



SOURHILL ROAD
HIGHGROVE
BALLYMENA



Highgrove, Ballymena, is an intimate development of superbly designed turnkey semi-detached homes & apartments. Finished to a high specification, these homes are generously proportioned and contemporary in design.

Located on the prestigious Sourhill Road, Highgrove Ballymena is within walking distance of the beautiful grounds of the Galgorm Resort and Spa, featuring Galgorm Castle and its award-winning golf course and a short walk from Ballymena's thriving town centre. Renowned local restaurants and pubs and a fantastic range of high-street retail names including Debenhams, Sainsbury's and H&M sit alongside local independent shops such as Primrose, McKillens and Camerons to name a few. Highgrove's location benefits from excellent nursery, primary, secondary and tertiary level schools and colleges and is within close proximity to state of the art healthcare facilities at Antrim Area Hospital.

The local area also offers exceptional opportunities to unwind at award-winning hotels and heritage sites and is a short drive to the stunning landscape of Ulster's famous causeway coast.

Coupled with excellent transport links to Belfast, Belfast International Airport, and Londonderry, Highgrove offers residents stylish living in a highly attractive location.

Galgorm Golf Course



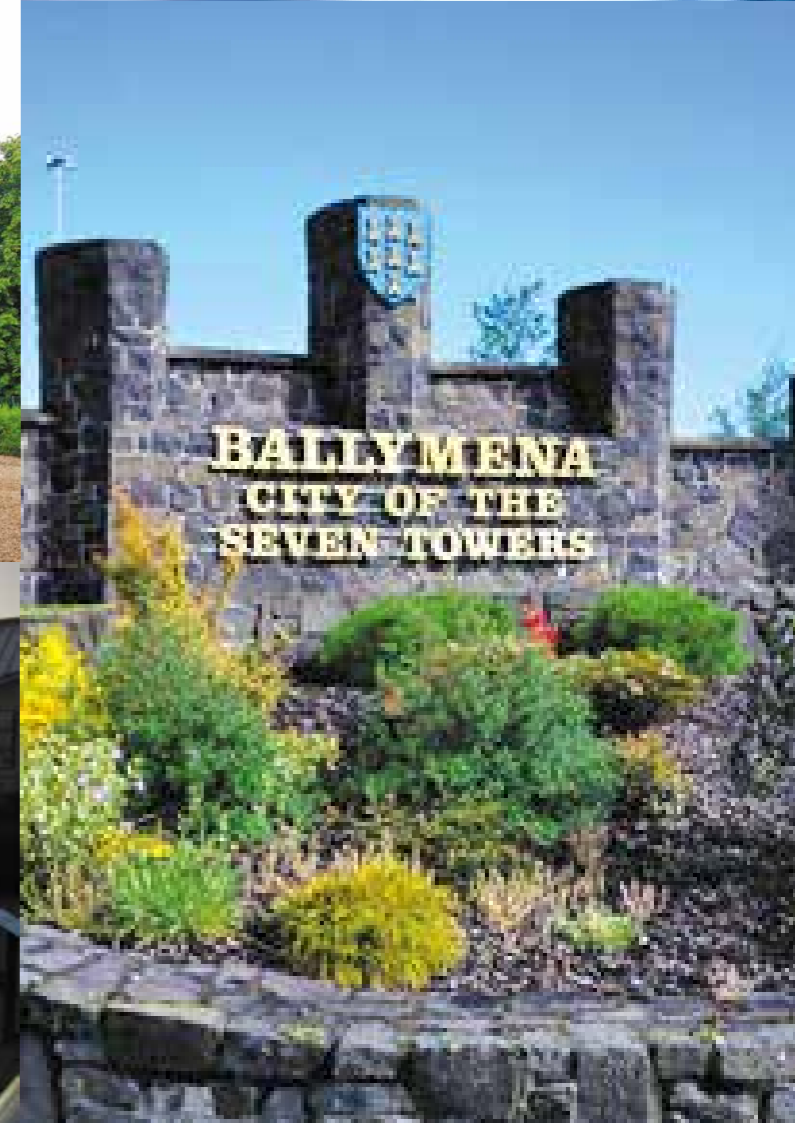
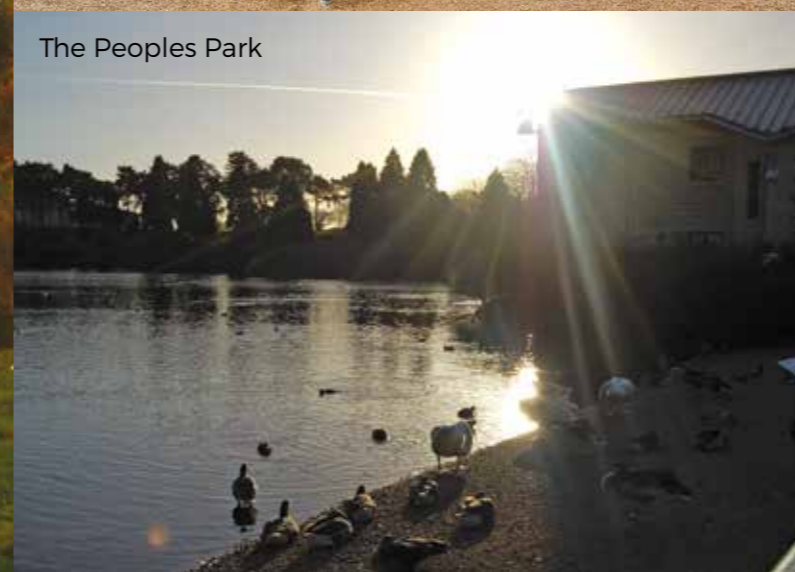
Galgorm Hotel & Spa



Eco Centre



The Peoples Park

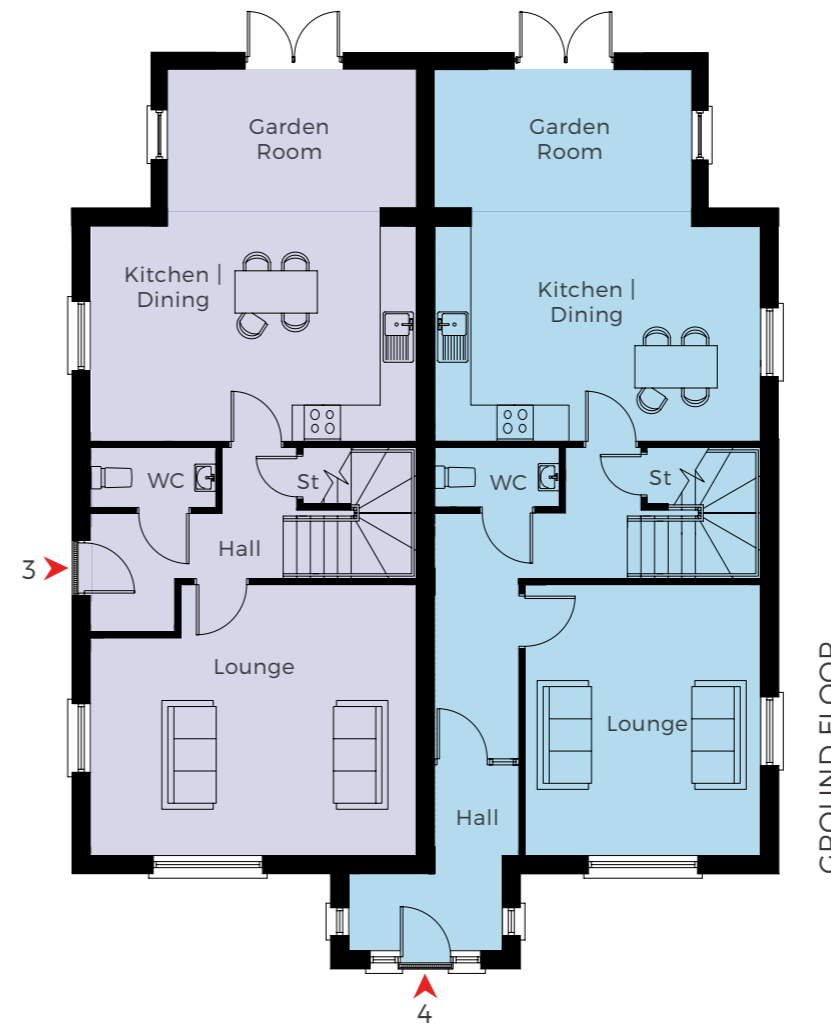




SITE NUMBERS 3 & 4

3 Bedroom | Semi Detached

SITE NUMBERS 3 & 4



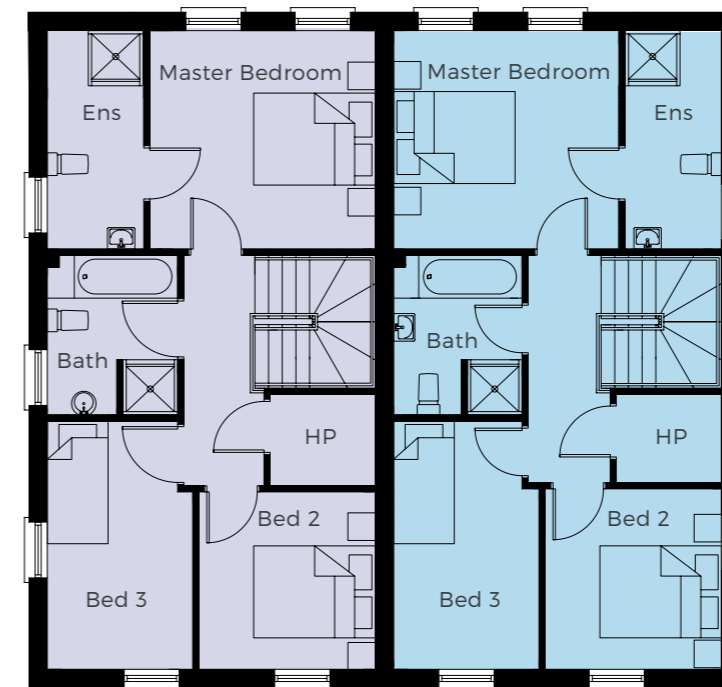
GROUND FLOOR

GROUND FLOOR - SITE 3 - 1272 sqFT

Entrance Hall	
Lounge	5.39 x 4.48 14'7" x 11'8"
Kitchen Dining	5.39 x 3.59 17'7" x 11'4"
Garden Room	4.2 x 3.0 13'7" x 9'8"
WC	1.90 x 0.90 6'3" x 3'0"

FIRST FLOOR - SITE 3

Master Bedroom	3.56 x 3.70 11'6" x 12'1"
Ensuite	2.66 x 1.58 8'7" x 5'2"
Bedroom 2	2.94 x 2.90 9'6" x 9'5"
Bedroom 3	4.04 x 2.39 13'2" x 7'8"
Bathroom	2.60 x 2.11 8'5" x 6'9"



FIRST FLOOR

GROUND FLOOR - SITE 4 - 1310 sqFT

Entrance Hall	
Lounge	4.47 x 3.59 14'7" x 11'8"
Kitchen Dining	5.39 x 3.59 17'7" x 11'8"
Garden Room	4.2 x 3.0 13'7" x 9'8"
WC	1.90 x 0.90 6'3" x 3'0"

FIRST FLOOR - SITE 4

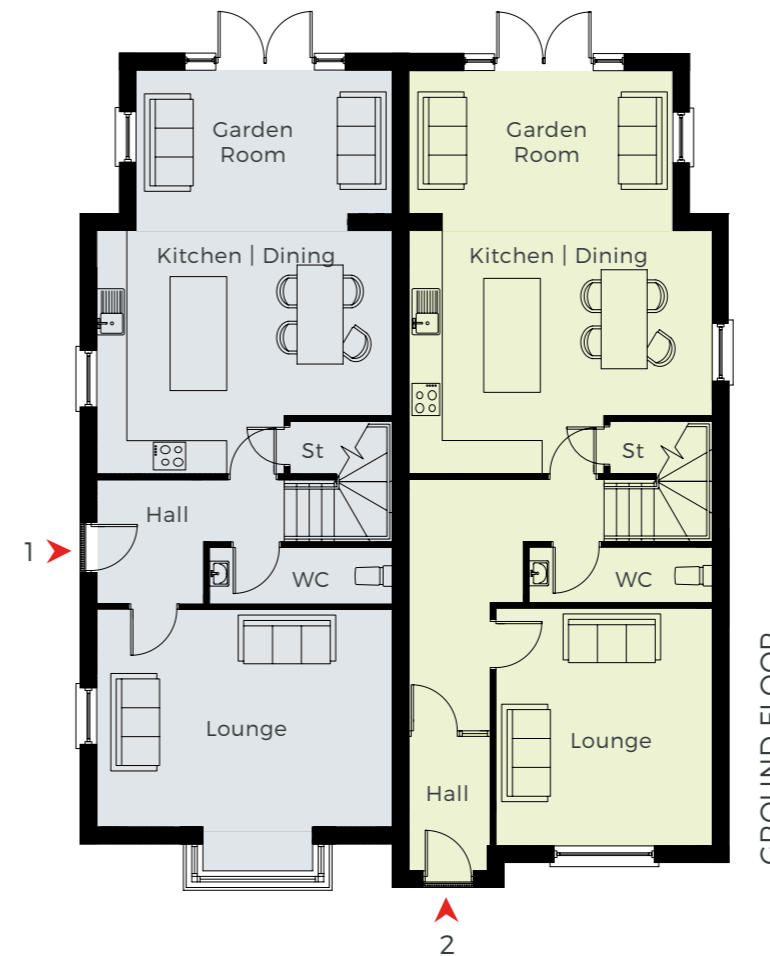
Master Bedroom	3.56 x 3.70 11'7" x 12'1"
Ensuite	2.66 x 1.58 8'7" x 5'2"
Bedroom 2	2.94 x 2.90 9'6" x 9'5"
Bedroom 3	4.04 x 2.39 13'2" x 7'8"
Bathroom	2.60 x 2.11 8'5" x 6'9"



SITE NUMBERS 1 & 2

3 Bedroom | Semi Detached

SITE NUMBERS 1 & 2

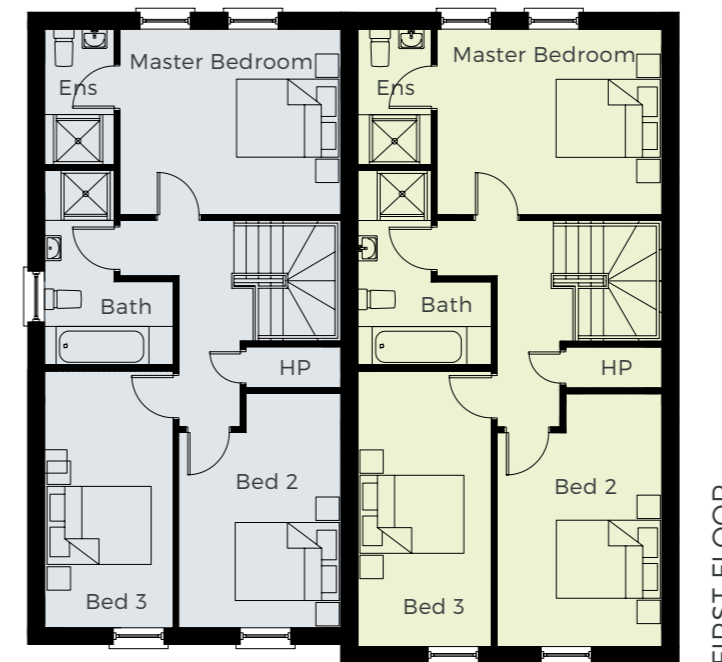


GROUND FLOOR - SITE 1 - 1321 sqFT

Entrance Hall	
Lounge	5.32 x 4.47 17'4" x 14'6"
Kitchen Dining	5.32 x 4.38 17'4" x 14'3"
Garden Room	4.2 x 3.0 13'7" x 9'8"
WC	1.90 x 0.90 6'3" x 3'0"
Garage Utility	

FIRST FLOOR - SITE 1

Master Bedroom	4.70 x 3.16 15'5" x 10'4"
Ensuite	1.92 x 2.00 6'3" x 6'6"
Bedroom 2	3.02 x 2.98 9'10" x 9'9"
Bedroom 3	3.02 x 2.63 9'10" x 8'7"
Bathroom	2.48 x 2.11 8'1" x 8'4"



GROUND FLOOR - SITE 2 - 1405 sqFT

Entrance Hall	
Lounge	4.28 x 3.90 14'0" x 12'8"
Kitchen Dining	5.32 x 4.38 17'4" x 14'3"
Garden Room	4.2 x 3.0 13'7" x 9'8"
WC	1.90 x 0.90 6'3" x 3'0"
Garage Utility	

FIRST FLOOR - SITE 2

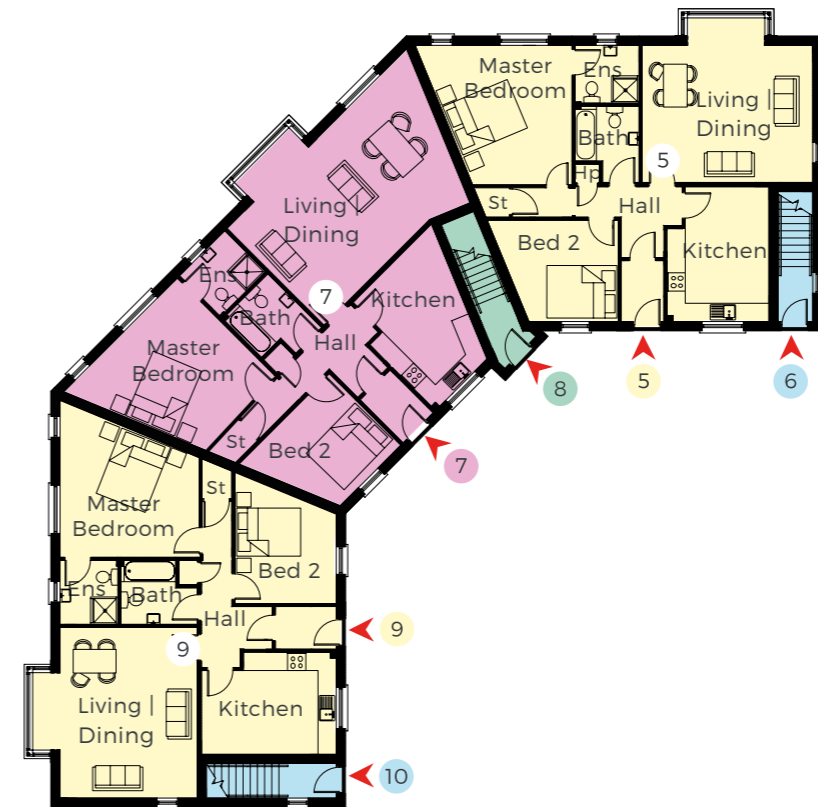
Master Bedroom	4.04 x 3.33 13'2" x 10'9"
Ensuite	2.43 x 1.32 7'10" x 4'3"
Bedroom 2	3.84 x 2.96 12'6" x 9'7"
Bedroom 3	4.94 x 2.40 16'2" x 7'9"
Bathroom	3.50 x 2.40 11'5" x 7'8"



APARTMENT NUMBERS 5 - 10

2 Bedroom | Apartments

APARTMENT NUMBERS 5 - 10



GROUND FLOOR

GROUND FLOOR 5 & 9 1176 sqFT

Entrance Hall	
Living Dining	5.60 x 4.50 18'3" x 14'7"
Kitchen	5.42 x 3.35 17'8" x 10'10"
Master Bedroom	5.10 x 4.72 16'7" x 15'5" max
Ensuite	2.10 x 1.90 6'9" x 6'2"
Bedroom 2	3.80 x 4.30 12'4" x 14'1" max
Bathroom	2.10 x 2.50 6'9" x 8'2"

GROUND FLOOR 7 1306 sqFT

Entrance Hall	
Living Dining	6.30 x 4.50 20'6" x 14'7" max
Kitchen	5.40 x 3.40 17'7" x 11'1" max
Master Bedroom	4.50 x 4.80 14'7" x 15'7"
Ensuite	2.10 x 1.90 6'9" x 6'2"
Bedroom 2	4.30 x 3.80 14'1" x 12'4"
Bathroom	2.50 x 2.10 8'2" x 6'9"



FIRST FLOOR

FIRST FLOOR 6 & 10 1221 sqFT

Entrance Hall	
Living Dining	5.35 x 4.50 17'5" x 14'7" max
Kitchen	4.90 x 4.80 16'0" x 15'7" max
Master Bedroom	4.33 x 3.60 14'2" x 11'8"
Ensuite	2.75 x 1.40 9'0" x 4'6"
Bedroom 2	4.35 x 3.35 14'2" x 10'10"
Bathroom	2.91 x 2.35 9'5" x 7'7"

FIRST FLOOR 8 1369 sqFT

Entrance Hall	
Living Dining	7.08 x 4.50 23'2" x 14'7"
Kitchen	4.90 x 4.80 16'0" x 15'7" max
Master Bedroom	4.33 x 3.60 14'2" x 11'8"
Ensuite	1.40 x 2.75 4'6" x 9'0"
Bedroom 2	4.35 x 3.35 14'3" x 10'10"
Bathroom	2.91 x 2.35 9'5" x 7'7"

SPECIFICATION

KITCHEN

- Comprehensive kitchen layout with impressive quality units.
- Choice of doors and worktops.
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher. Washer / Dryer in Apartments

HEATING

- Gas fired central heating with high efficiency boiler.

BATHROOMS, ENSUITES & WCS

- Modern white sanitary ware with contemporary fittings.
- Wall mounted semi pedestal wash hand basins.
- Thermostatic showers to bathroom and ensuite where applicable
- All shower cubicles fitted with chrome finish shower door.

TILING

- Ceramic tiled floors to kitchen, WC, bathroom & ensuite.
- Ceramic tiling to all walls of bathroom & ensuite
- Customer choice available.
- Flooring
- Carpets to lounge, bedrooms, hall stairs & landing.
- Customer choice available with laminate flooring/ tiling available as optional extras.
- Interior Finishes
- Walls and ceilings painted.
- Moulded architraves and skirting board with painted finish
- Internal Oak Finished doors with quality ironmongery.

ELECTRICAL SPECIFICATION

- Comprehensive range of electrical sockets.
- TV and telephone points in the living room.
- Mains wired smoke detectors and battery carbon monoxide detectors.
- Recessed LED lights to kitchen and bathroom.
- Wired alarm system.

EXTERNAL FINISHES

- Homes are traditionally constructed of brick and block.
- Homes built to high insulation standard with a predicted high EPC rating.
- PVC windows.
- Gardens turfed.
- Paving Brick finished driveways of semi -detached houses.
- Maintenance free PVC fascia and rainwater fittings.
- External light to front and rear entrance doors.
- Outside tap.
- Garage with utility area including separate washing machine & dryer.



LOCATION MAP - NOT TO SCALE



SITE LAYOUT - NOT TO SCALE



SELLING AGENT



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DEVELOPER



CROWE
 Ben Crowe & Sons Ltd

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