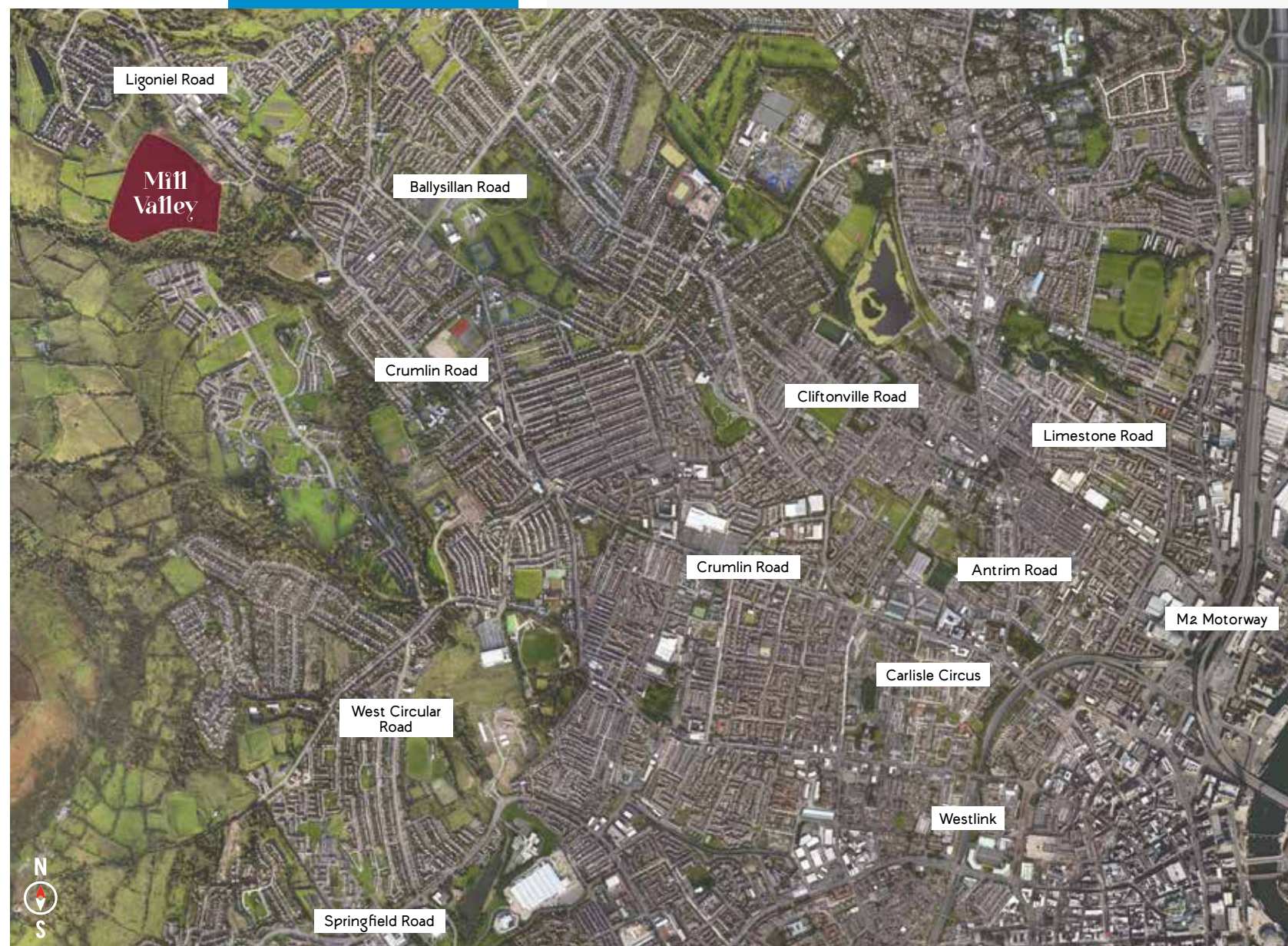




Mill Valley
LIGONIEL ROAD
BELFAST

LaganHomes®



Welcome Home

Set against the backdrop of Wolf Hill and overlooking Belfast city and beyond is Mill Valley, a welcoming place to call home.

Mill Valley has already become established as a desirable address in North Belfast. The first phase of this hugely successful development comprised well designed houses and apartments that set exemplary standards in terms of quality craftsmanship within the construction and finish of the homes.

With the first phase fully sold, Lagan Homes are announcing Mill Valley Phase 2 and invite you to peruse the impressive house designs for the 2, 3 & 4 bedroom semi-detached and detached dwellings on offer.



Location

Situated less than four miles north of Belfast city at the foot of the vast Wolf Hill is the bustling village of Ligoniel. In the past, this lively village was primarily associated with the bleaching and spinning of flax. At one time there was no less than six mills operating in the area.

Since then, the village has become a vibrant and convenient place to set up home offering a range of local shops and community services such as a health centre, parent and toddler groups, post office, scenic parks and leisure activities.

The village also has the benefit of an excellent road network and public transport system into Belfast city centre.

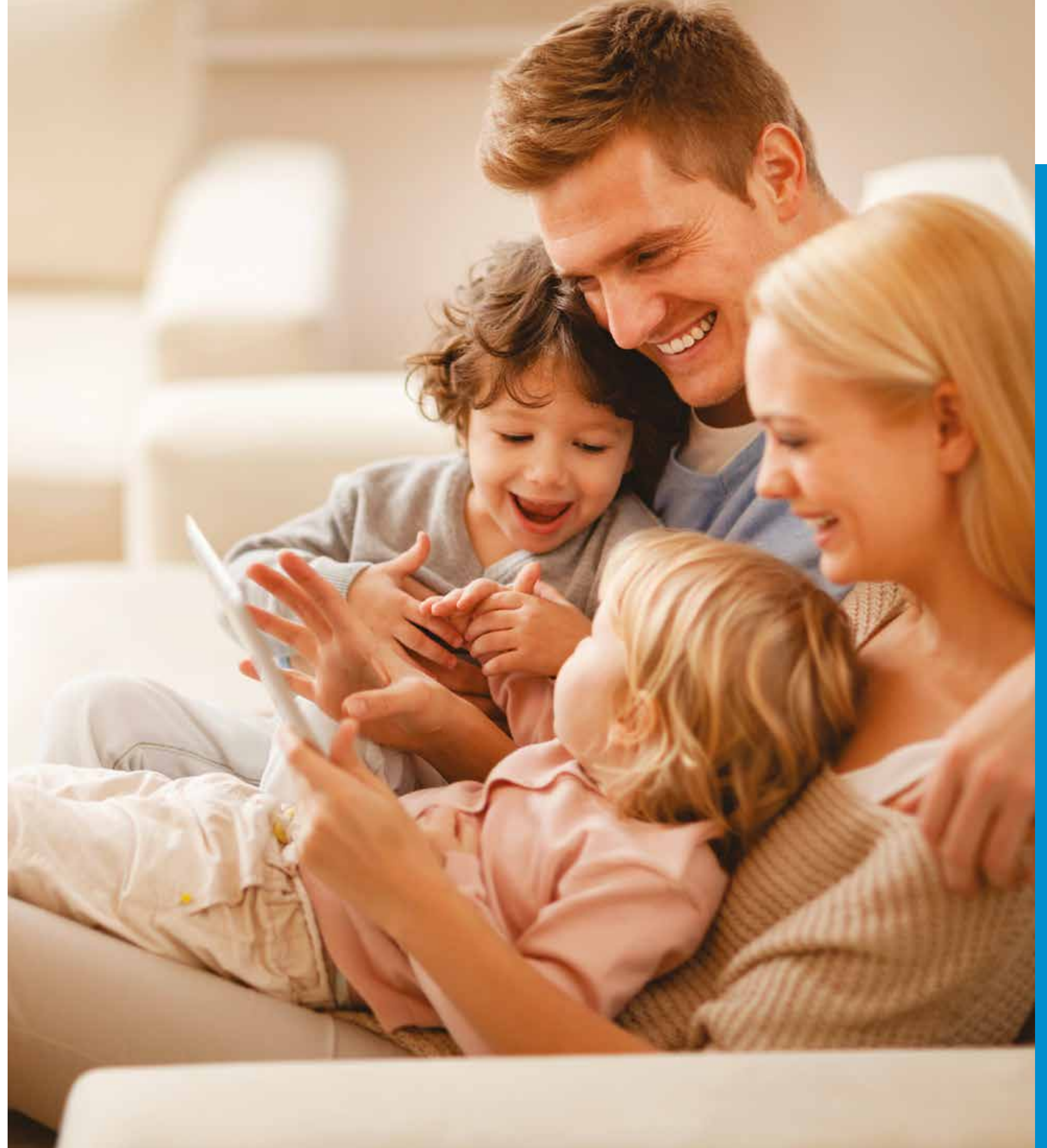




The Next Chapter

Presenting to homeowners peace of mind, the homes at Mill Valley have been constructed using the latest building methods resulting in inspirationally designed homes with character, excellent specification and exceptional energy ratings.

The homes at Mill Valley have been created employing skilful attention to detail. From positioning the house type on the particular plot, to ensuring the external façade is well proportioned and is complemented by the materials used to style the interior space to be bright and practical.



Why Choose A Lagan Home?

Lagan Homes has been building outstanding homes for over 30 years. In that time it has provided thousands of people with homes they love and that suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.

ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.



SAFETY & SECURITY

Double glazing, window locks*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and potentially lower insurance premiums. (*window locks – excluding emergency escape windows).



Images are taken from previous Lagan Homes show homes.

NEW HOME WARRANTY

A 10 year buildmark warranty will be available for all homes at Mill Valley from NHBC which is responsible for setting the standards of the house-building industry.

YOUR NEW HOME

Owners have the satisfaction of knowing that Mill Valley represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish.



Luxury Specification

EXTERNAL FEATURES

- Exterior elevation finished in a brick/ render/ stone finish
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Mouldings to door and window surrounds to selected house designs
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Bitmac driveway
- Painted finish to front entrance doors
- Landscaped rear gardens
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to boundaries (where appropriate)
- Feature external lighting to front door

INTERNAL FEATURES

- Internal walls and ceilings painted cream along with the internal woodwork
- Contemporary skirting, architrave and panelled internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and TV
- Cabling for digital and SKY TV reception terminated at a single point externally
- Zoned security alarm

KITCHEN

- Choice of kitchen doors, worktop colours and handles
- Integrated electrical appliances to include gas hob and electric oven, stainless steel extractor unit, fridge/ freezer, dishwasher and washer/ dryer

BATHROOM, ENSUITE (WHERE APPLICABLE) & WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Chrome heated towel rail in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Splash back tiling to bathroom, ensuite and downstairs cloakroom basins

FLOORING

- Lounge, bedrooms, hall, stairs and landing carpeted
- Kitchen/ dining, ground floor cloakroom, bathroom and ensuite floors tiled
- Tiled floor to sun room where applicable

HEATING

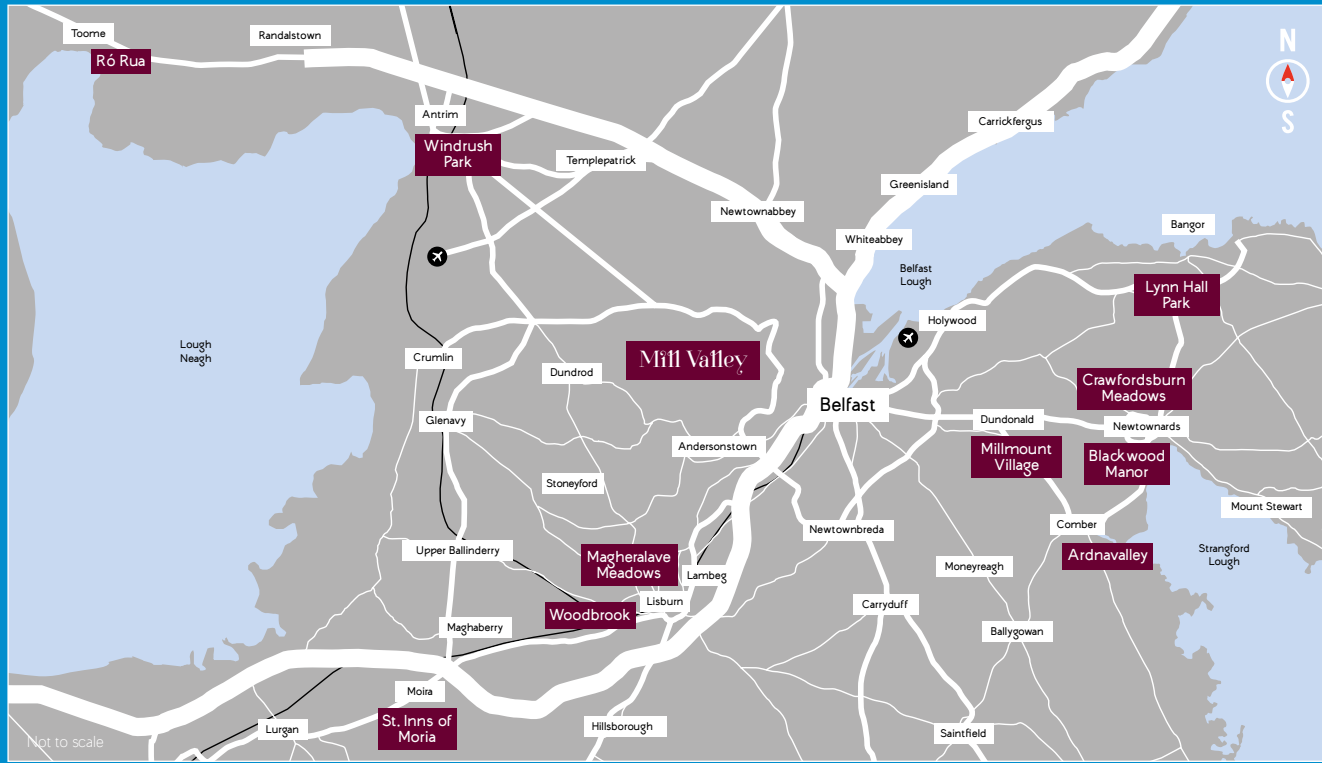
- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Zoned heating with time clock inline with building control regulations

SELECTIONS

- All selections to be made from the builder's nominated suppliers only
- All selections are from a pre-selected range and are subject to stage of construction

WARRANTY

- White goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildmark warranty



Award Winning New Homes



SAINT INNS OF MOIRA
Moira



ARDNALVEY
Comber



BLACKWOOD MANOR
Newtownards



LYNN HALL PARK
Bangor



WINDRUSH PARK
Antrim



MILL MOUNT VILLAGE
Dundonald



Raising Standards. Protecting Homeowners

Built in the right place, in the right way,
in the right style, by the right people.

Need to Commute

Travelling distances to

Belfast City Centre	3.9 miles	Lisburn	15.0 miles
Glengormley	5.5 miles	Dublin	105.6 miles
Crumlin	10.3 miles	George Belfast City Airport	12.0 miles
Antrim	13.2 miles	International Airport	6.6 miles



Simon Brien Residential
525 Lisburn Road
Belfast BT9 7GQ
Telephone 028 9066 8888
Email southbelfast@simonbrien.com
www.simonbrien.com



GOC Estate Agents Ltd
147 Stranmillis Road
Belfast BT9 5AJ
Telephone 028 9066 2366
Email info@gocestateagents.com
www.gocestateagents.com



Lagan Homes (Magherahinch) Ltd.
19 Clarendon Road
Belfast BT1 3BG
Telephone 028 9026 1080
Email info@laganhomes.com
www.laganhomes.com



@LaganHomesNI

@LaganHomesNI

@LaganHomesNI



Raising Standards. Protecting Homeowners

Providing buildmark
insurance and warranty
cover for your new home.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.