



HARBISON PARK

BALLYHAMAGE HOUSE | DOACH

PHASE ONE

**MODERN
DESIGN MEETS
RURAL CHARM**

SURROUNDED BY
GREEN FIELDS AND
NATURE AS YOUR
NEIGHBOUR...



HARBISON PARK

BALLYHAMAGE HOUSE | DOAGH

PHASE ONE



...WELCOME TO
COUNTRY LIVING,
PERFECTED.

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.

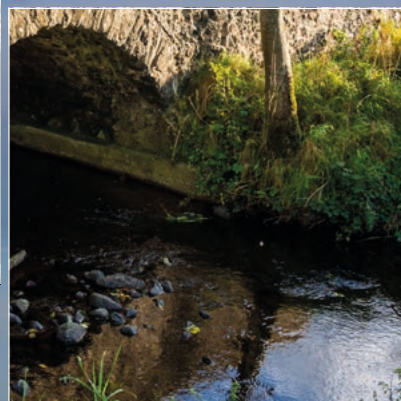
The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and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

BLOCK
creative property marketing

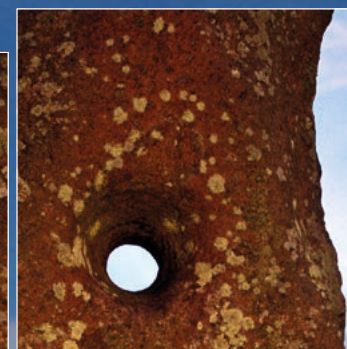
CGI shown for illustrative purposes only.



1.



2.

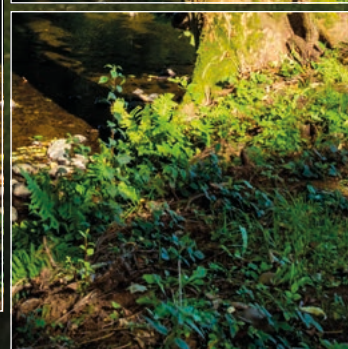


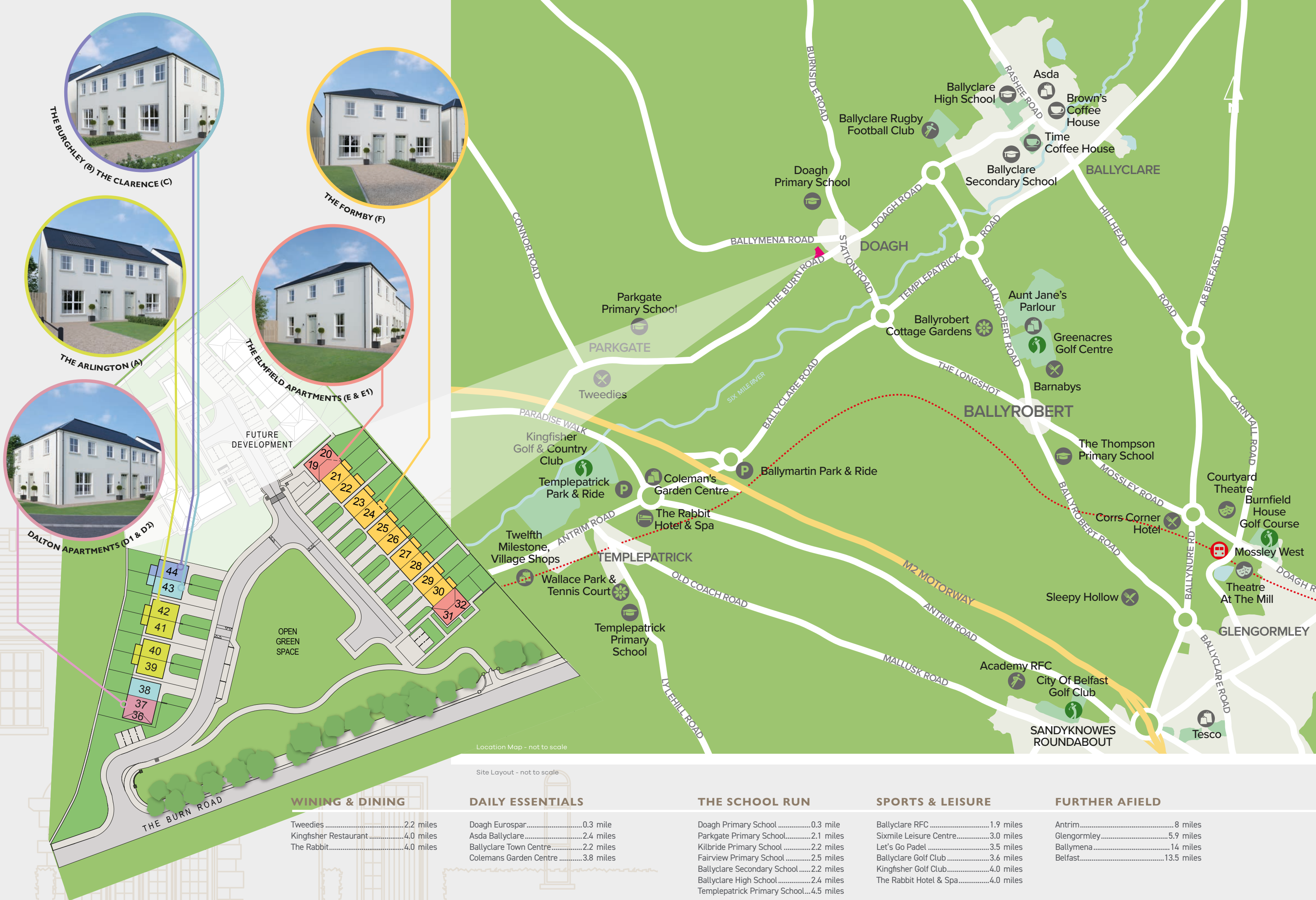
EMBRACE THE GREEN.

Surrounded by rural countryside Harbison Park is a stylish new collection of 2 and 3 bedroom homes, just outside the historical village of Doagh.

Edged with native trees and fronting on to beautiful open countryside these homes are country living, perfected. Within walking distance of Doagh village, Harbison Park offers a tranquil and rural lifestyle, yet is within easy reach of Ballyclare and Templepatrick.

With an abundance of nature and greenery all round, this stylish, rural setting within the grounds of Ballyhamage House is the perfect place to find your new home.





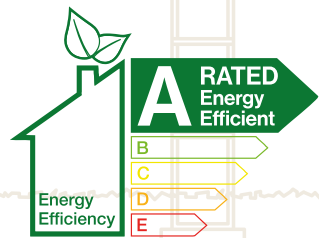


THE ARLINGTON (A)

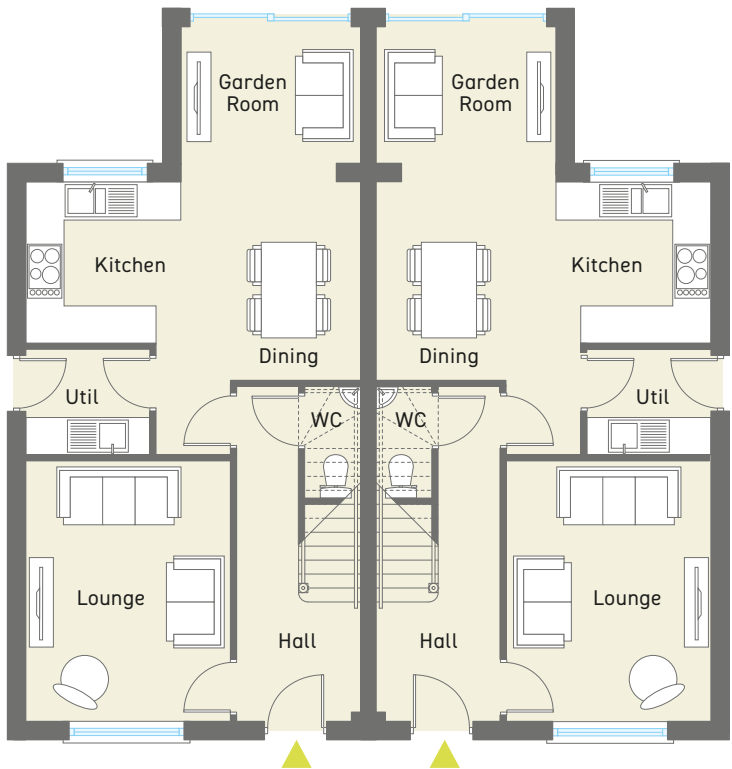
3 BEDROOM • SEMI DETACHED HOME

Site Nos: 39, 40, 41 & 42

Total floor area 1117 sq. ft. approx



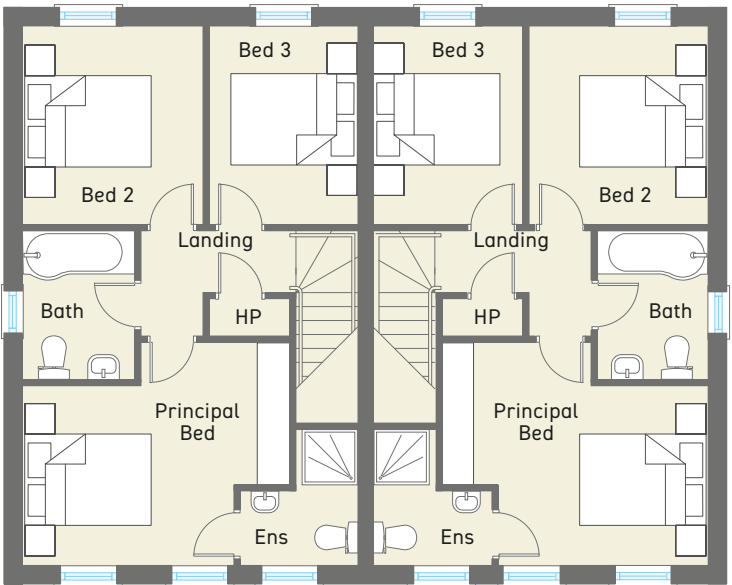
GROUND FLOOR



GROUND FLOOR (APPROX)

Entrance Hall with separate WC			
Kitchen Dining			
ft	17'8"	x	10'6"
m	5.40	x	3.20
Lounge			
ft	13'9"	x	10'10"
m	4.20	x	3.30
Utility			
ft	6'6"	x	5'6"
m	2.00	x	1.70
Garden Room			
ft	9'6"	x	7'3"
m	2.90	x	2.20

FIRST FLOOR



FIRST FLOOR (APPROX)

Principal Bedroom			
ft	14'2"	x	11'10"
m	4.30	x	3.60
Ensuite			
ft	9'6"	x	4'0"
m	2.90	x	1.20
Bedroom 2			
ft	10'6"	x	9'6"
m	3.20	x	2.90
Bedroom 3			
ft	10'6"	x	8'0"
m	3.20	x	2.40
Bathroom			
ft	8'0"	x	5'10"
m	2.40	x	1.80



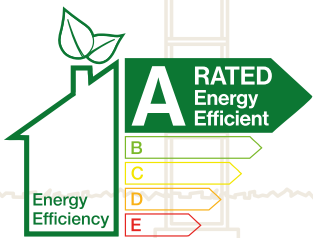


THE FORMBY (F)

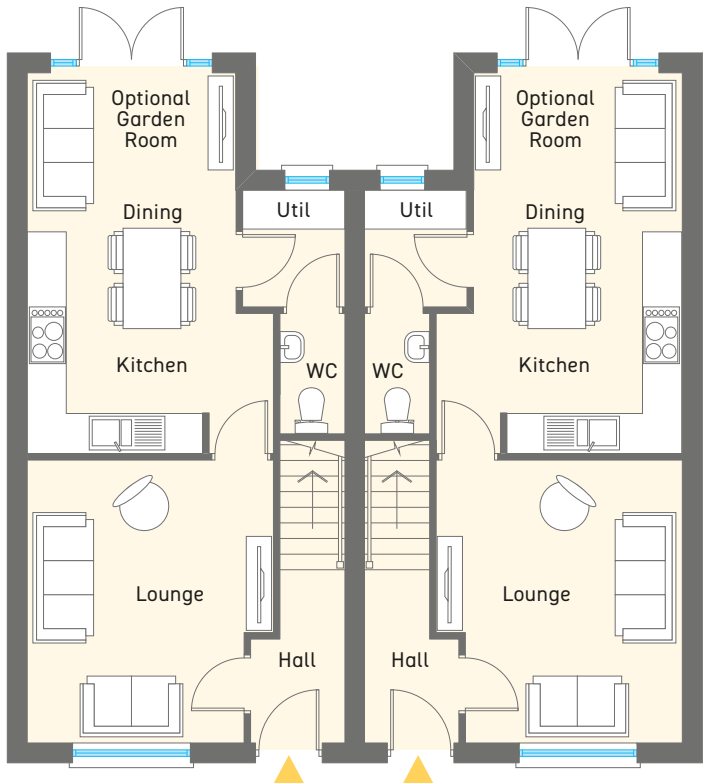
3 BEDROOM • SEMI-DETACHED HOME

Site Nos: 23, 24, 25, 26, 27 & 28

Total floor area: 891 sq. ft. approx
Total floor area including Garden Room: 954 sq. ft. approx



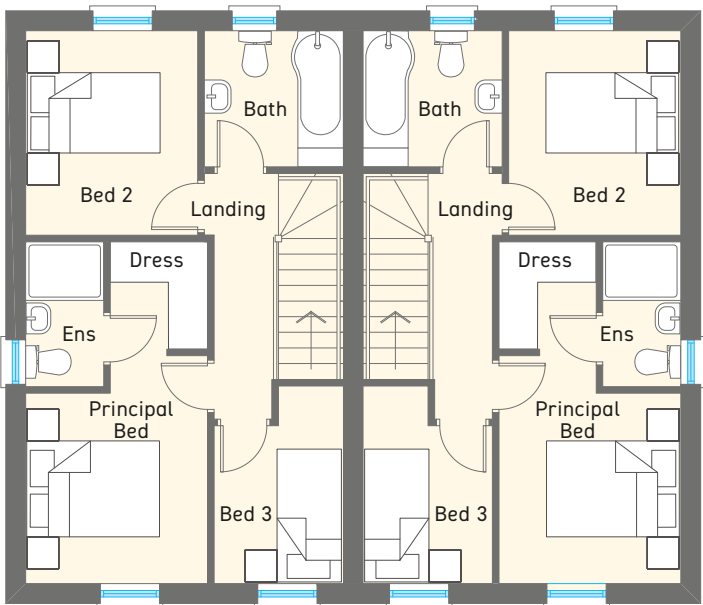
GROUND FLOOR



GROUND FLOOR (APPROX)

Entrance Hall with separate WC			
Lounge			
ft	14'3"	x	12'4"
m	4.34	x	3.77
Kitchen Dining			
ft	13'3"	x	12'4"
m	4.04	x	3.77
Utility			
ft	5'9"	x	5'2"
m	1.79	x	1.57
Optional Garden Room			
ft	10'6"	x	5'10"
m	3.20	x	1.80

FIRST FLOOR



FIRST FLOOR (APPROX)

Principal Bedroom			
ft	9'7"	x	9'2"
m	2.92	x	2.79
Dressing Room			
ft	5'5"	x	4'10"
m	1.65	x	1.49
Ensuite			
ft	7'3"	x	3'10"
m	2.22	x	1.20
Bedroom 2			
ft	10'4"	x	8'7"
m	3.14	x	2.62
Bedroom 3			
ft	8'0"	x	6'7"
m	2.42	x	2.00
Bathroom			
ft	7'0"	x	6'10"
m	2.14	x	2.09





THE BURGHLEY (B) & THE CLARENCE (C)

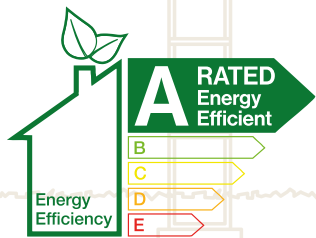
3 BEDROOM • SEMI-DETACHED HOME

Site No: 43 - THE CLARENCE (C)

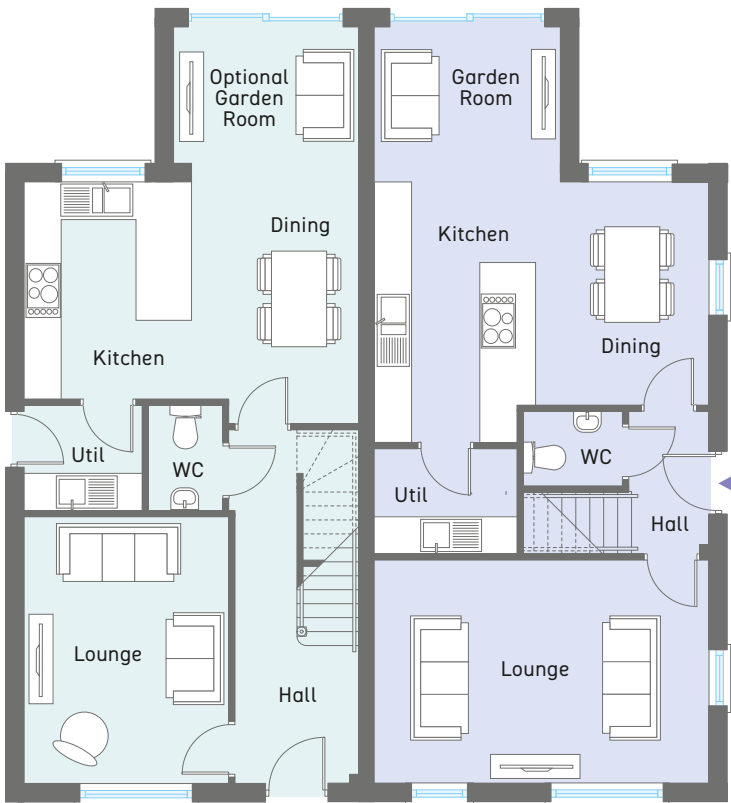
Total floor area: 1128 sq. ft. approx
Total floor area including Garden Room: 1208 sq. ft. approx

Site No: 44 - THE BURGHLEY (B)

Total floor area 1208 sq. ft. approx



GROUND FLOOR



Site 43
THE CLARENCE (C)

Site 44
THE BURGHLEY (B)

GROUND FLOOR (APPROX) THE CLARENCE (C)

Entrance Hall with separate WC			
Lounge			
ft	14'2"	x	10'9"
m	4.30	x	3.30
Kitchen Dining			
ft	17'8"	x	13'2"
m	5.40	x	4.00
Utility			
ft	6'6"	x	5'7"
m	2.00	x	1.70
Optional Garden Room			
ft	9'10"	x	7'3"
m	3.00	x	2.20

GROUND FLOOR (APPROX) THE BURGHLEY (B)

Entrance Hall with separate WC			
Lounge			
ft	17'8"	x	11'10"
m	5.40	x	3.60
Kitchen Dining			
ft	17'8"	x	13'8"
m	5.40	x	4.20
Utility			
ft	7'3"	x	5'7"
m	2.20	x	1.70
Garden Room			
ft	9'10"	x	7'3"
m	3.00	x	2.20

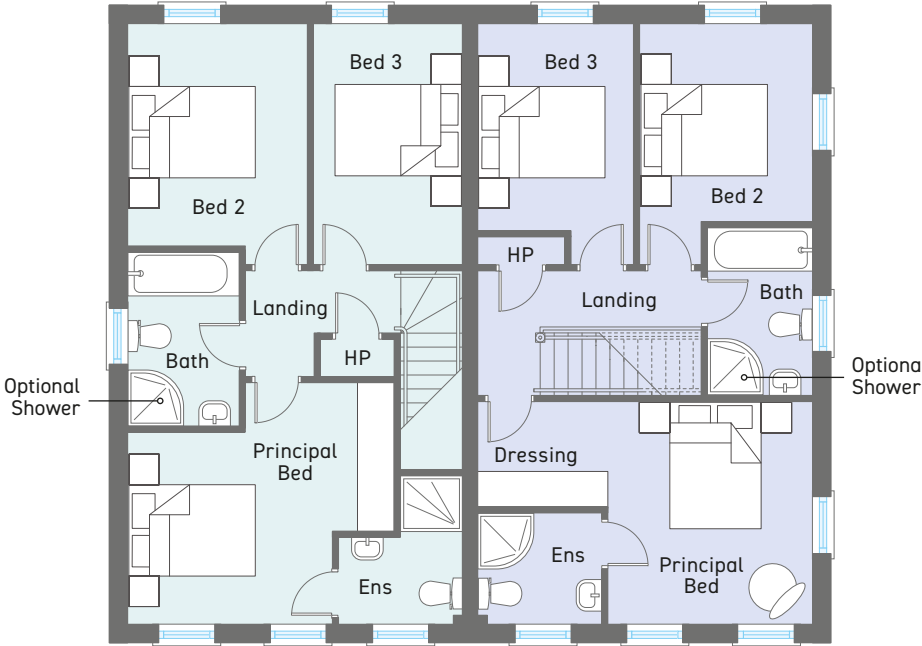
FIRST FLOOR (APPROX) THE CLARENCE (C)

Principal Bedroom			
ft	14'2"	x	13'2"
m	4.30	x	4.00
Ensuite			
ft	6'6"	x	7'8"
m	2.00	x	2.35
Bedroom 2			
ft	11'10"	x	9'6"
m	3.60	x	2.90
Bedroom 3			
ft	12'9"	x	8'0"
m	3.90	x	2.40
Bathroom			
ft	9'2"	x	5'10"
m	2.80	x	1.80

FIRST FLOOR (APPROX) THE BURGHLEY (B)

Principal Bedroom			
ft	17'8"	x	11'6"
m	5.40	x	3.50
Ensuite			
ft	6'6"	x	6'1"
m	2.00	x	1.85
Bedroom 2			
ft	11'0"	x	8'3"
m	3.35	x	2.50
Bedroom 3			
ft	10'6"	x	9'2"
m	3.20	x	2.80
Bathroom			
ft	8'11"	x	5'7"
m	2.70	x	1.70

FIRST FLOOR



THE CLARENCE (C)

THE BURGHLEY (B)

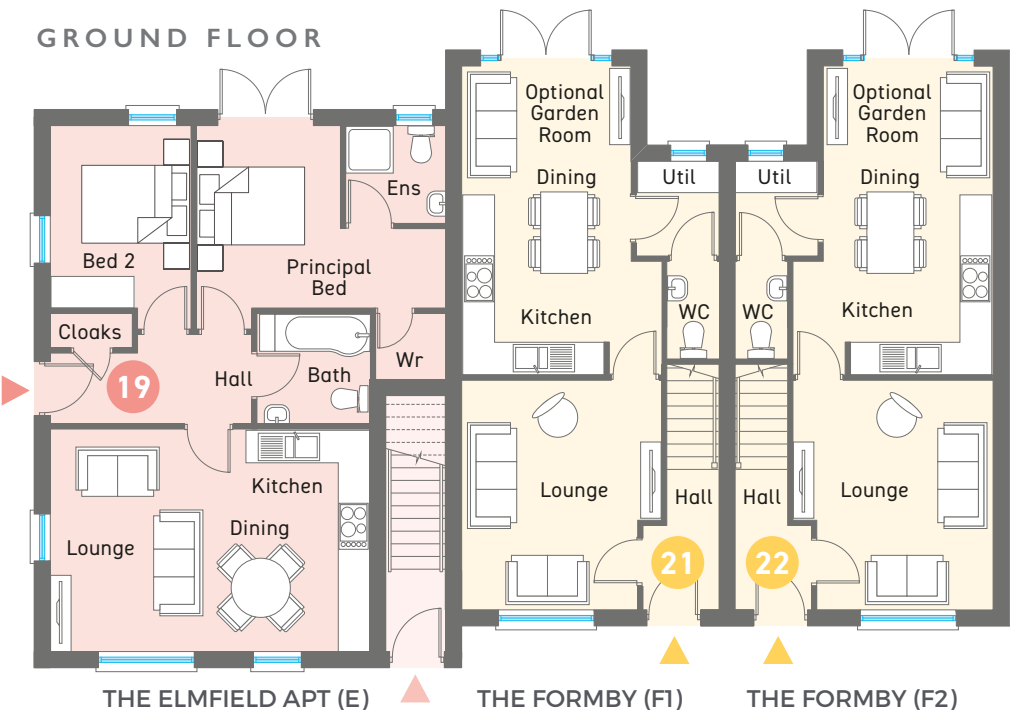
CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



THE ELMFIELD
APARTMENT (E)
GROUND FLOOR

THE ELMFIELD
APARTMENT (E1)
FIRST FLOOR

GROUND FLOOR



GROUND FLOOR (APPROX)
THE ELMFIELD (E)

Entrance Hall with separate Cloakroom		
Kitchen Dining Living		
ft	19'10" x 13'9"	m 6.05 x 4.20
Principal Bedroom (max)		
ft	15'2" x 11'4"	m 4.61 x 3.46
Ensuite		
ft	6'2" x 6'1"	m 1.88 x 1.85
Bedroom 2		
ft	11'4" x 8'8"	m 3.46 x 2.66
Bathroom		
ft	7'0" x 6'10"	m 2.14 x 2.09

GROUND FLOOR (APPROX)
THE FORMBY (F1) & (F2)

Entrance Hall		
Lounge		
ft	14'3" x 12'4"	m 4.34 x 3.77
Kitchen Dining		
ft	13'3" x 12'4"	m 4.04 x 3.77
Utility		
ft	5'9" x 5'2"	m 1.79 x 1.57
Optional Garden Room		
ft	10'6" x 5'10"	m 3.20 x 1.80
WC		

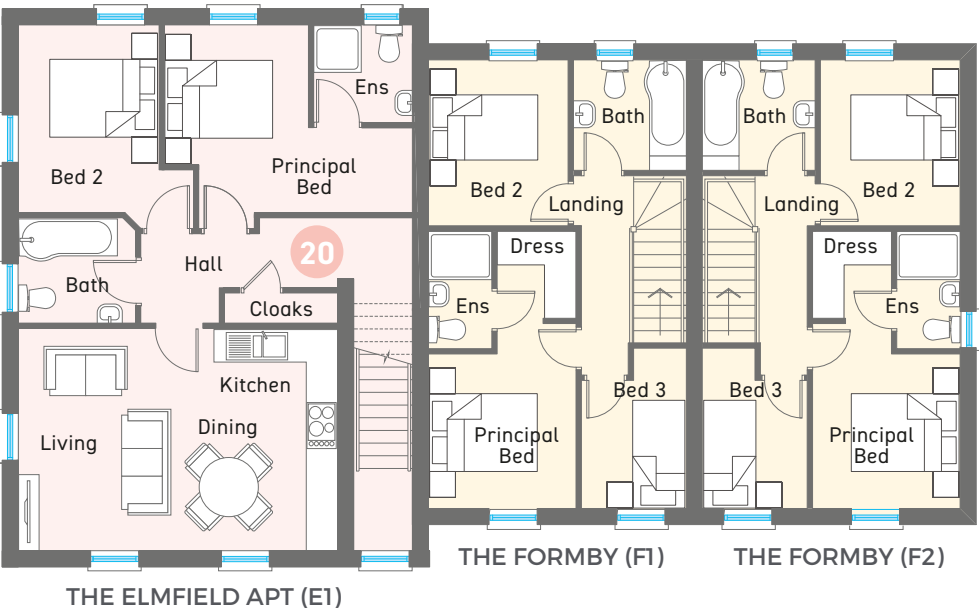
FIRST FLOOR (APPROX)
THE ELMFIELD (E1)

Entrance Hall with separate Cloakroom		
Kitchen Dining Living		
ft	19'10" x 13'9"	m 6.05 x 4.20
Principal Bedroom (max)		
ft	15'5" x 11'7"	m 4.71 x 3.55
Ensuite		
ft	6'2" x 6'1"	m 1.88 x 1.85
Bedroom 2		
ft	11'7" x 10'10"	m 3.55 x 3.32
Bathroom		
ft	7'3" x 6'6"	m 2.22 x 2.00

FIRST FLOOR (APPROX)
THE FORMBY (F1) & (F2)

Principal Bed		
ft	9'7" x 9'2"	m 2.92 x 2.79
Dressing Room		
ft	5'5" x 4'10"	m 1.65 x 1.49
Ensuite		
ft	7'3" x 3'10"	m 2.22 x 1.20
Bedroom 2		
ft	10'4" x 8'7"	m 3.14 x 2.62
Bedroom 3		
ft	8'0" x 6'7"	m 2.42 x 2.00
Bathroom		
ft	7'0" x 6'10"	m 2.14 x 2.09

FIRST FLOOR



Note: sites nos. 29, 30, 31 & 32 will be handed versions of these plans

CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



ENTRANCE TO THE ELMFIELD
APARTMENT (E1) FIRST FLOOR



THE FORMBY
(F1) & (F2)

THE ELMFIELD APARTMENTS (E) & (E1)

2 BEDROOM • GROUND FLOOR APT

Apt Nos: 19 & 32 - THE ELMFIELD (E)

Total floor area: 722 sq. ft. approx

2 BEDROOM • FIRST FLOOR APT

Apt Nos: 20 & 31 - THE ELMFIELD (E1)

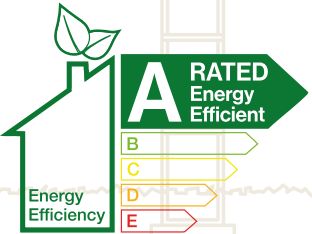
Total floor area: 802 sq. ft. approx

THE FORMBY (F1) & (F2)

3 BEDROOM • SEMI DETACHED

Site Nos: 21, 22, 28, 29 - THE FORMBY (F1) & (F2)

Total floor area: 891 sq. ft. approx
Total floor area including Garden Room:
954 sq ft approx





THE DALTON APARTMENTS (D1)&(D2) & THE CLARENCE (C)

2 BEDROOM • GROUND FLOOR APT

Apt No: 36 - THE DALTON (D1)

Total floor area: 709 sq. ft. approx

2 BEDROOM • FIRST FLOOR APT

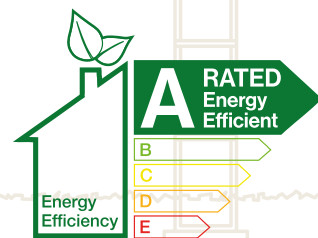
Apt No: 37 - THE DALTON (D2)

Total floor area: 791 sq. ft. approx

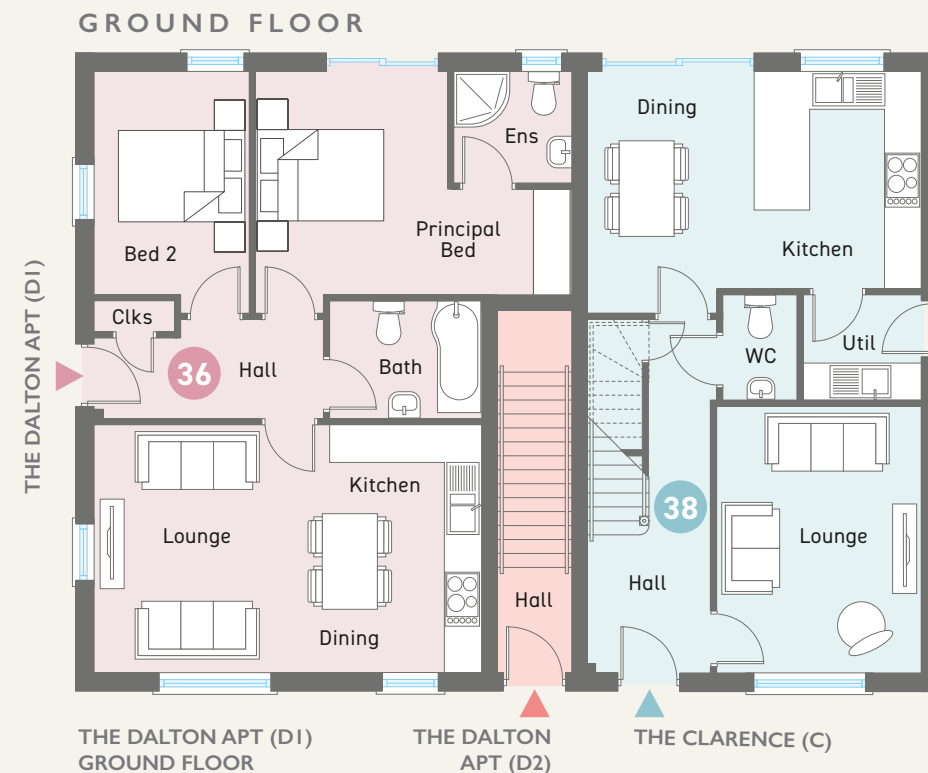
3 BEDROOM • SEMI DETACHED HOME

Site No: 38 - THE CLARENCE (C)

Total floor area: 1128 sq. ft. approx



DALTON APARTMENTS (D1 & D2) & THE CLARENCE (C) | FLOOR PLANS



GROUND FLOOR (APPROX) THE DALTON APT (D1)

Entrance Hall with separate Cloakroom	
Kitchen Dining Lounge	
ft 20'6" x 13'2"	m 6.25 x 4.00
Principal Bedroom	
ft 16'5" x 11'10"	m 5.00 x 3.60
Ensuite	
ft 6'3" x 5'11"	m 1.90 x 1.80
Bedroom 2	
ft 11'9" x 8'3"	m 3.60 x 2.50
Bathroom	
ft 8'1" x 6'3"	m 2.45 x 1.90

GROUND FLOOR (APPROX) THE CLARENCE (C)

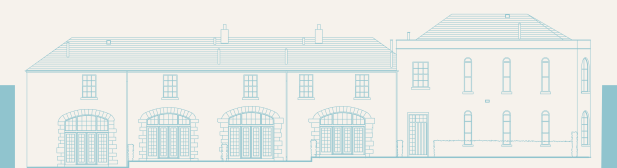
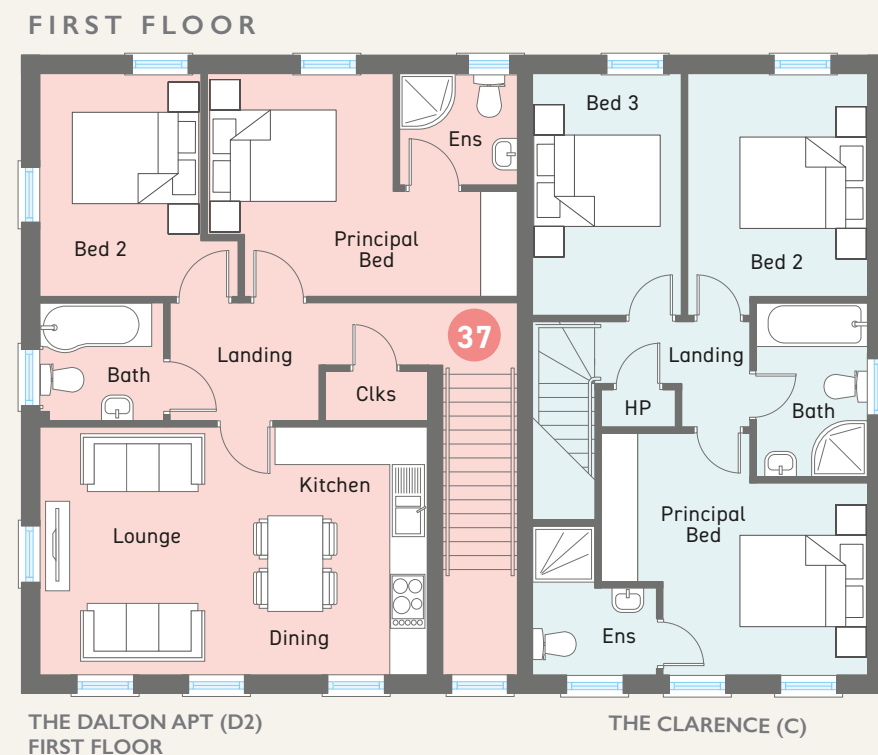
Entrance Hall with separate WC	
Lounge	
ft 14'2" x 10'9"	m 4.30 x 3.30
Kitchen Dining	
ft 17'8" x 13'2"	m 5.40 x 4.00
Utility	
ft 6'6" x 5'7"	m 2.00 x 1.70

FIRST FLOOR (APPROX) THE CLARENCE (C)

Principal Bedroom	
ft 14'2" x 13'2"	m 4.30 x 4.00
Ensuite	
ft 6'6" x 7'8"	m 2.00 x 2.35
Bedroom 2	
ft 11'10" x 9'6"	m 3.60 x 2.90
Bedroom 3	
ft 12'9" x 8'0"	m 3.90 x 2.40
Bathroom	
ft 9'2" x 5'10"	m 2.80 x 1.80

FIRST FLOOR (APPROX) THE DALTON APT (D2)

Kitchen Dining Lounge	
ft 20'6" x 13'2"	m 6.25 x 4.00
Principal Bedroom	
ft 16'5" x 11'10"	m 5.00 x 3.60
Ensuite	
ft 6'3" x 5'11"	m 1.90 x 1.80
Bedroom 2	
ft 11'9" x 8'3"	m 3.60 x 2.50
Bathroom	
ft 8'1" x 6'3"	m 2.45 x 1.90



SMART. SLEEK. CHIC.

CONTEMPORARY INTERIORS
WITH MODERN FINISHES
AND A SOPHISTICATED
PALETTE OF COLOURS.

CAREFUL ATTENTION TO DETAIL HAS BEEN
GIVEN IN EVERY ELEMENT OF DESIGN &
CONSTRUCTION AT HARBISON PARK



KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles, worktops and upstands
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Tiled splashback around bath and sinks

INTERNAL FEATURES

- Oak handrail to stairs with white painted spindles
- Interior painted finish (Sail White) to all walls and ceilings
- Pre finished Oak Mexicano doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Tiling to hall
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and data points
- Wiring for alarm
- Gas fired central heating

Some materials specified above are dependant upon availability. Where these materials are not feasibly available, an alternative will be sourced.

The developer reserves the right to change the specification at any time.

EXTERNAL FEATURES

- Solar panels will be fitted to ensure all homes enjoy reduced energy bills
- Coloured gravel driveway (tarmac available as optional extra)
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing boarded on one side or natural boundary
- GRP composite front door
- Garden room available as optional extra (where applicable)
- Garage available as optional extra (where applicable)
- 10 year warranty



SELLING AGENT



028 9334 0726
country-estates.com