

BENTRAGH HALL

BALLYBENTRAGH ROAD, DUNADRY

An exquisite gated development of beautifully detailed country homes in one of County Antrim's most exclusive addresses

BENTRAGH HALL

MODERN VILLAGE LIVING IN AN INSPIRED ENVIRONMENT OF TIMELESS APPEAL

This small exclusive gated development of exquisite Regency inspired homes has been designed by award winning local architects Warwick Architects.

Meticulously designed, blending traditional craftsmanship and stunning architectural detailing, Bentragh Hall offers the very best for modern family living with beautiful reception halls, huge open plan kitchen family dining areas, elegant formal drawing rooms, traditional studies and 4 luxurious double bedrooms.

The architectural 3D perspective is for illustration purposes only

LEISURE & HISTORY ON YOUR DOORSTEP

Set in a quiet, secluded corner of Dunadry against a backdrop of mature trees and rolling fields, Bentragh Hall boasts an irresistible blend of sophisticated family living surrounded by the tranquillity of nature, yet within easy reach of everything that makes this area so desirable.

Enjoy local dining and nights out at The Dunadry Hotel and The Rabbit Hotel and Spa, indulge in the speciality foods and delicatessen at Colemans Farm Shop or catch up with friends at Colemans Cafe or experience the great outdoors with the countryside walks and paths along the Sixmilewater.

TRANQUIL
COUNTRY LIVING

Connect with nature in Dunadry's beautiful surroundings, whether it's an invigorating early morning run along the quiet country roads and open spaces or a leisurely dog walk along the banks of the Sixmilewater River.

Experience the abundant wildlife that flourish in this lush, green secluded haven - kingfishers, buzzards, herons and otters thrive amongst the mature trees and along the riverbank where salmon, brown trout and dollaghan can be seen leaping for flies from March until November.

For those interested in equestrian pursuits the Loughanmore Point To Point is a big feature on the local social calendar and takes place a couple of times a year.

Sixmilewater River













Loughanmore Point To Point

A PLACE
WHERE YOU
FEEL AT HOME

Imagine all the aspects of the most desirable of modern lifestyles. The feeling of being immersed in nature, yet never too far away from the things that are essential for family living - schools, socialising, leisure activities and shopping - all within a 5 minute drive.

Bentragh Hall offers the space to breathe and to grow in an elegant home of timeless appeal.


Kingfisher Country Estate


Rabbit Hotel Spa


Dunadry Hotel


The Rabbit Bar


Dunadry Fitness Suite


Kingfisher Golf Course

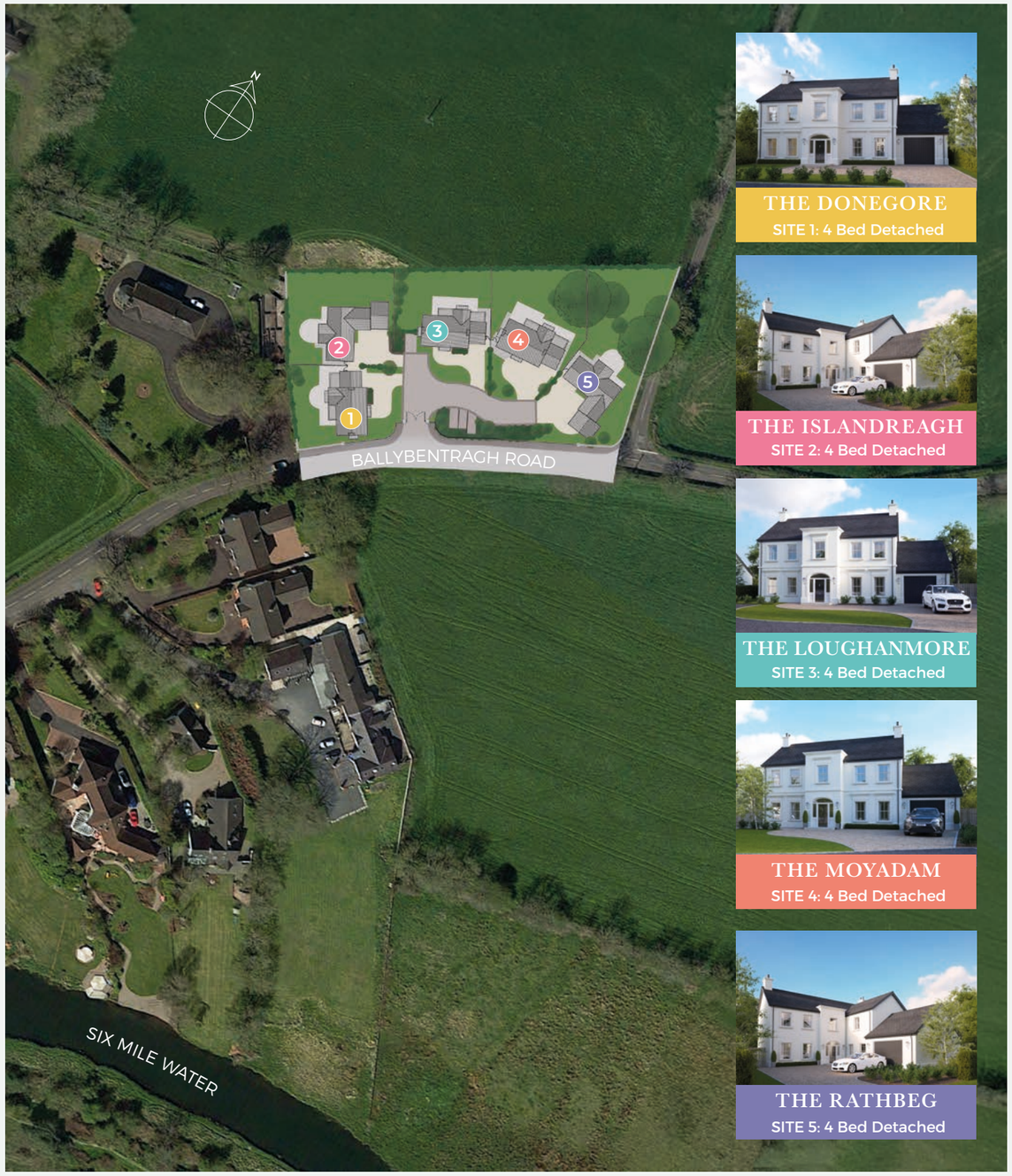


Templepatrick Primary School


Colemans Farm Shop

SITE LAYOUT

NOT TO SCALE



THE DONEGORE
SITE 1: 4 Bed Detached

THE ISLANDREAGH
SITE 2: 4 Bed Detached

THE LOUGHANMORE
SITE 3: 4 Bed Detached

THE MOYADAM
SITE 4: 4 Bed Detached

THE RATHBEG
SITE 5: 4 Bed Detached

LOCATION MAP

NOT TO SCALE



BUSINESS CONNECTIONS

3.5 miles	Antrim
5.0 miles	Int. Airport
7.5 miles	Ballyclare
8.2 miles	Glengormley
14 miles	Belfast
15 miles	Ballymena
42 miles	Coleraine

SHOPPING AND RETAIL

1. Islandbawn Stores
2. Twelfth Milestone
3. Parkgate Shops
4. Marks & Spencer
5. The Junction
6. Asda
7. Tesco
8. Antrim Town Centre
9. Colemans Garden Centre

DINING AND SOCIALISING

10. Ellie Mays
11. Ballyrobin Country Lodge
12. Dunadry Hotel
13. The Holestone at Tweedies
14. Spice Indian Restaurant
15. Top of the Town
16. The Rabbit Hotel & Spa
17. Kingfisher Country Estate

SCHOOLS AND EDUCATION

18. Parkhall Integrated College
19. Templepatrick PS & Nursery
20. Ballycraigy Primary School
21. Greystone Primary School
22. St Joseph's Nursery School
23. Sixmile Integrated Primary School
24. Antrim Grammar School
25. Parkhall Primary School
26. Parkgate Primary School

SPORTS AND WELLBEING

27. Kingfisher Golf, Fitness & Padel Club
28. Dunadry Living Well Gym
29. Massereene Golf Course
30. Antrim Forum
31. Antrim Castle Gardens
32. Wallace Park Outdoor Fitness & Tennis
33. Muckamore Cricket & Padel Club
34. Antrim Rugby Club

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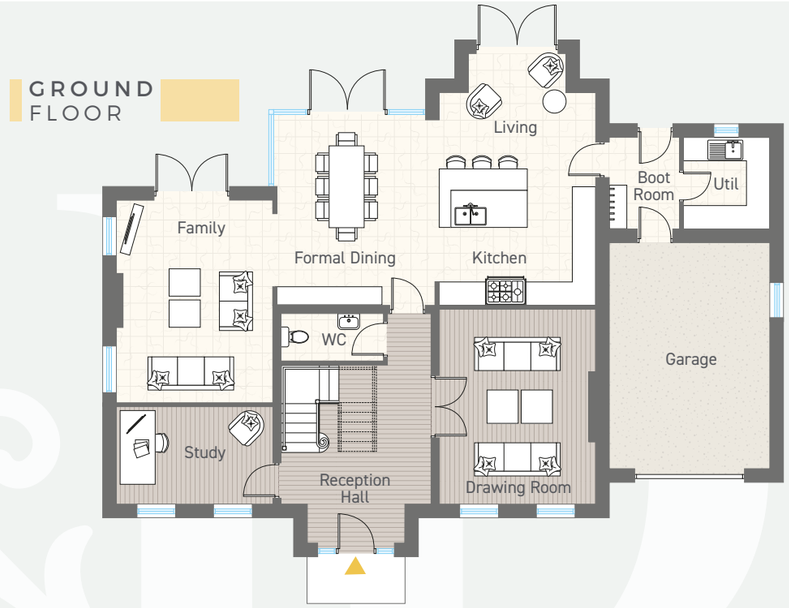
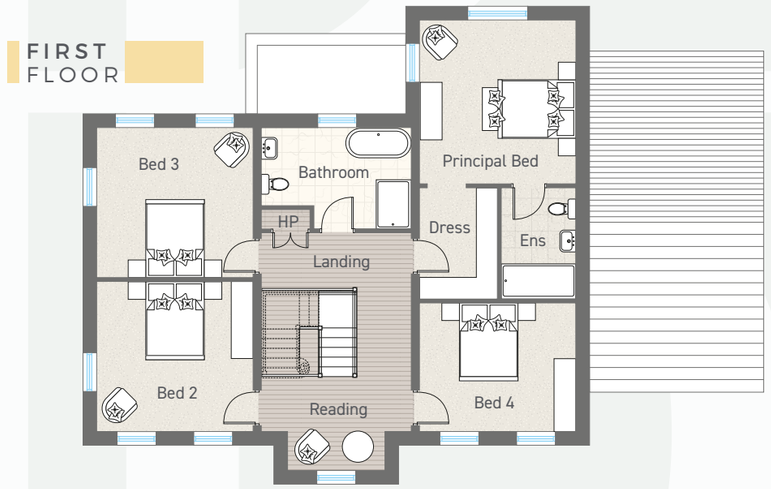
Site layout and location map are not to scale.

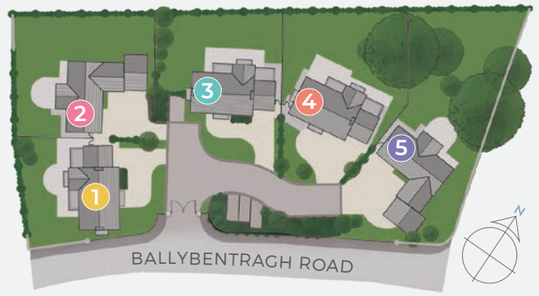






THE DONEGORE
SITE No.1

TOTAL FLOOR AREA 2608 sq. ft. approx
GARAGE FLOOR AREA: 254 sq ft approx



GROUND FLOOR	Ft/Inch	Metres
Reception Hall with separate WC		
Drawing Room	16'5" x 13'3"	5.00 x 4.01
Study	13'3" x 8'6"	4.01 x 2.60
Kitchen | Living into bay	21'3" x 13'8"	6.49 x 4.23
Formal Dining max	16'3" x 12'10"	4.91 x 3.91
Family	17'2" x 13'9"	5.20 x 4.20
Boot Room	7'9" x 5'11"	2.35 x 1.80
Utility	7'9" x 7'4"	2.35 x 2.22
Garage	19'2" x 13'1"	5.80 x 3.98

FIRST FLOOR	Ft/Inch	Metres
Landing	16'9" x 12'7"	5.15 x 3.83
Principal Bedroom	13'9" x 13'3"	4.20 x 4.01
Ensuite	9'2" x 6'3"	2.80 x 1.91
Dressing	9'2" x 6'3"	2.80 x 1.94
Bedroom 2	13'3" x 12'8"	4.01 x 3.85
Bedroom 3	13'3" x 12'8"	4.01 x 3.85
Bedroom 4	13'3" x 10'10"	4.01 x 3.30
Bathroom	12'8" x 8'7"	3.85 x 2.60
Reading Gallery	8'3" x 3'3"	2.50 x 1.00

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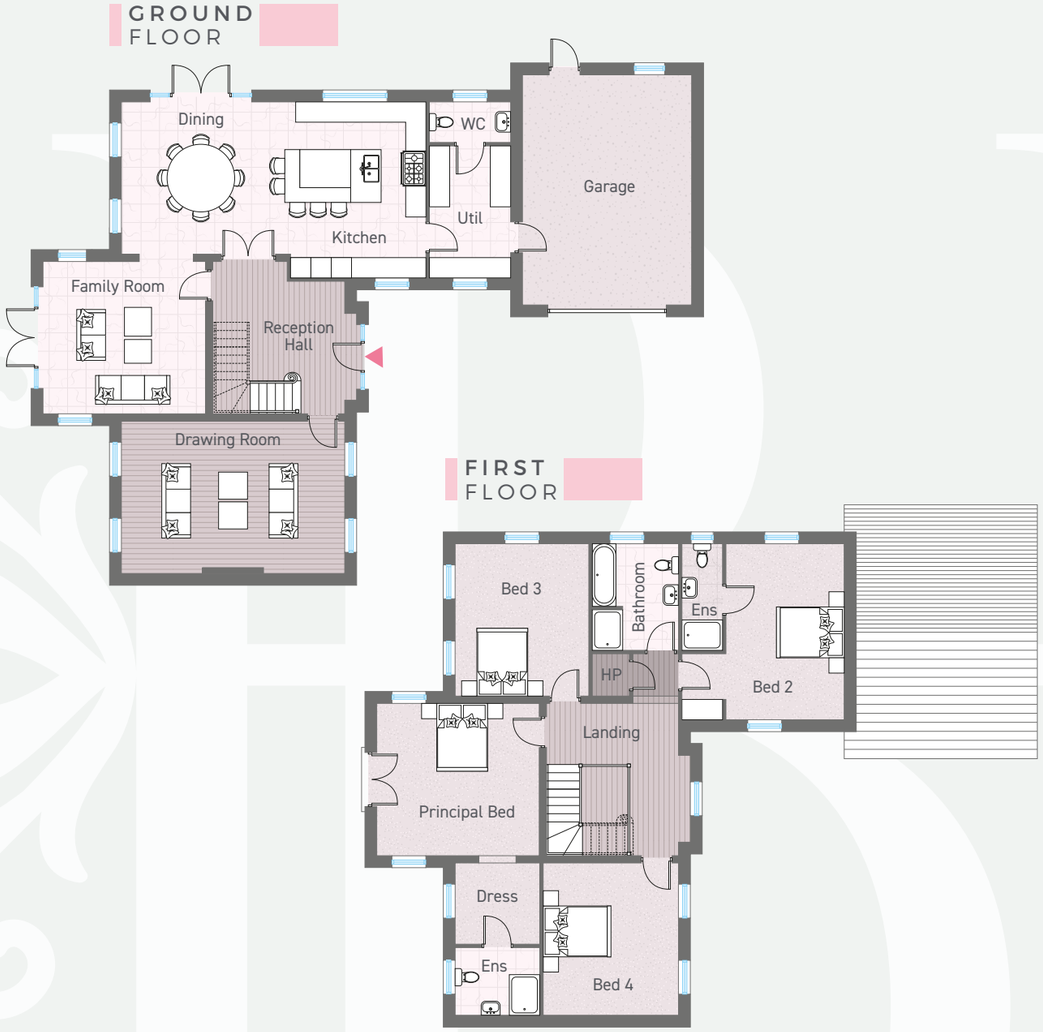
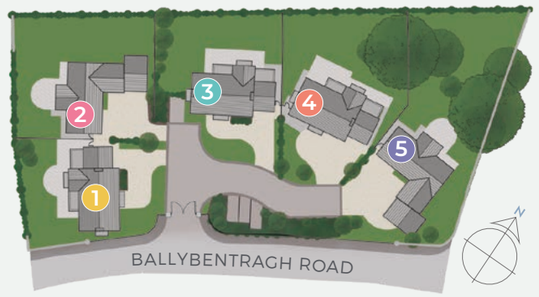


THE ISLANDREAGH
SITE No.2

TOTAL FLOOR AREA 2781 sq. ft. approx
GARAGE FLOOR AREA: 366 sq ft approx



GROUND FLOOR	Ft/Inch	Metres
Reception Hall	18'2" x 14'1"	5.54 x 4.30
Drawing Room	21'8" x 14'9"	6.60 x 4.50
Family Room	15'9" x 14'9"	4.80 x 4.50
Kitchen | Dining max	29'7" x 17'2"	9.00 x 5.20
Utility	12'9" x 7'10"	3.90 x 2.40
WC	7'10" x 3'11"	2.40 x 1.20
Garage	22'7" x 16'9"	6.89 x 5.14

FIRST FLOOR	Ft/Inch	Metres
Landing		
Principal Bedroom	16'0" x 15'0"	4.90 x 4.60
Ensuite	8'1" x 6'7"	2.47 x 2.00
Dressing	8'2" x 7'10"	2.50 x 2.40
Bedroom 2	17'2" x 11'6"	5.20 x 3.50
Ensuite	10'5" x 3'11"	3.15 x 1.20
Bedroom 3	14'9" x 12'9"	4.50 x 3.77
Bedroom 4	15'0" x 13'3"	4.67 x 4.00
Bathroom	10'5" x 8'8"	3.15 x 2.68

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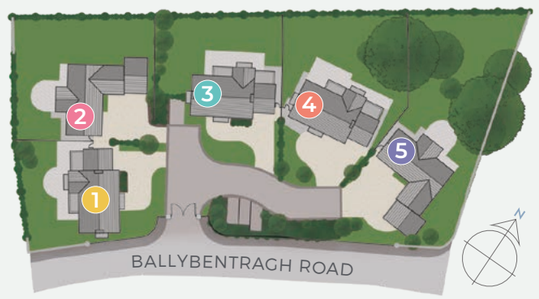
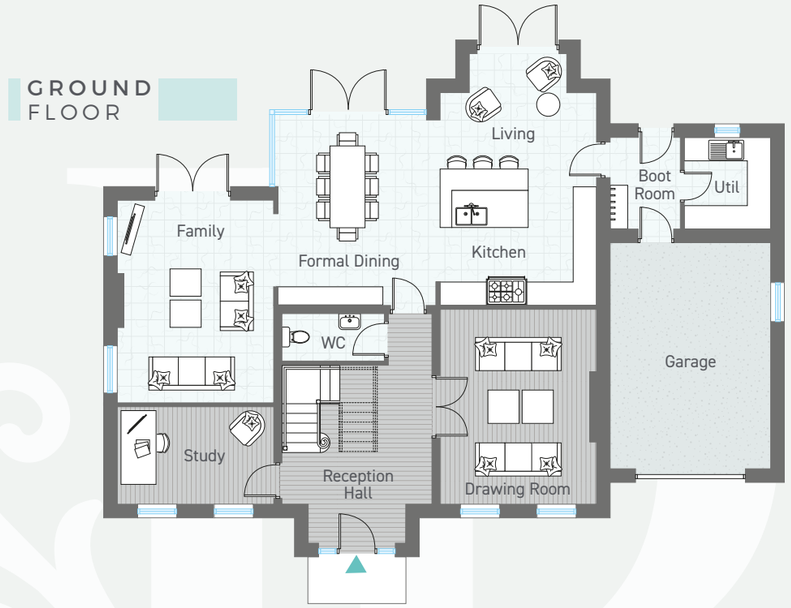
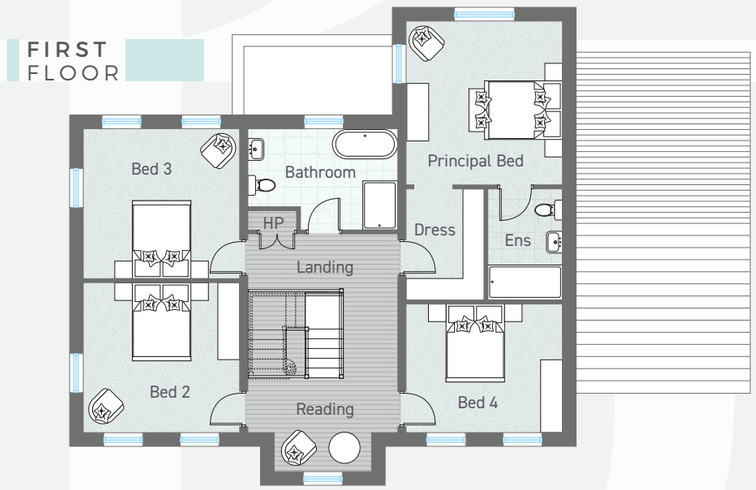
THE LOUGHANMORE
SITE No.3

TOTAL FLOOR AREA 2608 sq. ft. approx
GARAGE FLOOR AREA: 254 sq ft approx







GROUND FLOOR	Ft/Inch	Metres
Reception Hall with separate WC		
Drawing Room	16'5" x 13'3"	5.00 x 4.01
Study	13'3" x 8'6"	4.01 x 2.60
Kitchen | Living into bay	21'3" x 13'8"	6.49 x 4.23
Formal Dining max	16'3" x 12'10"	4.91 x 3.91
Family	17'2" x 13'9"	5.20 x 4.20
Boot Room	7'9" x 5'11"	2.35 x 1.80
Utility	7'9" x 7'4"	2.35 x 2.22
Garage	19'2" x 13'1"	5.80 x 3.98

FIRST FLOOR	Ft/Inch	Metres
Landing	16'9" x 12'7"	5.15 x 3.83
Principal Bedroom	13'9" x 13'3"	4.20 x 4.01
Ensuite	9'2" x 6'3"	2.80 x 1.91
Dressing	9'2" x 6'3"	2.80 x 1.94
Bedroom 2	13'3" x 12'8"	4.01 x 3.85
Bedroom 3	13'3" x 12'8"	4.01 x 3.85
Bedroom 4	13'3" x 10'10"	4.01 x 3.30
Bathroom	12'8" x 8'7"	3.85 x 2.60
Reading Gallery	8'3" x 3'3"	2.50 x 1.00

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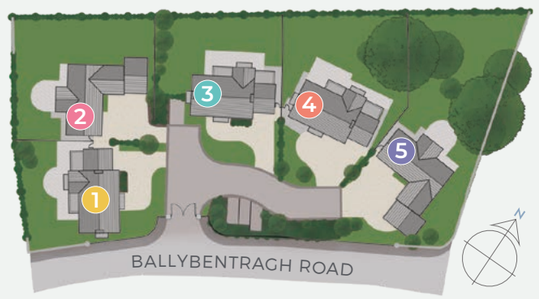
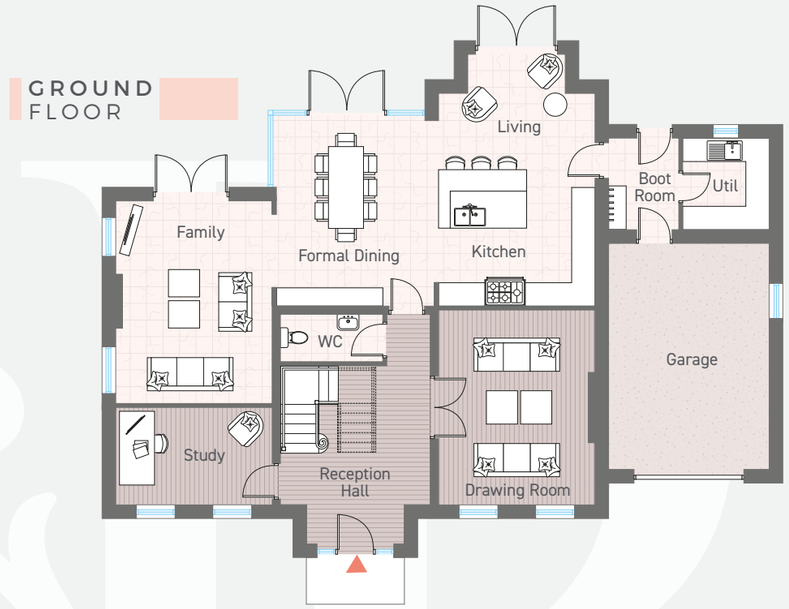
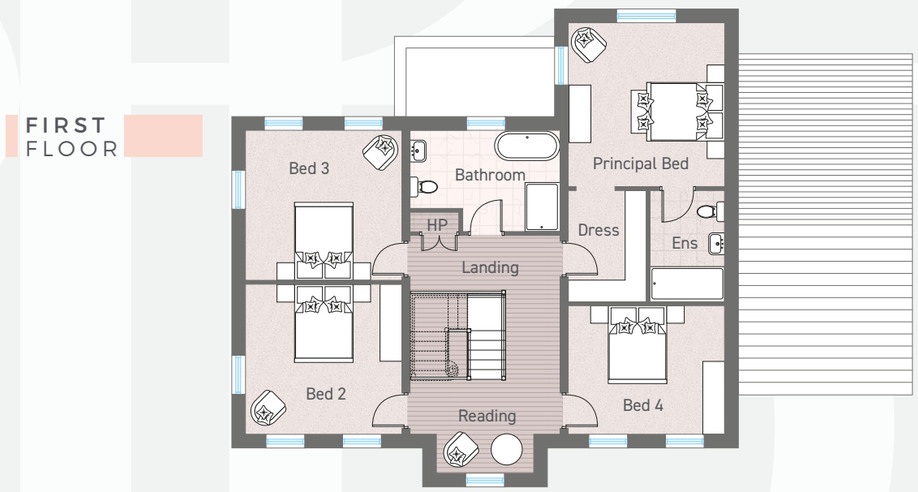
THE MOYADAM
SITE No.4

TOTAL FLOOR AREA 2608 sq. ft. approx
GARAGE FLOOR AREA: 254 sq ft approx







GROUND FLOOR

	Ft/Inch	Metres
Reception Hall with separate WC		
Drawing Room	16'5" x 13'3"	5.00 x 4.01
Study	13'3" x 8'6"	4.01 x 2.60
Kitchen | Living into bay	21'3" x 13'8"	6.49 x 4.23
Formal Dining max	16'3" x 12'10"	4.91 x 3.91
Family	17'2" x 13'9"	5.20 x 4.20
Boot Room	7'9" x 5'11"	2.35 x 1.80
Utility	7'9" x 7'4"	2.35 x 2.22
Garage	19'2" x 13'1"	5.80 x 3.98

FIRST FLOOR

	Ft/Inch	Metres
Landing	16'9" x 12'7"	5.15 x 3.83
Principal Bedroom	13'9" x 13'3"	4.20 x 4.01
Ensuite	9'2" x 6'3"	2.80 x 1.91
Dressing	9'2" x 6'3"	2.80 x 1.94
Bedroom 2	13'3" x 12'8"	4.01 x 3.85
Bedroom 3	13'3" x 12'8"	4.01 x 3.85
Bedroom 4	13'3" x 10'10"	4.01 x 3.30
Bathroom	12'8" x 8'7"	3.85 x 2.60
Reading Gallery	8'3" x 3'3"	2.50 x 1.00

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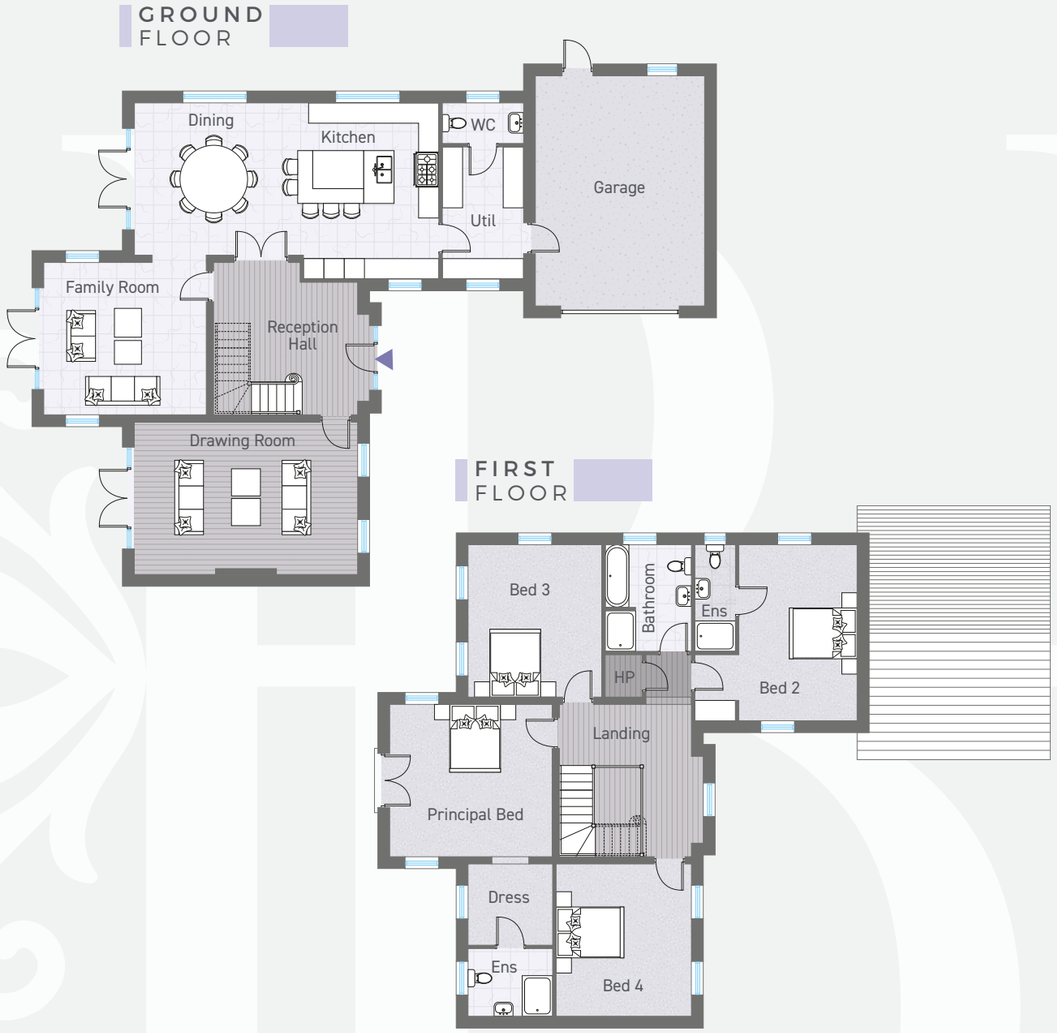
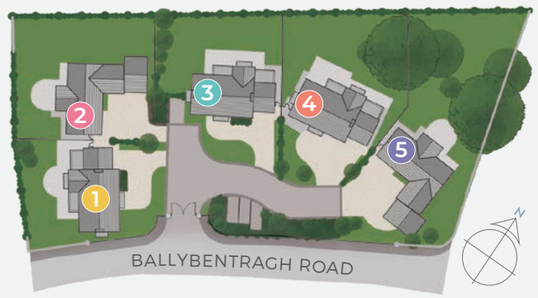


THE RATHBEG
SITE No.5

TOTAL FLOOR AREA 2839 sq. ft. approx
GARAGE FLOOR AREA: 366 sq ft approx



GROUND FLOOR	Ft/Inch	Metres
Reception Hall	18'2" x 15'9"	5.54 x 4.82
Drawing Room	21'8" x 14'9"	6.60 x 4.50
Family Room	16'0" x 15'0"	4.90 x 4.60
Kitchen | Dining	29'7" x 17'2"	9.00 x 5.20
Utility	12'9" x 7'10"	3.90 x 2.40
WC	7'10" x 3'11"	2.40 x 1.20
Garage	22'0" x 16'5"	6.70 x 5.02

FIRST FLOOR	Ft/Inch	Metres
Landing		
Principal Bedroom	16'6" x 15'0"	5.02 x 4.62
Ensuite	8'3" x 6'7"	2.50 x 2.00
Dressing	8'2" x 7'10"	2.50 x 2.40
Bedroom 2	17'5" x 11'6"	5.30 x 3.50
Ensuite	10'5" x 3'11"	3.15 x 1.20
Bedroom 3	14'9" x 12'11"	4.50 x 3.95
Bedroom 4	15'0" x 13'6"	4.62 x 4.10
Bathroom	10'9" x 8'5"	3.29 x 2.55

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QUALITY, ATTENTION TO DETAIL, AND A SUPERIOR SPECIFICATION...



KITCHEN & UTILITY

- High quality kitchen units in a choice of traditional or contemporary styling
- Painted doors and drawers in a range of colours with quality stainless steel handles
- Feature kitchen island with optional under mounted stainless steel sink
- Elegant stone worktops, upstands and splashbacks in a choice of colours
- Soft closing drawers and doors
- Integrated kitchen appliances to include electric oven, gas hob, fridge freezer, dishwasher and extractor
- Utility plumbed for washer dryer

BATHROOMS, ENSUITES AND WC

- High quality contemporary white sanitary ware with chrome fittings
- Free standing bath in bathroom
- Chrome heated towel radiators
- Large shower trays

FLOORING AND TILES

- Concrete floors on ground floor and first floor
- Premium quality floor tiles to ground floor and bathrooms
- Premium quality carpets to stairs, landing and bedrooms





HEATING AND VENTILATION

- Energy efficient natural gas fired central heating
- Underfloor heating to ground floor and first floor
- Heated chrome towel rail to bathroom, WC and ensuite
- High pressure boiler with large capacity hot water cylinder
- Mechanical ventilation with heat recovery system
- Low energy requirement build standards
- Solar panels

INTERNAL

- Painted walls throughout
- Ceilings and woodwork painted white
- Deep moulded skirting boards and moulded architraves
- Painted four panel internal doors with raised moulding detailing
- Feature profile cornicing to reception hall and landing
- Pre-wired for fibre broadband
- Light fitting in the roof space
- Fully installed security alarm system
- 5 Amp sockets to living area and master bedroom
- Mains supply smoke, heat and carbon monoxide detectors with battery backup

EXTERNAL

- Electric entrance gates, creating a secure gated development
- Traditional cavity wall construction with render finish and exceptional insulation
- Plastered window bands and moulded features
- High quality and high efficiency framed double glazed windows, with sliding sash style to the front
- Gardens topsoiled and sown in grass seed

10 YEAR WARRANTY (ICW)

*Due to constant improvements, we reserve the right to amend specification.

A management company will be formed to maintain the upkeep of all external common areas









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SALES REPRESENTATION

country estates

02894 466 777

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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.

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