

RÓ RUA

THE RED ROW



*Moneynick Road
Toomebridge*

AspenDevelopments

A MODERN BUT HISTORIC VILLAGE



Antrim Castle, Lough Neagh



Toomebridge is a long established village located on the northern shores of Lough Neagh in County Antrim. Historians tell us that the Normans navigated their way up the River Bann and entered Lough Neagh at Toomebridge over 800 years ago and it was here on the water's edge they established their settlements.

Situated on a main arterial route, between the cities of Belfast and Derry, Toomebridge has become an ideal base for an array of thriving businesses.

In addition to this, the village is renowned for its eel fishery, indeed the eel fishery at Toomebridge is the largest in Europe exporting to the UK and Europe.

The hub of the village caters for the everyday needs of the residents with grocery shops, health centre, florist, pharmacy, hotel and local pubs all within walking distance of each other.



View towards The Sperrins

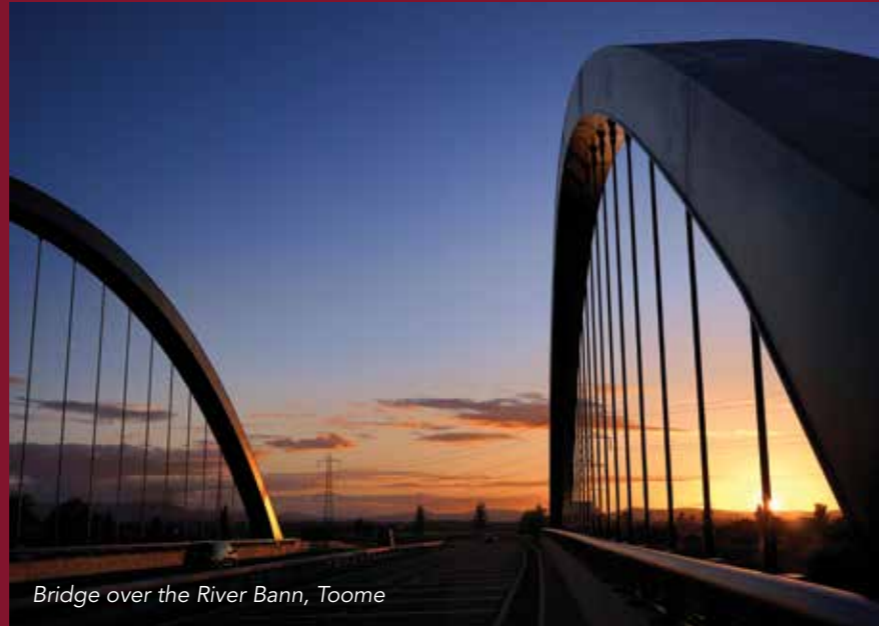


Bridge over the River Maine, Randalstown

CENTRAL RURAL LOCATION

The nearby towns of Magherafelt, Randalstown and Antrim collectively provide a variety of other shopping, educational and leisure facilities, the international retail shopping outlet, The Junction is a mere 15 minute drive and Belfast International Airport is a 25 minute journey by car.

Toomebridge is continuing to grow, and since the by-pass was completed the village has regained a true community atmosphere. Its unique location makes Toomebridge an ideal setting for those who wish to live in a village environment nestled in open countryside whilst remaining within commuting distance of neighbouring towns, cities or further afield.



Bridge over the River Bann, Toome



Fishing, Ballyronan



Lough Neagh



Eel Fishing, Toomebridge



Springhill House and Gardens, Magherafelt



Springhill House and Gardens, Magherafelt

DESIGNED TO CAPTIVATE

Named after the townland in which it is situated Ró Rua, which translates as The Red Row, is a Georgian style development of new homes designed to blend comfortably with the existing architecture of Toomebridge.

Ró Rua has been planned to cater for the differing lifestyle requirements of homebuyers. The houses have been designed in a variety of styles to include a combination of detached semi-detached dwellings and mews townhouses.

Located off the Moneynick Road, Ró Rua is within easy walking distance of the essential amenities located in the village.

WHY CHOOSE AN ASPEN DEVELOPMENTS 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 and heat detectors are installed throughout giving home owners peace of mind and potentially lower insurance premiums. (*window locks – excluding emergency escape windows).

NEW HOME WARRANTY

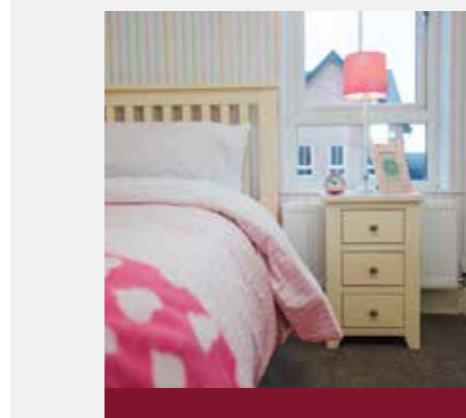
A 10 year Buildmark warranty will be available for all homes at Ró Rua from NHBC which is responsible for setting the standards of the house-building industry.

YOUR NEW HOME

Owners have the satisfaction of knowing that Ró Rua 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.



Images are taken from previous Lagan Homes show homes.



LUXURY SPECIFICATION

EXTERNAL FEATURES

- Exterior elevation finished in a brick, render or 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
- Feature external lighting to front door
- Rear gardens topsoiled
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to boundaries (where appropriate)

INTERNAL FEATURES

- Internal walls and ceilings painted cream along with the internal woodwork
- Contemporary skirting, architrave and panelled internal doors with quality ironmongery
- Smoke and heat 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
- Wired for security alarm

KITCHEN

- Choice of kitchen doors, worktop colours and handles
- Integrated electrical appliances to include electric hob and oven, extractor unit, fridge/freezer, dishwasher and washer/dryer – If there is a utility room, washer/dryer maybe fitted freestanding, and may be combined depending on space

BATHROOMS, ENSUITES (WHERE APPLICABLE) & WCS

- 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 tile to bathroom, ensuite and ground floor c loakroom 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

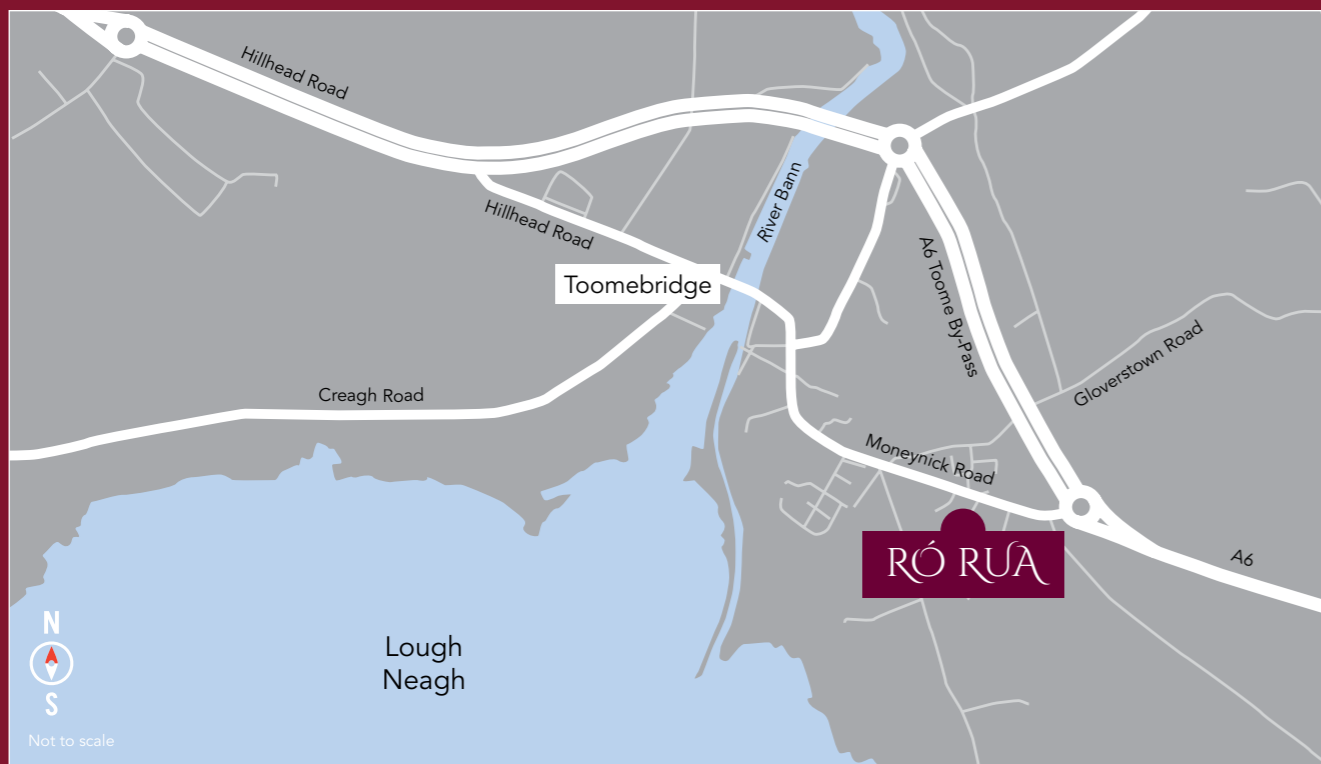
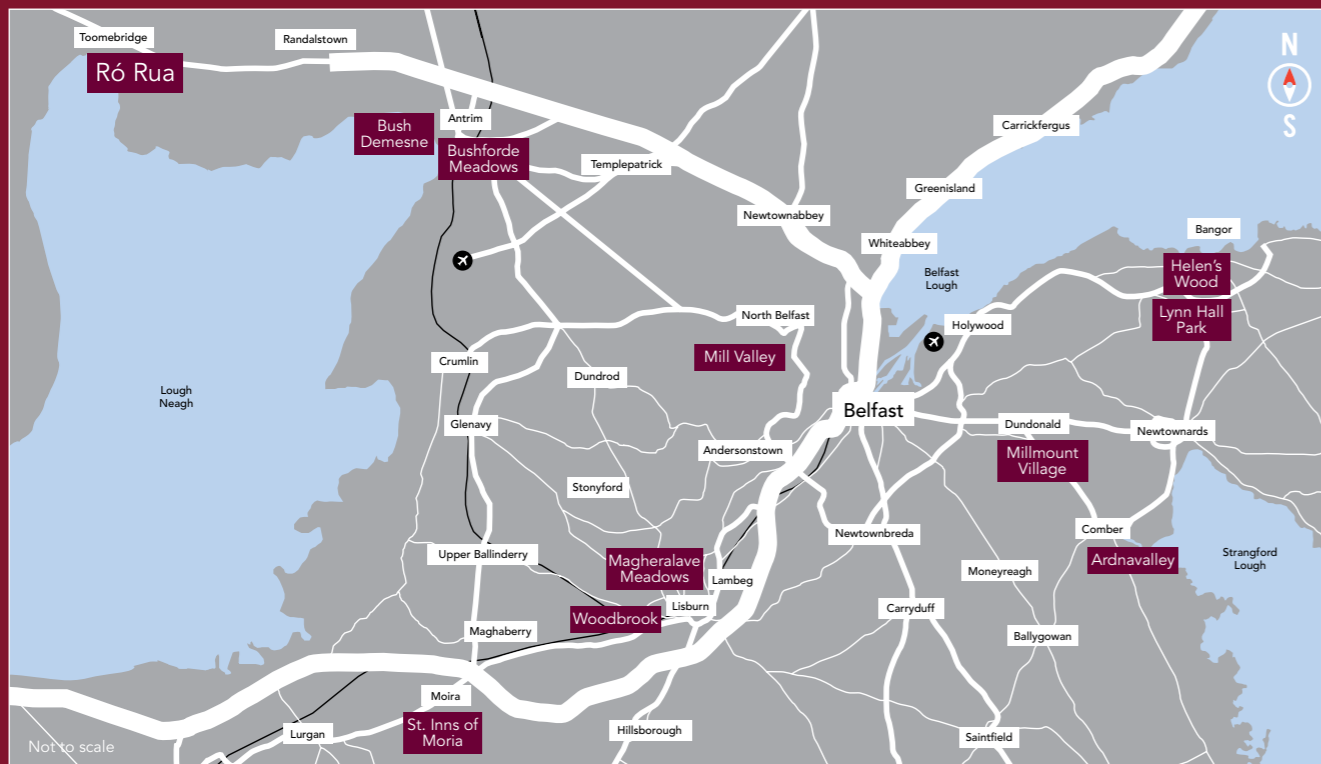
- Oil fired central heating with energy efficient oil fired boiler
- Zoned heating with time clock in line with building control regulations

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



MILL VALLEY
North Belfast



ARDNAVALLEY
Comber



BUSHFORDE MEADOWS
Antrim



LYNN HALL PARK
Bangor



WOODBROOK VILLAGE
Lisburn



MILLMOUNT VILLAGE
Dundonald



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

NEED TO COMMUTE (Information taken from Google Maps)

Travelling distances to...

Randalstown	6.8 miles	Lisburn	28.7 miles
Magherafelt	7.0 miles	Belfast	29.2 miles
Antrim	11.9 miles	Coleraine	32.0 miles
Ballymena	11.7 miles	International Airport	15.7 miles
Dungiven	24.0 miles	George Belfast City Airport	30.2 miles

AspenDevelopments

SELLING AGENT



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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.