Floor

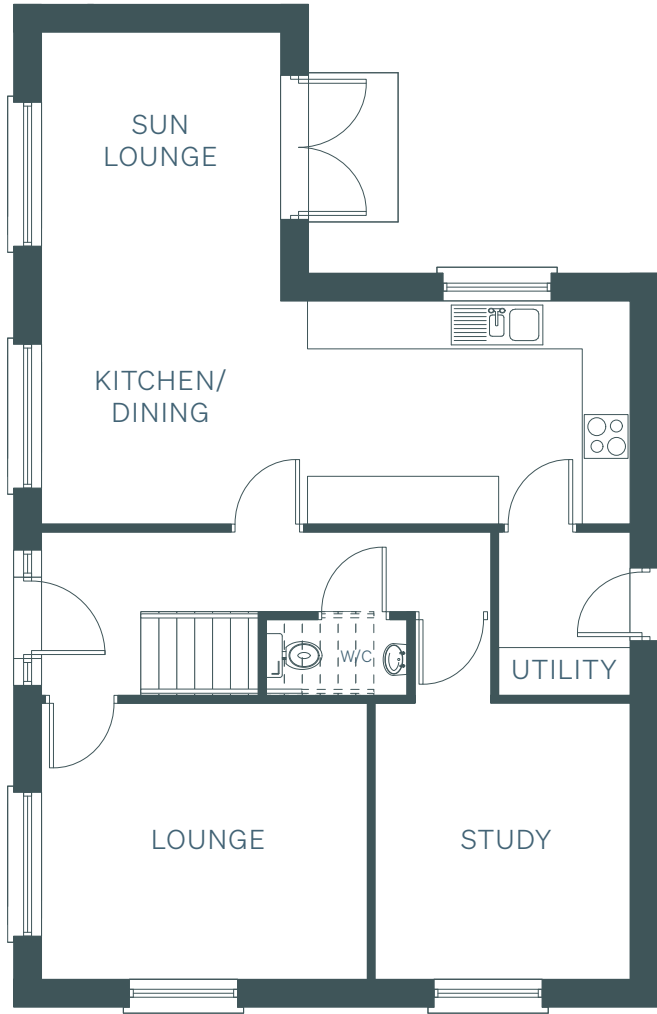
  
Efficient  
Underfloor  
Ground Floor  
Heating

  
Insulated  
Energy Saving  
Windows

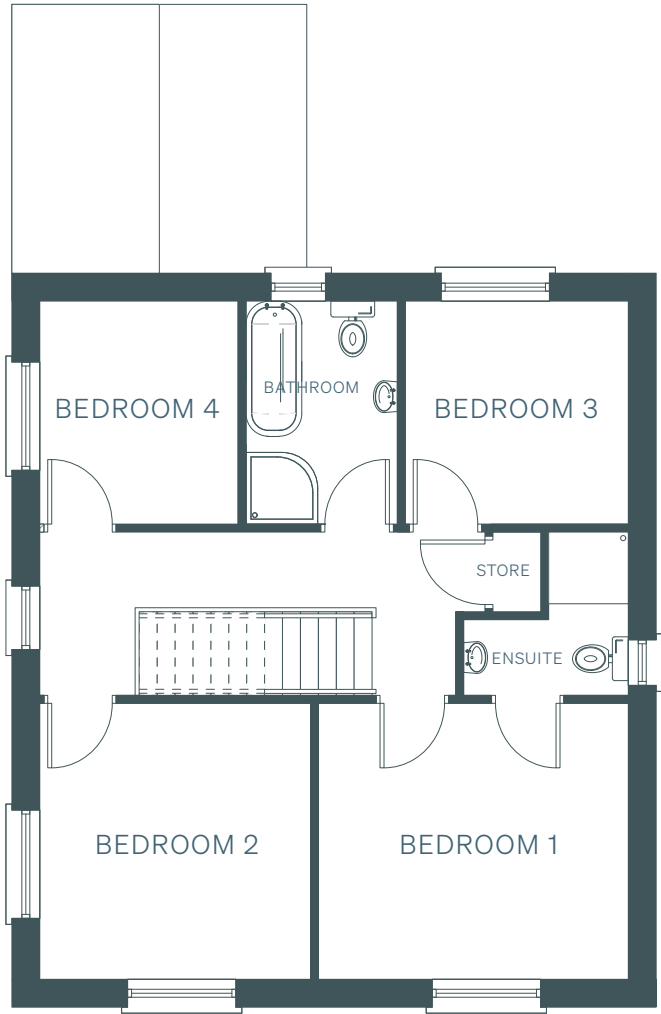
  
Solar  
Fitted as  
Standard

  
Garage  
Standard on  
Detached

## Ground Floor



## First Floor



## Dimensions

Lounge	4.0m x 3.4m	13'5" x 11'4"
Study	3.4m x 3.2m	11'4" x 10'6"
Utility	2.0m x 1.6m	6'9" x 5'5"
Kitchen/Dining	7.4m x 2.9m	24'3" x 9'6"
Sun Lounge	3.3m x 3.0m	11'1" x 9'10"
Bedroom 1	3.9m x 3.4m	12'9" x 11'4"
Ensuite	2.0m x 2.0m (widest + deepest)	6'9" x 6'9"
Bedroom 2	3.4m x 3.4m	11'4" x 11'2"
Bedroom 3	2.8m x 2.8m	9'2" x 9'2"
Bedroom 4	2.8m x 2.5m	9'2" x 8'2"
Bathroom	2.8m x 1.9m	9'2" x 6'3"



Style D

Four Bedroom  
Detached Home

Brick Finish  
Site Numbers  
26, 35




A stunning four-bedroom detached home offering a spacious lounge, a generous open-plan family area/kitchen/dining & sun lounge. Practical utility room and WC off kitchen. Upstairs, the property features four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room. The family bathroom is fitted with both a bath and a separate shower, with additional storage located off the landing.

  
Traditionally  
Built  
Homes

  
Solid  
Concrete  
First Floor

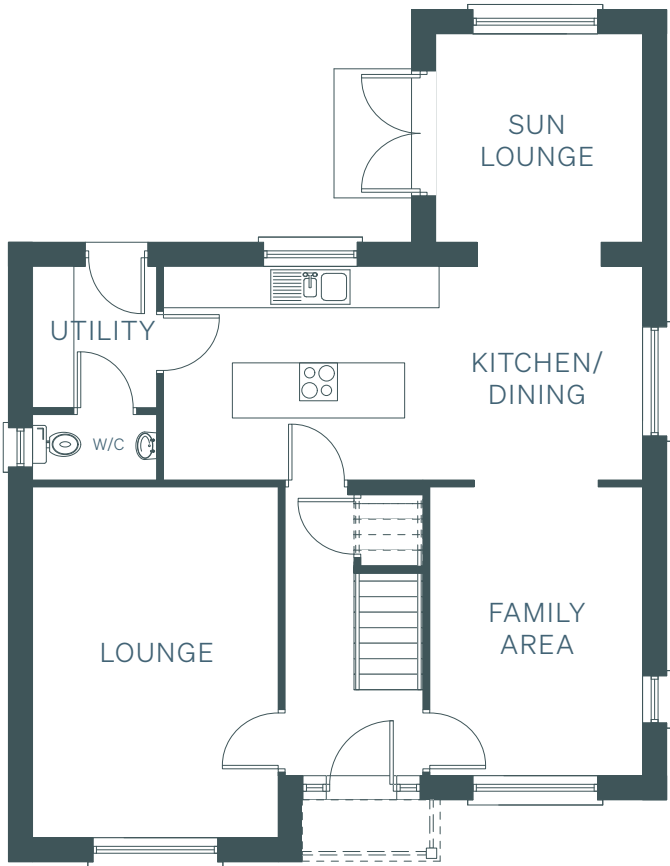
  
Efficient  
Underfloor  
Ground Floor  
Heating

  
Insulated  
Energy Saving  
Windows

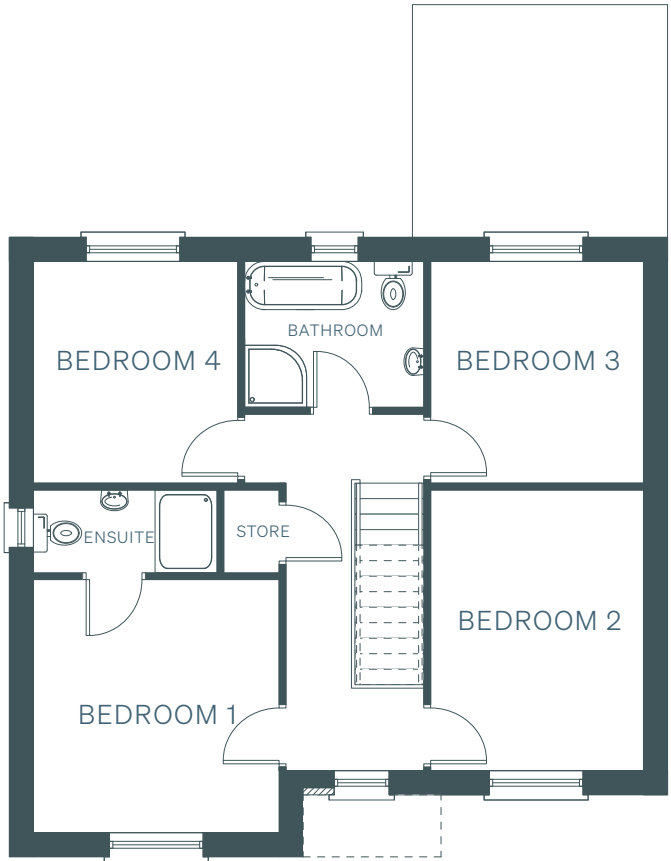
  
Solar  
Fitted as  
Standard

  
Garage  
Standard on  
Detached

Ground Floor



First Floor



Dimensions

Lounge		
5.0m x 3.5m	16'8" x 11'8"	
Family Area		
4.2m x 3.0m	13'9" x 10'2"	
Utility		
2.0m x 1.8m	6'9" x 5'11"	
Kitchen/Dining		
6.9m x 3.1m	22'10" x 10'2"	
Sun Lounge		
3.0m x 3.0m	9'11" x 9'10"	
Bedroom 1		
3.6m x 3.5m	12'1" x 11'8"	
Ensuite		
2.6m x 1.2m	8'9" x 3'11"	
Bedroom 2		
4.0m x 3.0m	13'4" x 10'2"	
Bedroom 3		
3.2m x 3.0m	10'7" x 10'2"	
Bedroom 4		
3.2m x 2.9m	10'7" x 9'9"	
Bathroom		
2.6m x 2.1m	8'6" x 6'11"	



# Style E Corner

Four Bedroom  
Detached Home

Brick Finish  
Site Numbers  
23, 29, 32, 38



A contemporary four-bedroom detached home, the ground floor features a spacious lounge as well as a generous open-plan kitchen/dining/family area, complemented by a practical utility room and downstairs WC. Upstairs, the layout includes four well-proportioned bedrooms, with the principal bedroom enjoying the benefit of an ensuite shower room. The family bathroom is fitted with both a bath and separate shower, while additional storage can be found off the landing.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating



Insulated  
Energy Saving  
Windows

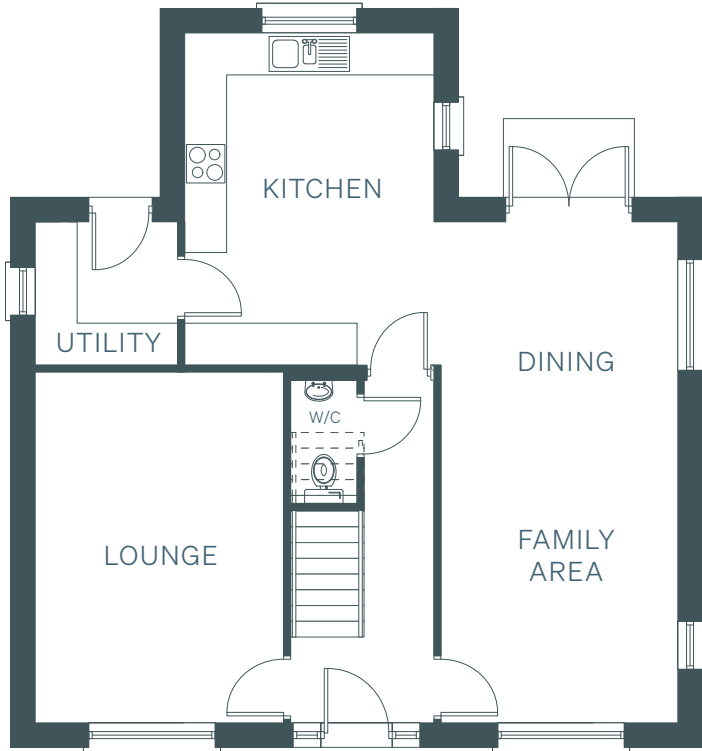


Solar  
Fitted as  
Standard



Garage  
Standard on  
Detached

## Ground Floor



## First Floor



## Dimensions

Lounge	
5.0m x 3.5m	16'5" x 11'8"
Family Area/Dining	
7.1m x 3.3m	23'6" x 11'1"
Utility	
2.0m x 2.0m	6'9" x 6'8"
Kitchen	
4.7m x 3.5m	15'7" x 11'8"
Bedroom 1	
4.5m x 3.5m	15'0" x 11'8"
Ensuite	
2.0m x 1.8m	6'8" x 6'1"
Bedroom 2	
3.6m x 3.3m	12'0" x 11'1"
Bedroom 3	
3.4m x 3.3m	11'2" x 11'1"
Bedroom 4	
3.5m x 3.0m	11'8" x 9'10"
Bathroom	
2.5m x 2.1m	6'11" x 8'4"



# Style E Bay

Four Bedroom  
Detached Home

Brick Finish  
Site Number  
1



A contemporary four-bedroom detached home with added living space through dual bay windows. The ground floor features a spacious lounge as well as a generous open-plan kitchen/dining/family area, complemented by a practical utility room and downstairs WC. Upstairs, the layout includes four well-proportioned bedrooms, with the principal bedroom enjoying the benefit of an en-suite shower room. The family bathroom is fitted with both a bath and separate shower, while additional storage can be found off the landing.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating



Insulated  
Energy Saving  
Windows

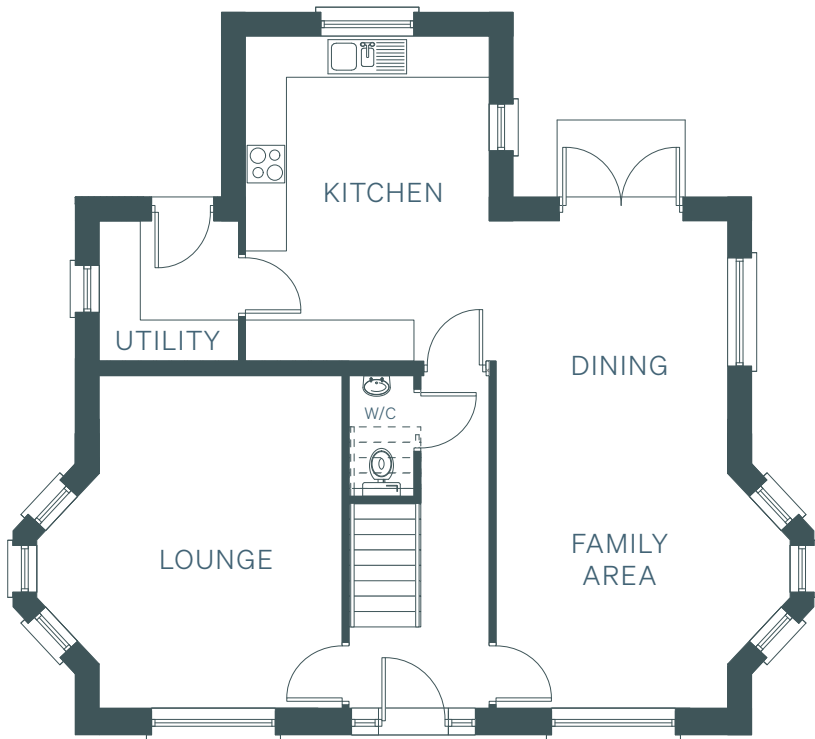


Solar  
Fitted as  
Standard

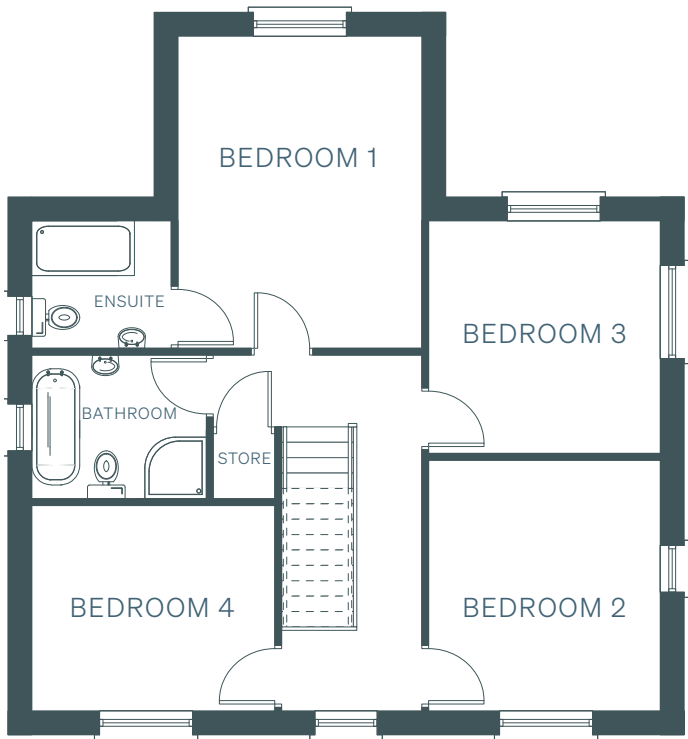


Garage  
Standard on  
Detached

## Ground Floor



## First Floor



## Dimensions

Lounge		
4.9m x 3.5m (4.5m bay)	15'11" x 11'8"	(14'8" bay)
Family Area/Dining		
7.1m x 3.3m (4.3m bay)	23'6" x 11'1"	(14'1" bay)
Utility		
2.0m x 2.0m	6'9" x 6'8"	
Kitchen		
4.7m x 3.5m	15'7" x 11'8"	
Bedroom 1		
4.5m x 3.5m	15'0" x 11'8"	
Ensuite		
2.0m x 1.8m	6'8" x 6'1"	
Bedroom 2		
3.6m x 3.3m	12'0" x 11'1"	
Bedroom 3		
3.4m x 3.3m	11'2" x 11'1"	
Bedroom 4		
3.5m x 3.0m	11'8" x 9'10"	
Bathroom		
2.5m x 2.1m	6'11" x 8'4"	



# Style L

Four Bedroom  
Detached Home

Brick Finish  
Site Numbers  
10, 11



A beautifully designed four-bedroom detached home featuring a spacious lounge. The ground floor opens into a modern open-plan kitchen/dining/ snug area, complemented by a useful utility room and a convenient WC & store off the hallway. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room. The family bathroom includes a shower/ bath combo, while additional storage can be found off the landing.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating

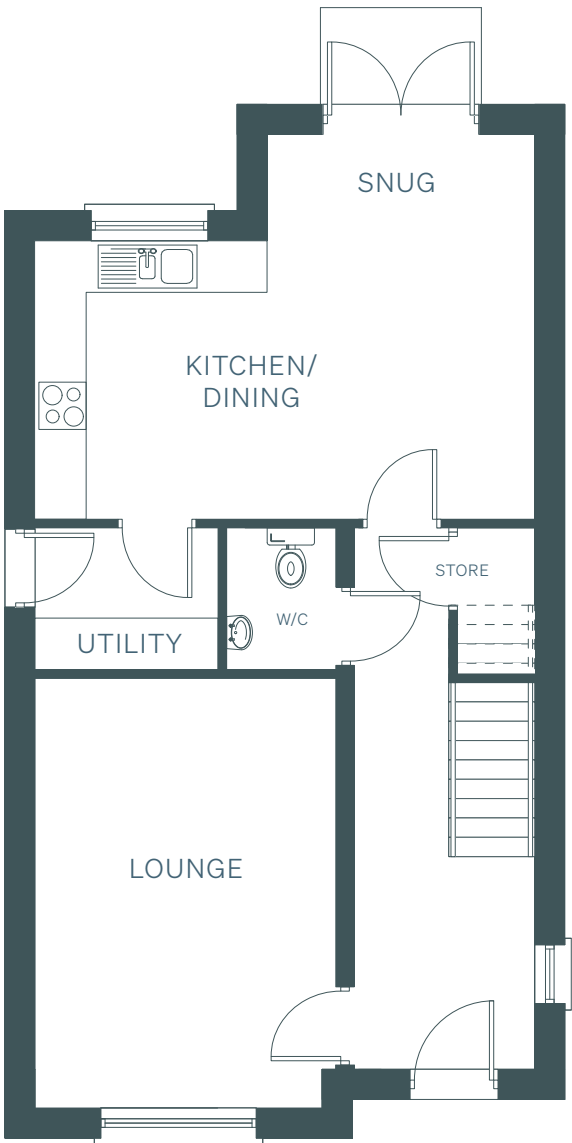


Insulated  
Energy Saving  
Windows

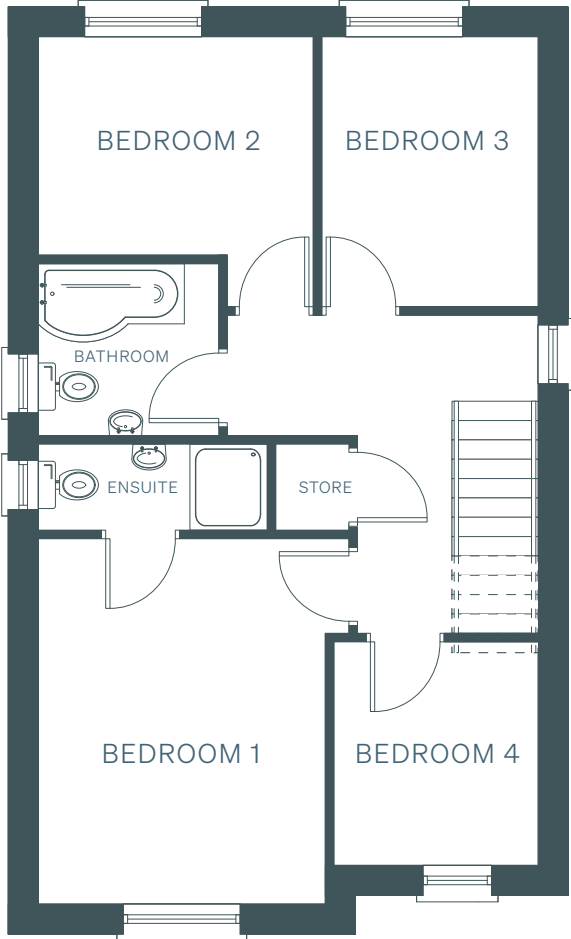


Solar  
Fitted as  
Standard

## Ground Floor



## First Floor



## Dimensions

Lounge		
5.0m x 3.5m		16'5" x 11'6"
Utility		
2.1m x 1.6m		7'0" x 5'5"
Kitchen/Dining/Snug		
5.8m x 3.2m (4.4m deepest)		19'0" x 10'8" (14'8" deepest)
Bedroom 1		
4.2m x 3.3m		13'11" x 10'11"
Ensuite		
2.6m x 1.0m		8'9" x 3'3"
Bedroom 2		
3.2m x 2.5m		10'6" x 8'4"
Bedroom 3		
3.1m x 2.5m		10'4" x 8'3"
Bedroom 4		
2.6m x 2.4m		8'7" x 7'10"
Bathroom		
2.1m x 2.0m		6'11" x 6'7"



# Style N

Four Bedroom  
Detached Home

Brick Finish  
Site Numbers  
2, 9, 14



A four-bedroom detached home featuring a spacious lounge. The heart of the property is a generous open-plan area that flows seamlessly from the family area to the kitchen/dining area and sun lounge. Utility room adjoins the kitchen and there is a convenient WC off the hallway. Upstairs, four well-proportioned bedrooms, with the primary bedroom enjoying the added benefit of an en-suite shower room. The family bathroom is thoughtfully designed with both a bath and separate shower, while additional storage is located off the landing.



Traditionally  
Built  
Homes



Solid  
Concrete  
First Floor



Efficient  
Underfloor  
Ground Floor  
Heating



Insulated  
Energy Saving  
Windows

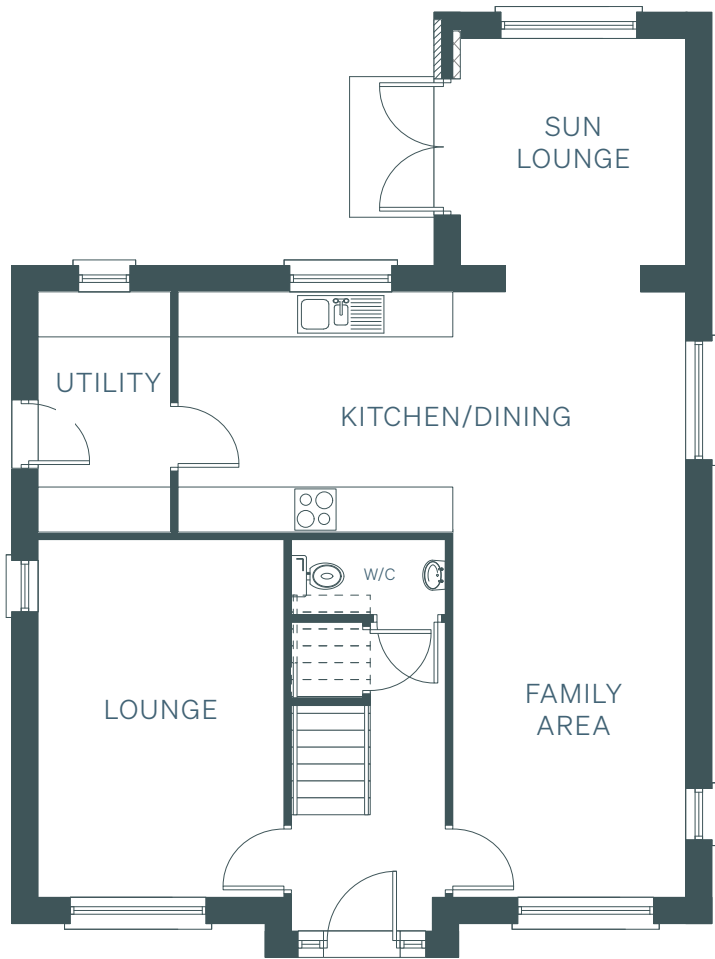


Solar  
Fitted as  
Standard

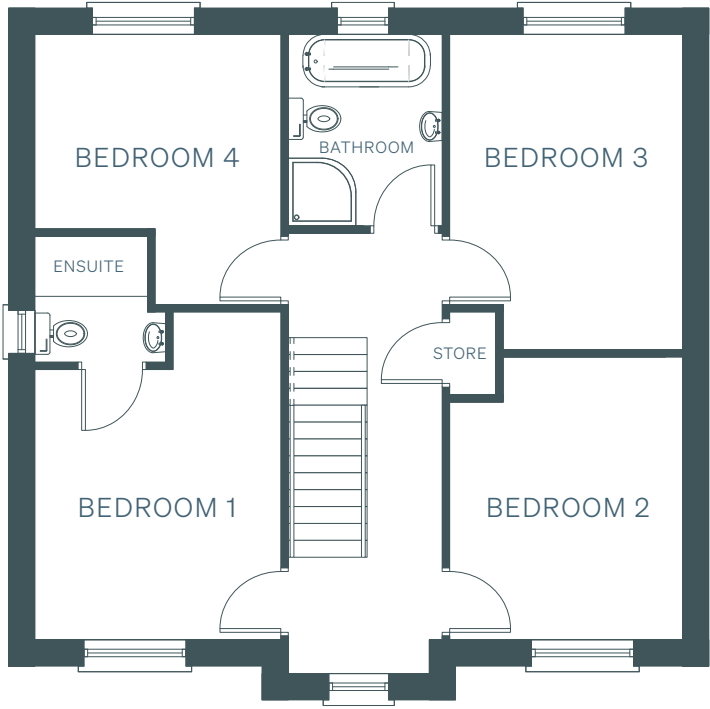


Garage  
Standard on  
Detached

## Ground Floor



## First Floor



## Dimensions

Lounge	
4.7m x 3.2m	15'8" x 10'9"
Family Area	
4.8m x 3.1m	16'0" x 10'2"
Utility	
3.2m x 1.7m	10'6" x 5'9"
Kitchen/Dining	
6.7m x 3.2m	22'2" x 10'6"
Sun Lounge	
3.0m x 3.0m	9'11" x 9'10"
Bedroom 1	
3.6m x 3.2m	11'10" x 10'9"
Ensuite	
1.7m x 1.6m	5'9" x 5'6"
Bedroom 2	
3.7m x 3.1m	12'4" x 10'2"
Bedroom 3	
4.2m x 3.2m	13'9" x 10'2"
Bedroom 4	
3.2m x 2.6m	10'9" x 8'6"
Bathroom	
2.5m x 2.0m	8'4" x 6'9"



# Garage

Garages are included with all detached homes, except for Style L. For semi-detached properties, garages are available as an optional extra. Please ask your agent to confirm if your site is suitable.

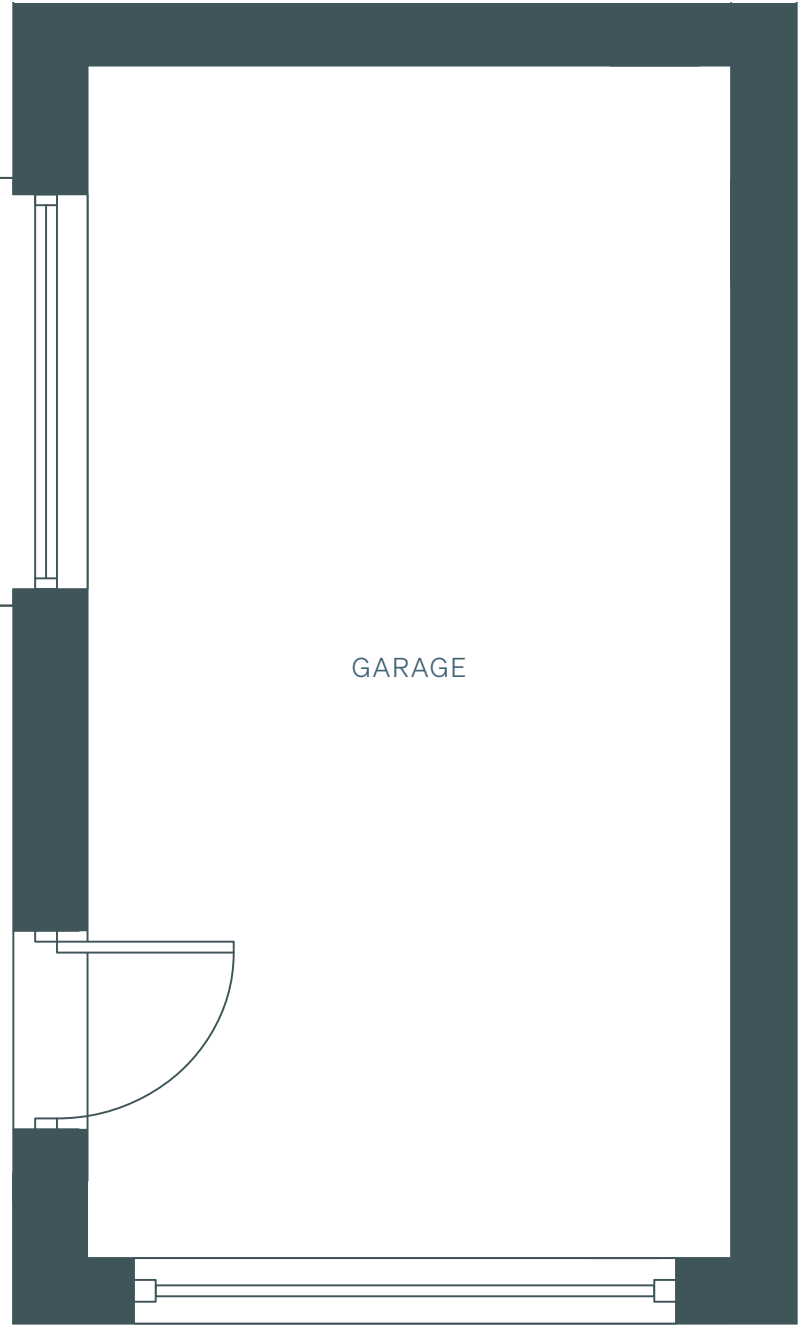


Each garage will be fitted with one central light fitting and one double socket. Upgrades available on request.

  
Traditionally  
Built  
Homes

  
Solid  
Concrete  
First Floor

  
Garage  
Standard on  
Detached



## Dimensions

Garage Detached 173sq.ft

2.9m x 5.4m

9'8" x 17'11"





Streetscape looking from future development area.



Streetscape looking towards site 29.



SUN LOUNGE - DETACHED HOME



SUN LOUNGE - SEMI-DETACHED HOME

# Sun Lounge

Some styles include a sun lounge, designed to enhance open-plan living. Please check the floorplans for your preferred site to confirm whether your new home includes a sun lounge.

# Flaxall View

BELFAST ROAD, CARRICKFERGUS



# A greener, considered specification for your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance. Our new homes are A-rated, helping you save significantly on heating and energy costs while reducing your carbon footprint.

## Your Space, Your Style

**At Ballygood Estates, we believe your home should reflect your unique style.**

Once your booking has been confirmed, our New Homes Manager will contact you to guide you through the process of purchasing a Ballygood home and explain all the features and benefits in detail.

To provide maximum flexibility, each of our homes comes with a generous turnkey specification, allowing you to truly make your space, your style. You'll have the opportunity to attend selection meetings with our suppliers to choose the perfect kitchen, bathroom fittings, tiling, and flooring to match your vision.

We can't wait to see how you bring your style to life! Don't forget to share your finished space with us on social media by tagging **#BallygoodEstates**

## Eco Features

### **Solar PV Panels**

On roof Solar PV panels are provided making them unobtrusive and stylish.

**1. Reduces your electricity bills:**  
Sunlight is free, solar cells can even produce electricity on cloudy days. You could have substantial savings per year on your energy costs.

**2. Reduces your carbon footprint:**  
A renewable source of energy that does not release any carbon dioxide into the environment.

### **Battery Storage**

Why not future proof your home by adding battery energy?

We also go one step further, by providing you with the option to install a battery energy storage system and electrical vehicle charging point (dependent on the stage of construction).

The addition of an integrated battery pack allows the electricity produced during daylight hours to be consumed when you need it most. Combined with an electric car charging point means you will be ready to power an electric vehicle with free solar electricity.

## Key Features

Energy efficient traditional masonry construction with classic brick or coloured render (Depending on house type)

Classic decorative door surround and sills (Depending on house type)

Solid concrete floors to both ground and first floor maximising insulation and minimising sound transmission

Insulated energy saving windows in uPVC frames

We have added a garage as standard to all detached properties with exception of Style L

Underfloor heating to ground floor as standard, smart hub access is available on request

## External Features

Black seamless aluminium rainwater goods, with black uPVC Downpipes

GRP Composite front door with a 5 point locking system

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency

Paved patio to rear

Bitmac parking areas

Front garden landscaped

Rear garden top soil and turfed

Timber fencing to include gate and walling to rear boundaries where appropriate

Outside tap provided

Video Doorbell



# Internal Features

## Kitchen

Quality kitchen with choice of units, doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable. Feature downlighters.

## Bathrooms

Designer sanitary ware in all bathrooms and ensuite areas.

## Floor Coverings & Tiles

Bathrooms to include a selection of high quality floor tiling and strategically placed wall tiling

Choice of quality tiling to hallway, W.C, kitchen, dining, sun lounge and utility (If applicable)

Choice of quality carpets to lounge, family area/study (if applicable), bedrooms, stairs & landing

## Internal Finishes

Moulded skirting & architrave  
Painted traditional internal doors with quality ironmongery

Glazed door to lounge, kitchen and family area/study (if applicable)

Stairs will incorporate classic timber stairs, painted newel posts, handrails and balustrades

Internal walls, ceilings and woodwork painted single colour

## Heating & Plumbing

Pressurised hot and cold water systems, gas fired central heating with energy efficient combi boiler and thermostatically controlled radiators / Heating with time clock

## Electrical

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. CAT 6 wiring for future Wi-Fi booster to first floor, wiring left for future electric flame fire in the lounge. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.

Fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to the provider you sign up with (broadband service/ contract not included).

# Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

# Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common areas to be maintained.

# Warranty

10 Year Buildmark warranty



# Flaxall View

BELFAST ROAD, CARRICKFERGUS



# Welcome to Carrickfergus, a place of natural beauty.

The slower pace of life in a coastal town like Carrickfergus can greatly enhance quality of life for many people. Its relaxed seaside atmosphere, combined with the charm of historic surroundings, creates a setting that supports well-being and a more balanced lifestyle.

Flaxall View  
BELFAST ROAD, CARRICKFERGUS

## Scenic Surroundings

Carrickfergus sits on the scenic shores of Belfast Lough, offering stunning coastal views as well as access to nearby countryside walks. Perfect for enjoying seaside strolls, exploring historic sites or outdoor activities.

## Community Atmosphere

With a mix of historic charm and modern living, residents often enjoy local events, friendly neighbourhoods, and a strong sense of belonging.

## Education

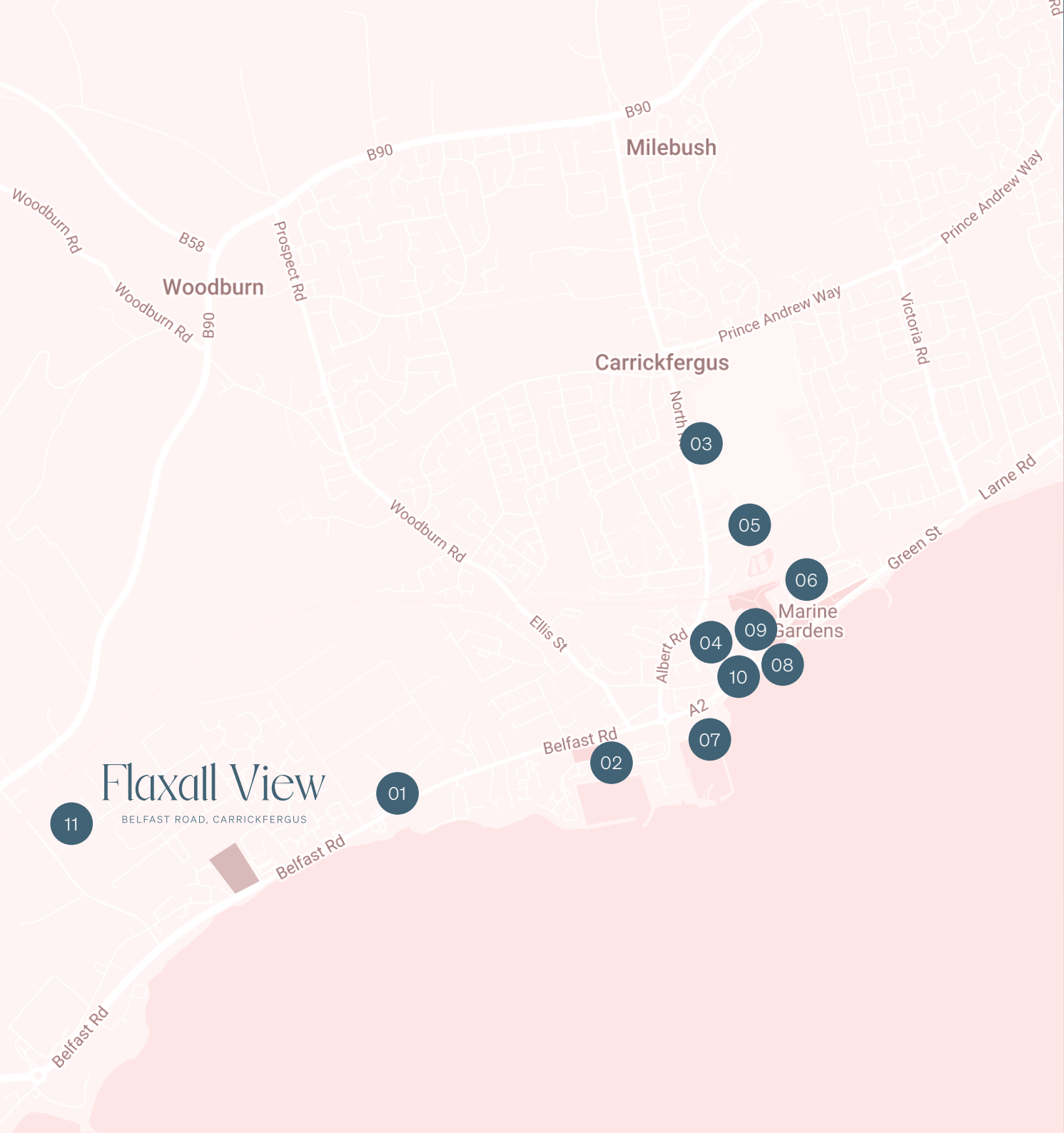
Families will find a range of schools in Carrickfergus, offering education options for children of different ages as well as close proximity to Ulster University, Jordanstown.

## Proximity to Belfast

Just a short drive or train journey from Belfast, Carrickfergus combines the convenience of quick access to the city’s cultural attractions, shopping, and job opportunities with the appeal of living in a more relaxed coastal town.

## Tranquil Lifestyle

If you’re seeking a balance between peaceful coastal living and urban accessibility, Carrickfergus offers a quieter lifestyle while still keeping you well connected.



## On Your Doorstep

01. M&S Food / Lidl / Home Bargains
02. Marina - Cinema & Restaurants
03. Carrickfergus Golf Club
04. Carrickfergus Museum and Civic Centre
05. Amphitheatre Wellness Centre
06. Marine Gardens - Playpark, Coffee Shop
07. Carrickfergus Castle
08. Carrickfergus Library
09. Historic Dobbins Inn
10. St Nicholas’ Church & Town Walls
11. Trooperslane Park and Ride Train Station

## Places of Interest

Loughshore Park	3 miles
Hazelbank Park	4 miles
Diamond Jubilee Walk	7 miles
Whitehead Lighthouse	7 miles
Whitehead Rail Museum	7 miles
Blackhead Lighthouse	7 miles
Belfast Zoo	7 miles
Black Head Coastal Path	8 miles
The Gobbins	8 miles
Gleno Waterfall	9 miles
Carnfunnock Park	16 miles
Ballygally Castle	17 miles
Glenarm Castle	23 miles

## A Short Drive Away

SSE Arena	9 miles
Belfast	9 miles
Belfast City Airport	11 miles
Belfast Int Airport	19 miles



Developed by:



Whatsapp  
075 2369 6355  
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## Contact Agents:



Reed Rains Estate Agents  
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Simon Brien New Homes  
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