Ballynery Meadows

Ballynery North Road, Derrymacash

LUXURY FAMILY HOMES



Located in the heart of the countryside, this thoughtfully designed development offers the perfect balance of rural charm and modern living. Surrounded by open landscapes and natural beauty, each home is a place to slow down, breathe deeply, and feel truly at home. Carefully considered layouts, high-quality finishes, and a strong sense of space create an environment that supports relaxed, everyday living in a truly tranquil setting.

Enjoy the freedom of country living without sacrificing modern convenience. This new rural development provides beautifully crafted homes in a tranquil setting - ideal for families, professionals, and anyone seeking a calmer pace of life.

Ballynery Meadows



Nestled in rural **Derrymacash,** this attractive new housing development offers the perfect balance of tranquillity and modern convenience. Surrounded by open green landscapes, the homes are thoughtfully designed to provide generous living space, comfort, and a welcoming sense of community - ideal for families, professionals, and those seeking a more relaxed pace of life.

Despite its peaceful setting, the development benefits from excellent transport connections, with easy access to the **M1 motorway** and strong local road links to nearby towns including **Lurgan and Portadown.** A range of well-regarded **local schools** are close by, making the area particularly appealing for growing families.

Residents will enjoy proximity to a variety of amenities, including **Tannaghmore Gardens and Animal Farm, Oxford Island Nature Reserve,** local parks, leisure centres, and **Rushmere Shopping Centre.**

Offering countryside living with outstanding connectivity and amenities, this development delivers a lifestyle that is both calm and well connected.

Each home at Ballynery Meadows has been carefully designed to suit contemporary lifestyles, finished to a high standard throughout and built with energy efficiency at its core - offering comfortable, stylish homes that are both practical and economical to run.



Perfect balance of tranquillity and modern convenience

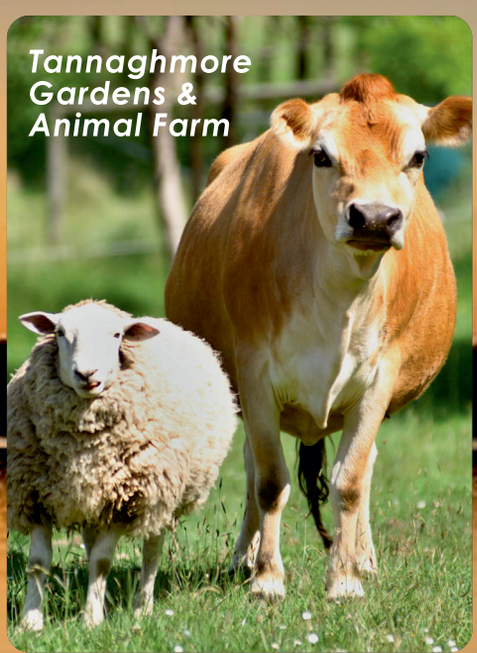


Rushmere Shopping Centre


Lough Neagh



South Lake Lesiure Centre


Tannaghmore Gardens & Animal Farm

Craigavon Lakes



4 Bed Detached Home

1780 Sq Ft Approx

Sites 9, 16, 17, 21, 27, 33, 34, 41, 42, 43

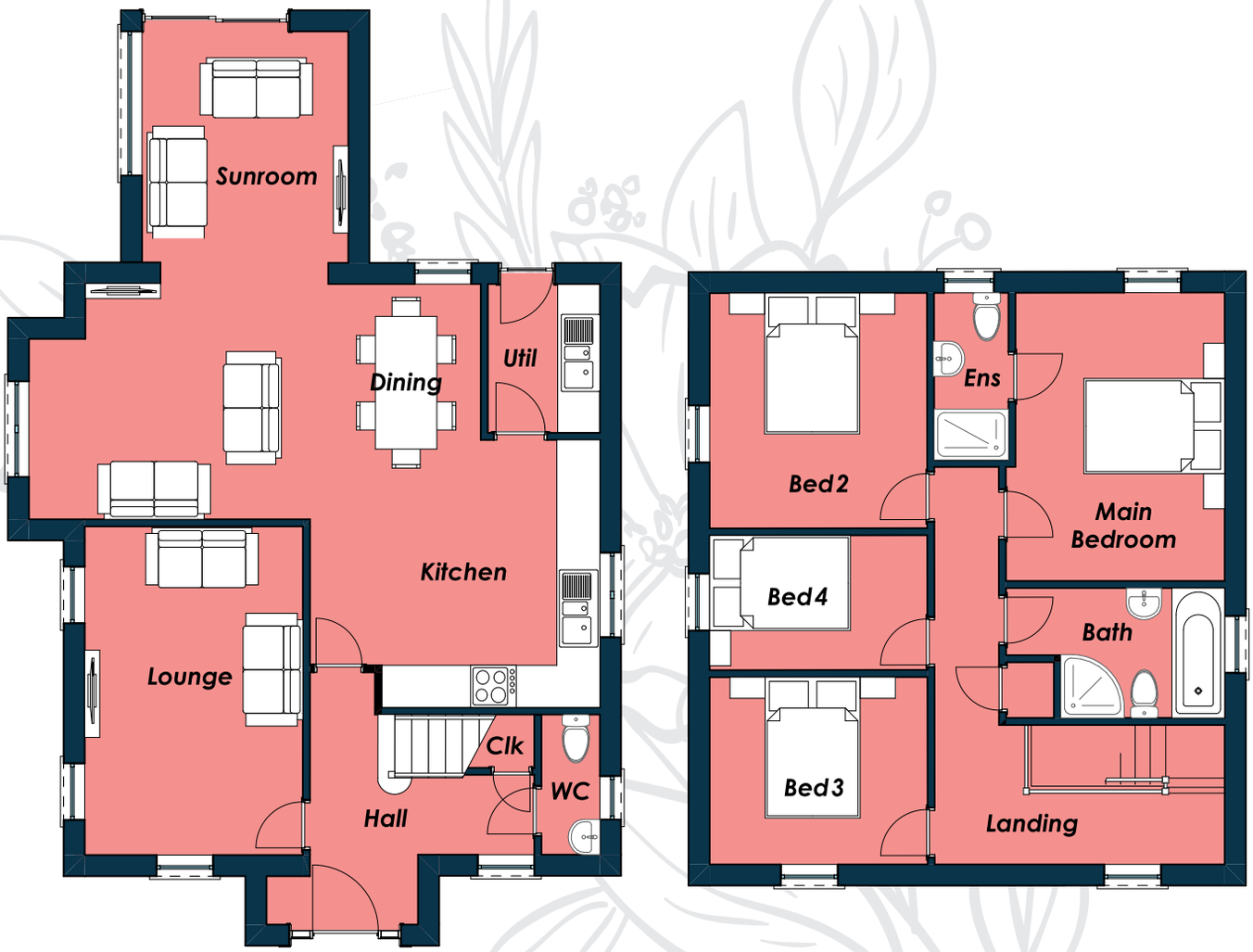
Please note sites 17, 33, 41 & 44 will be a handed version of the floor plan



SITE & FLOOR PLANS ARE NOT TO SCALE AND ALL DIMENSIONS ARE APPROXIMATE

(NOTE: ALL CGI IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINISHES MAY VARY ON SITE)

The Aster



Ground Floor

ENTRANCE HALL WITH CLOAKSTORE				
LOUNGE	m	5.3 x 3.5	ft	17'3 x 11'4
KITCHEN/DINER (max)	m	9.09 x 6.74	ft	29.8 x 22'1
SUNROOM	m	3.7 x 3.34	ft	12'9 x 10'9
UTILITY	m	2.4 x 1.8	ft	7'8 x 5'9

First Floor

MAIN BEDROOM	m	4.64 x 3.37	ft	15'2 x 11'0
ENS	m	2.4 x 1.2	ft	7'8 x 3'9
BED 2	m	3.79 x 3.52	ft	12'4 x 11'5
BED 3	m	3.52 x 3	ft	11'5 x 9'8
BED 4	m	3.52 x 2.2	ft	11'5 x 7'2
BATHROOM	m	2.7 x 2.1	ft	8'8 x 6'8

Please note sites 9, 16, 17,
will have no bay window



4 Bed Detached Home

1880 Sq Ft Approx

Sites 32 & 46

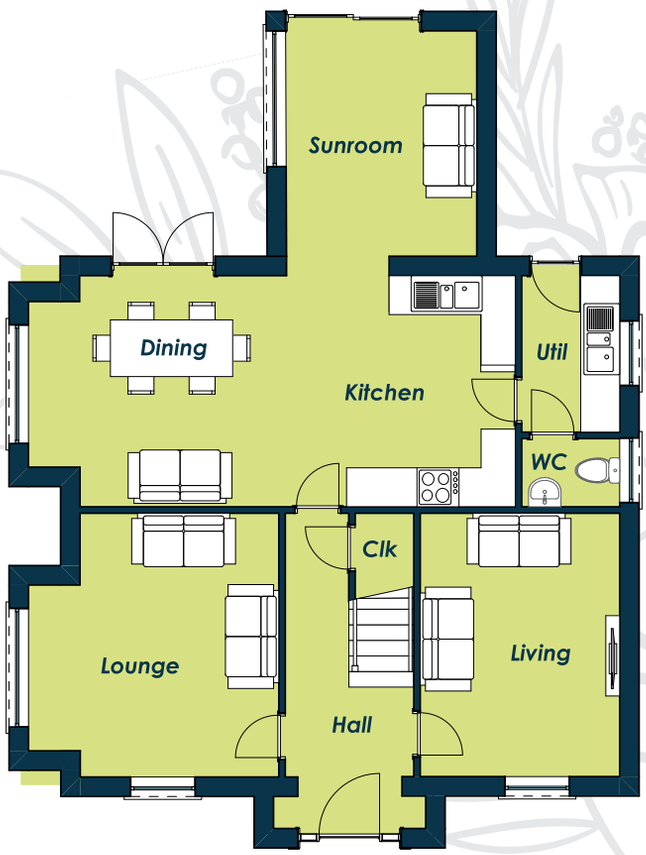
Please note site 32 will be a handed version of the floor plan



SITE & FLOOR PLANS ARE NOT TO SCALE AND ALL DIMENSIONS ARE APPROXIMATE

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The Bramble





Ground Floor

ENTRANCE HALL WITH CLOAKSTORE				
LOUNGE	m	4.59 x 4.4	ft	15'0 x 14'4
LIVING ROOM	m	4.59 x 3.5	ft	15'0 x 11'4
KITCHEN / DINER	m	8.5 x 4.05	ft	27'8 x 13'2
SUNROOM	m	3.92 x 3.34	ft	12'8 x 10'9
UTILITY	m	2.75 x 1.7	ft	9'0 x 5'5

First Floor

MAIN BEDROOM	m	3.5 x 3.49	ft	11'4 x 11'4
DRESSING	m	2.35 x 1.6	ft	7'7 x 5'2
ENS	m	2.8 x 2.21	ft	9'1 x 7'2
BED 2	m	3.5 x 3.49	ft	11'4 x 11'4
DRESSING	m	2.35 x 1.6	ft	7'7 x 5'2
BED 3	m	3.5 x 3.45	ft	11'4 x 11'3
BED 4	m	3.5 x 3.45	ft	11'4 x 11'3
BATHROOM	m	2.9 x 2.21	ft	9'5 x 7'2



4 Bed Detached Home

1450 Sq Ft Approx

Sites 12, 15, 18, 26, 44, 45

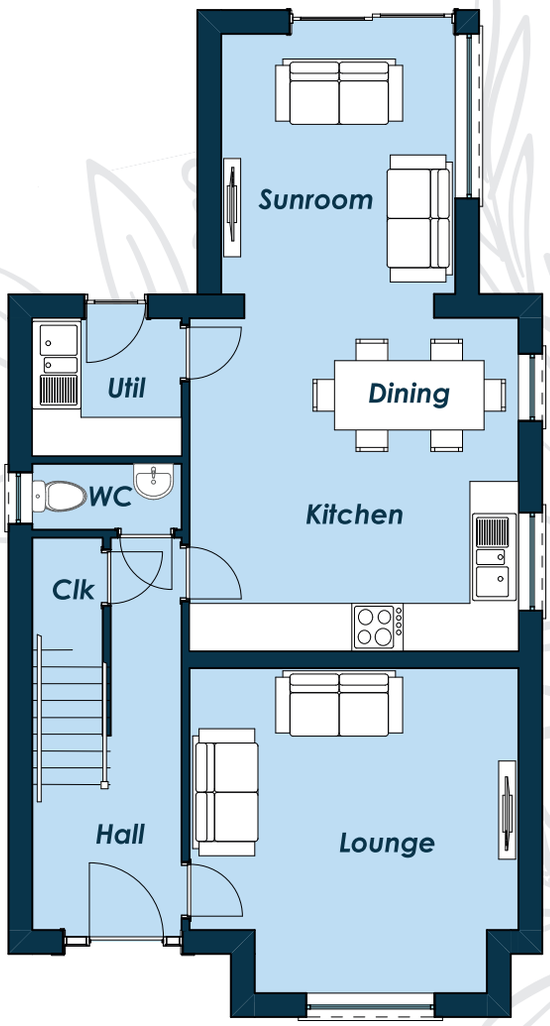
Please note sites 12, 15, 18, 44 & 45 will be handed version of this layout

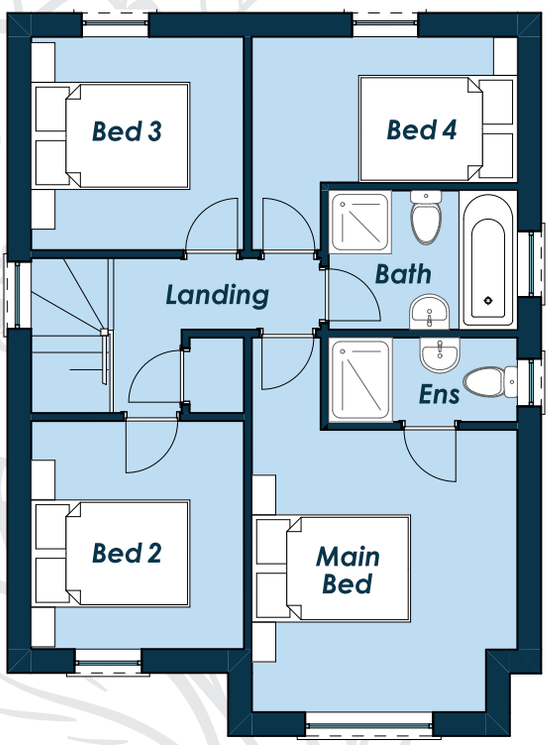


SITE & FLOOR PLANS ARE NOT TO SCALE AND ALL DIMENSIONS ARE APPROXIMATE

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The Cora





Ground Floor

ENTRANCE HALL WITH WC & CLOAKSTORE				
LOUNGE	m	4.62 x 4.7	ft	15'1 x 15'4
KITCHEN / DINER	m	4.8 x 4.65	ft	15'7 x 15'2
SUNROOM	m	3.7 x 3.34	ft	12'1 x 10'9
UTILITY	m	2.1 x 2	ft	6'8 x 6'5

First Floor

MAIN BEDROOM	m	4.04 x 3.79	ft	13'2 x 12'4
ENS	m	2.7 x 1.2	ft	8'8 x 3'9
BED 2	m	3.25 x 3.05	ft	10'6 x 10'
BED 3	m	3.05 x 3.05	ft	10' x 10'
BED 4	m	3.79 x 2.1	ft	12'4 x 6'8
BATHROOM	m	2.7 x 2	ft	8'8 x 6'5



3 Bed Semi

1290 Sq Ft Approx

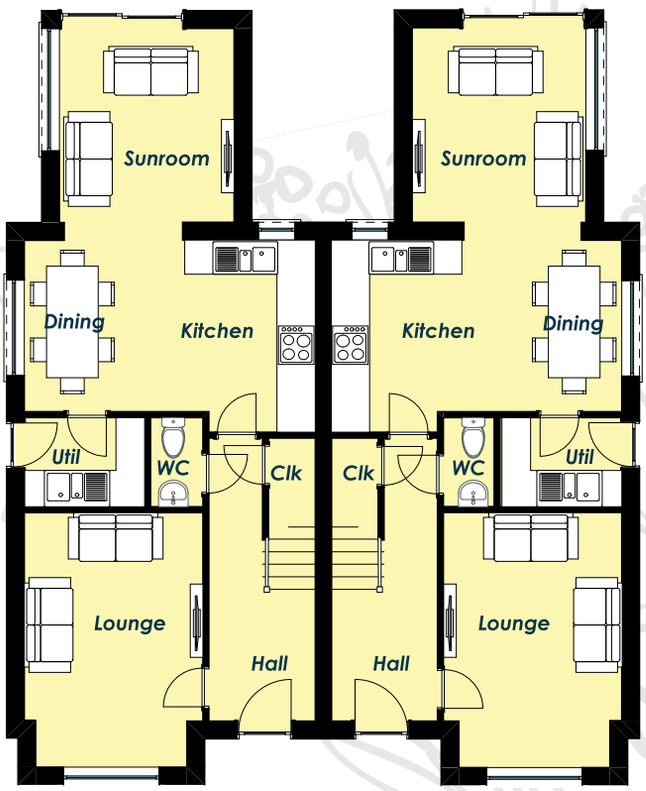
Sites 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 19, 20, 22, 23, 24, 25, 28, 29, 30, 31, 35, 36, 37, 38, 39, 40

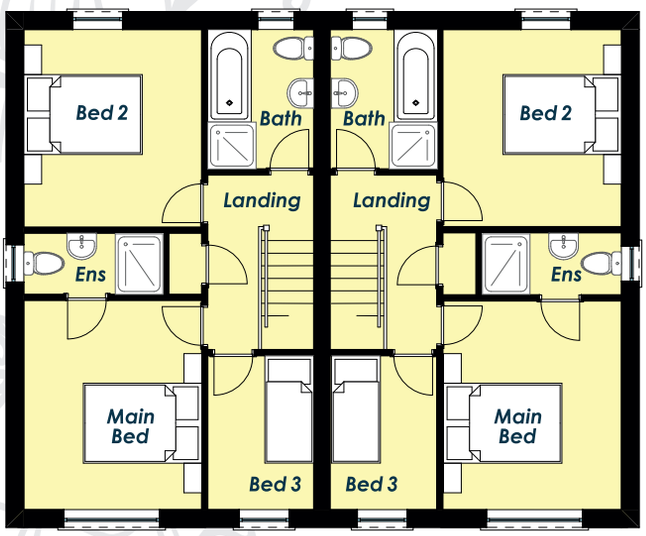


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The Dune





Sites 3, 4, 7, 8, 13, 14, 24, 25, 37, 38
to be render finish shown below



Ground Floor

ENTRANCE HALL WITH WC & CLOAKSTORE				
LOUNGE	m	4.89 x 3.42	ft	16'0 x 11'2
KITCHEN / DINER	m	5.57 x 3.34 (max)	ft	18'2 x 10'9
SUNROOM	m	3.7 x 3.34	ft	12'1 x 10'9
UTILITY	m	2.32 x 1.7	ft	7'6 x 5'5

First Floor

MAIN BEDROOM	m	3.99 x 3.42	ft	13'0 x 11'2
ENS	m	2.67 x 1.2	ft	8'7 x 3'9
BED 2	m	3.8 x 3.42	ft	12'4 x 11'2
BED 3	m	2.94 x 2.05	ft	9'6 x 6'7
BATHROOM	m	2.7 x 2.05	ft	8'8 x 6'7

Note: Sunrooms are optional not standard
– please refer to selling agent



4 Bed Detached

1460 Sq Ft Approx

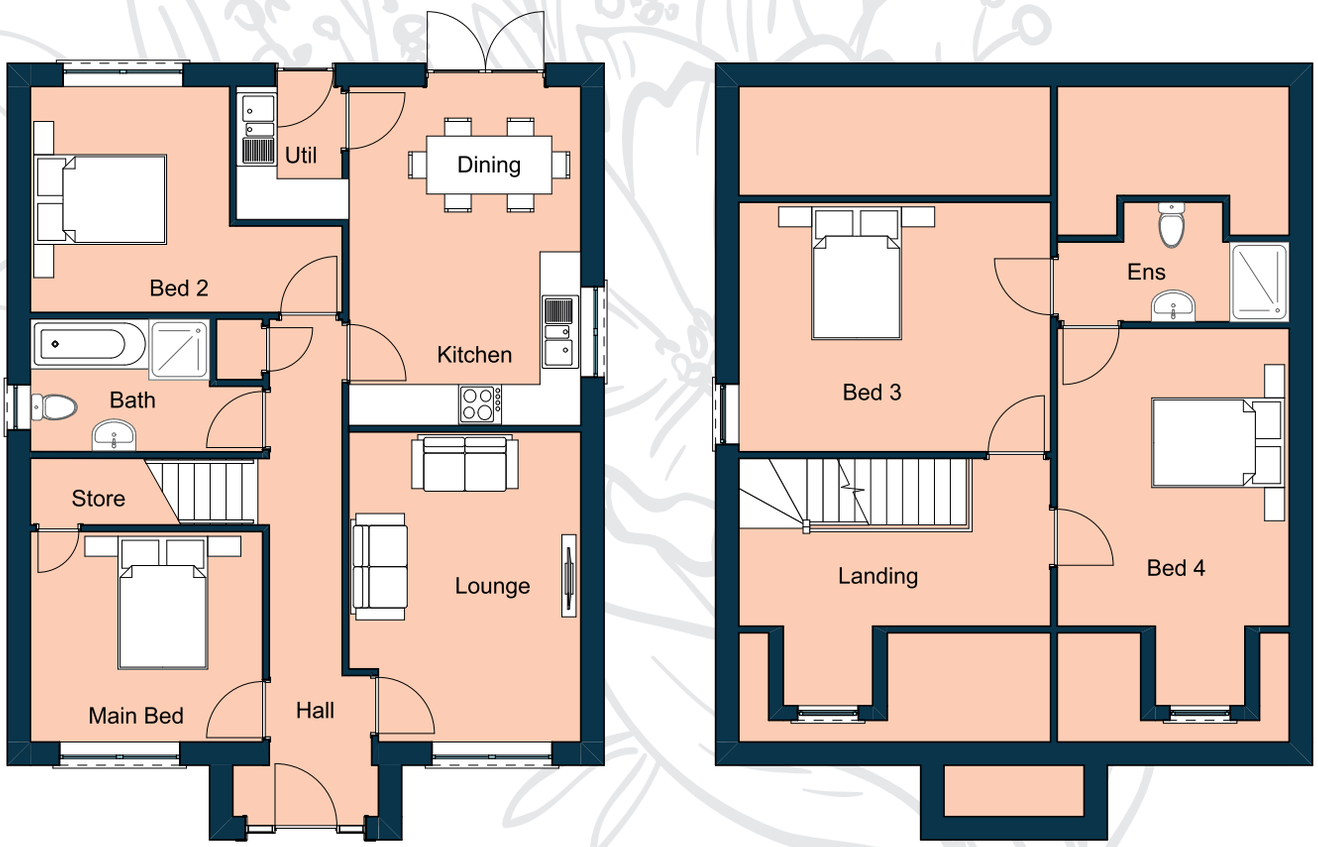
Site 2



SITE & FLOOR PLANS ARE NOT TO SCALE AND ALL DIMENSIONS ARE APPROXIMATE

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The Eden



Ground Floor

ENTRANCE HALL WITH CLOAKSTORE				
LOUNGE	m	4.67 x 3.5	ft	15'3 x 11'4
MAIN BEDROOM	m	3.5 x 3.17	ft	11'4 x 10'4
KITCHEN / DINER	m	5.1 x 3.5	ft	16'7 x 11'4
UTILITY	m	2 x 1.6	ft	6'5 x 5'2
BED 2 (max)	m	4.59 x 3.4	ft	15'0 x 11'1

First Floor

BED 3	m	4.7 x 3.75	ft	15'4 x 12'3
BED 4 (max)	m	5.68 x 3.5	ft	18'9 x 11'4
ENS (max)	m	3.5 x 1.8	ft	11'4 x 5'9



4 Bed Detached

1540 Sq Ft Approx

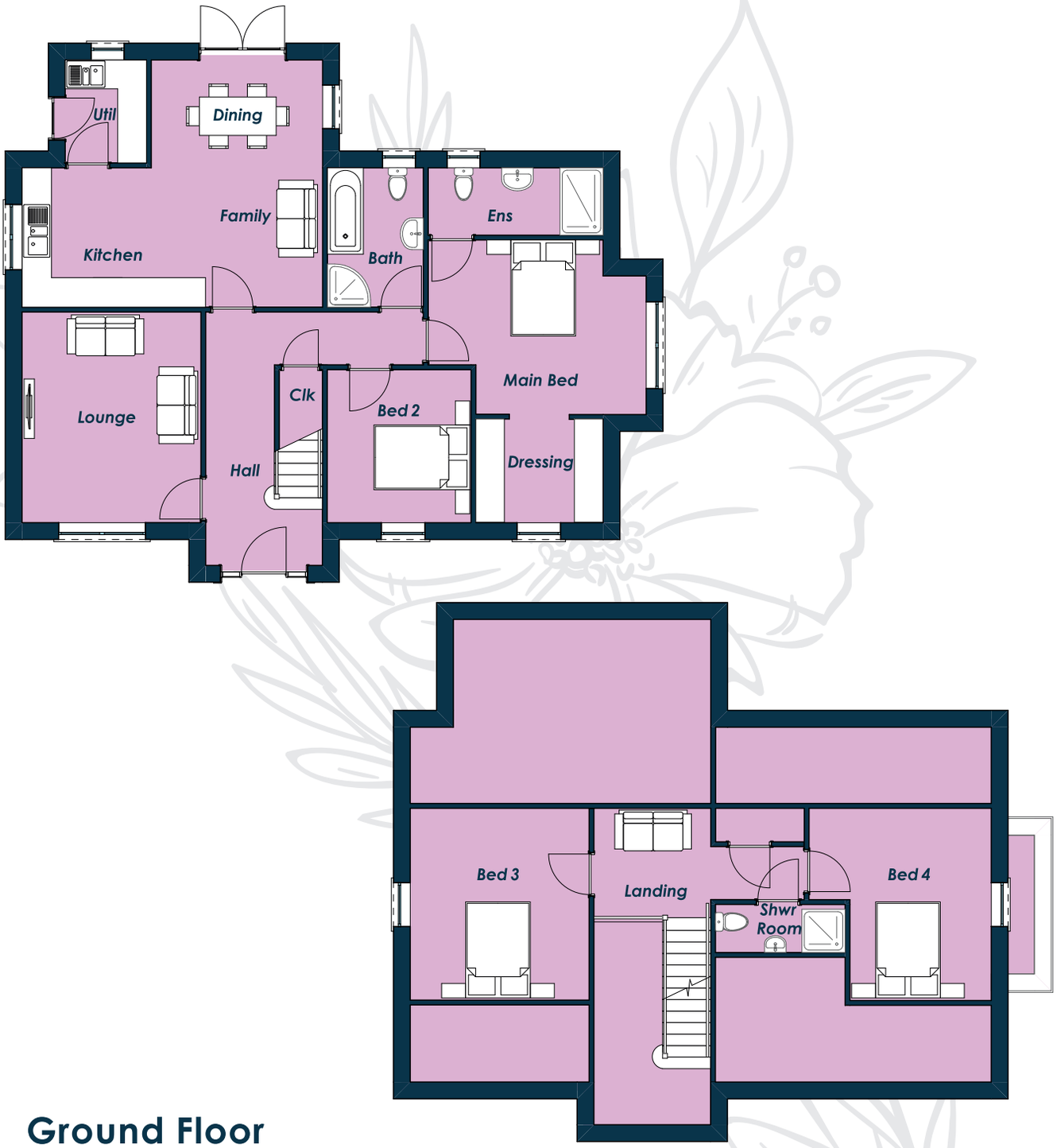
Site 1



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The Fern



Ground Floor

ENTRANCE HALL WITH CLOAKSTORE				
LIVINGROOM	m	4.4 X 3.72	ft	14'4 X 12'2
KITCHEN / DINER	m	6.26 X 5.15	ft	20'5 X 16'8
UTILITY	m	2.15 X 1.7	ft	7.05 X 5'5
MAIN BEDROOM	m	4.1 x 3.64	ft	13'4 x 11'9
DRESSING	m	2.65 X 2.15	ft	8'6 X 7'0
ENSUITE	m	3.65 X 1.4	ft	11'9 X 4'5
BED 2	m	3.2 X 3	ft	10'4 X 9'8
BATHROOM	m	2.9 X 2	ft	9'5 X 6'5

First Floor

BED 3	m	4.25 x 4	ft	13.9 x 13'1
BED 4	m	4 x 3.7	ft	13'1 x 12.1
SHOWER ROOM	m	2.2 x 1.9	ft	7'2 x 6'2

Ballynery Meadows

KITCHEN & UTILITY ROOM

> Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
> Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
> Recessed energy efficient LED spotlights to ceilings
> Ceramic floor tiling to kitchen and dining areas
> Ceramic wall tiling between kitchen units

BATHROOM, ENSUITE AND WC

> Contemporary white sanitary ware with chrome fittings
> Recessed energy efficient LED spotlights to ceilings
> Ceramic floor tiling
> Partial wall tiling to bathroom and splashbacks to ensuites and WC
> All bathrooms fitted with vanity units

INTERNAL FEATURES

> Highly energy efficient 'A' rated homes*
> Carpets to stairs and landing
> Carpets or laminate flooring to lounge and bedrooms
> Interior painted finish to all walls, ceilings and woodwork
> Solid wood interior doors with quality ironmongery
> Mains supply smoke and heat detectors
> Main supply carbon monoxide detectors
> Comprehensive range of electrical sockets, switches, TV and telephone points
> Wired for security alarm
> Mains oil fired central heating system with a high energy boiler
> Pressurised water system

EXTERNAL FEATURES

> 10 year warranty
> Roof mounted in-set Photovoltaic (PV) panels
> Front and rear gardens levelled and seeded
> Bitmac driveway included as standard
> Rear gardens to have perimeter timber fencing
> A range of external finishes to include brick an render to complement the traditional design
> Outside water tap
> PVC windows and doors in anthracite frames
> PVC composite front door
> Feature light to front door
> Future proofed for installation of electric vehicle charging point

A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained.

*A small number of homes achieve a high "B" rating and this will be communicated with all individual buyers where appropriate

Images are for illustrative purposes only





Glass

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