

THE  
WALLACE  
GARDENS

THAXTON VILLAGE  
LISBURN

PHASE V

BEAUTIFUL HOMES, DESIGNED FOR LIVING



# Welcome to The Wallace Gardens



Our latest collection of beautifully designed 3 and 4 bedroom homes within the immensely popular Thaxton Village. Building on the success of this landmark development, The Wallace Gardens continues Farrans Homes ethos of creating desirable homes of high quality, intelligently designed for modern living in comfort and style.

Choose your new home at The Wallace Gardens and you'll be choosing to live in an environment with timeless appeal, open space and superb connections to Hillsborough, Lisburn city centre, Moira and the retail and business hubs of Belfast city centre. You'll also be within easy reach of some of Lisburn's best primary and post primary schools, beautiful unspoilt countryside and all of the sporting and recreational attractions of the local area.

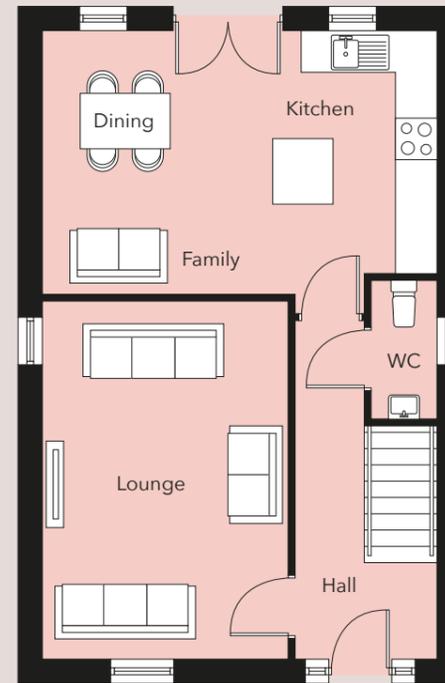
Traditional architectural styling and thoughtful detailing are hallmarks of these desirable homes, while contemporary interiors have been carefully planned and equipped to provide the best in modern living.

Whatever you're looking for in a new home, you'll find it here at The Wallace Gardens.

*The Wallace Gardens -  
A perfect place to call home*

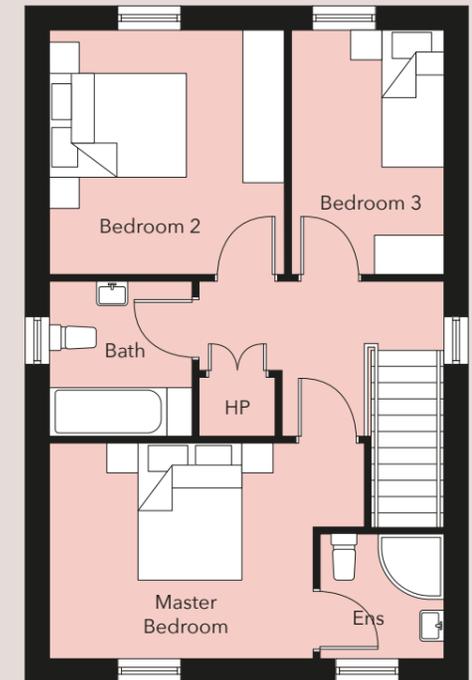
# The Henley LWS12(Detached)

3 bedroom detached 1084 sq ft



GROUND FLOOR

**NB- PLEASE NOTE THAT THE FINISH WILL BE BUFF BRICK ON SITE 84**



FIRST FLOOR

GROUND FLOOR	ft in	metres	FIRST FLOOR	ft in	metres
Entrance Hall with separate WC			Master Bedroom max	11'6" x 10'3"	3.49 x
Lounge	17'0" x 11'6"	5.17 x 3.53	Ensuite	5'9" x 5'8"	1.79 x 1.67
Kitchen   Dining   Family	18'8" x 12'6"	5.73 x 3.80	Bedroom 2	11'7" x 8'1"	3.56 x 2.47
			Bedroom 3	11'7" x 7'3"	3.57 x 2.20
			Bathroom	7'3" x 6'9"	2.20 x 2.09

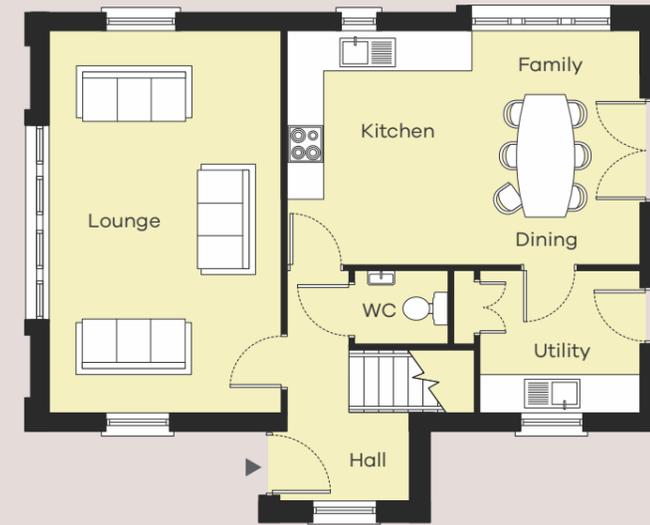
# The Boughton LWS7

4 bedroom detached 1295 sq ft



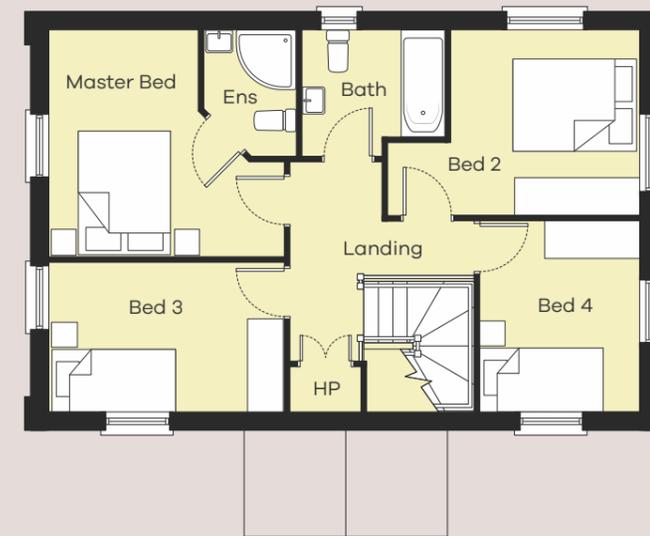
BRICK VERSION

NB- THIS WINDOW WILL BE SLIGHTLY SMALLER THAN ON THE PLAN



GROUND FLOOR

NB- THIS WINDOW IN BEDROOM 2 HAS BEEN REMOVED FROM THIS HOUSE TYPE



FIRST FLOOR

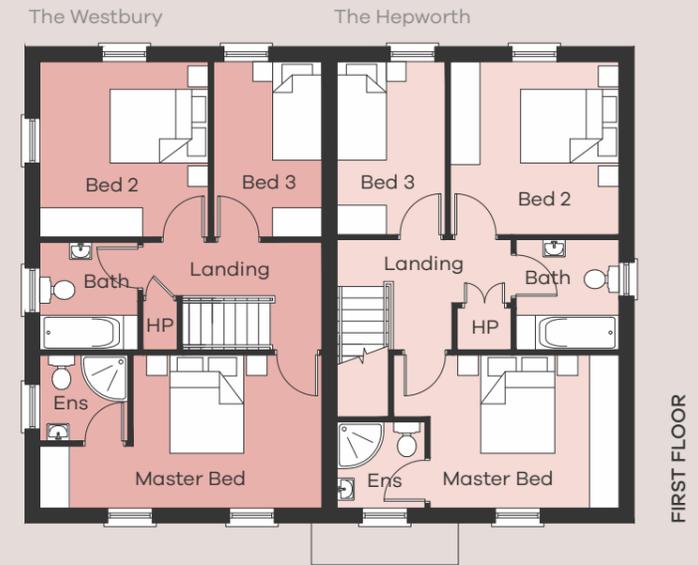
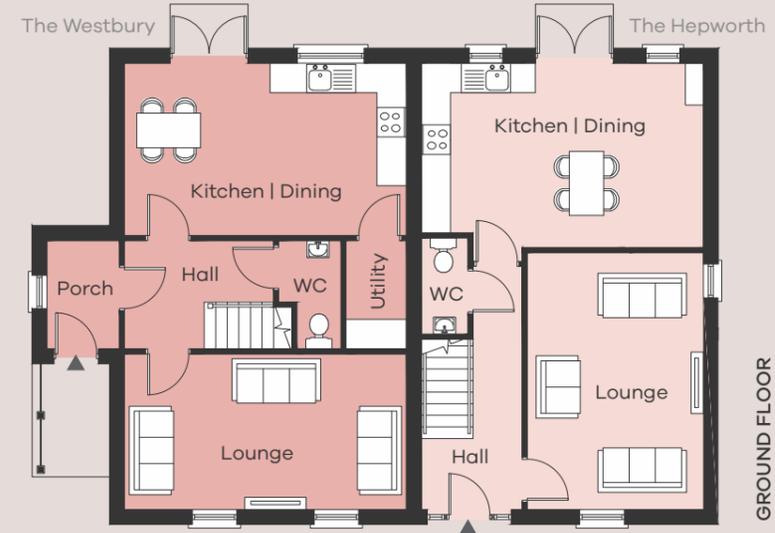
Ground Floor	ft / in	metres	First Floor	ft / in	metres
Entrance Hall with separate WC			Master Bed max	12'9" x 11'9"	3.94 x 3.64
Lounge	20'2" x 12'2"	6.15 x 3.73	Ensuite	5'9" x 4'10"	1.80 x 1.52
Kitchen   Dining   Family	18'7" x 12'3"	5.69 x 3.76	Bedroom 2 max	12'8" x 9'7"	3.90 x 2.95
Utility	7'6" x 7'5"	2.31 x 2.28	Bedroom 3	12'8" x 7'9"	3.94 x 2.40
			Bedroom 4	10'2" x 7'6"	3.10 x 2.31
			Bathroom	7'2" x 5'7"	2.18 x 1.75

# The Westbury LWS12.1

3 bedroom semi detached 1157 sq ft

# The Hepworth LWS12.2

3 bedroom semi detached 1122 sq ft



The Westbury

Ground Floor	ft / in	metres
Entrance Hall with separate WC		
Lounge	18'7" x 10'5"	5.70 x 3.20
Kitchen   Dining	18'7" x 11'5"	5.70 x 3.50
Utility	7'2" x 3'9"	2.20 x 1.20

First Floor	ft / in	metres
Master Bedroom	18'7" x 10'2"	5.70 x 3.10
Ensuite	5'10" x 5'6"	1.80 x 1.70
Bedroom 2	11'5" x 11'1"	3.50 x 3.40
Bedroom 3	11'5" x 7'2"	3.50 x 2.20
Bathroom	7'2" x 6'6"	2.20 x 2.00

The Hepworth

Ground Floor	ft / in	metres
Entrance Hall with separate WC		
Lounge	16'9" x 11'8"	5.20 x 3.60
Kitchen   Dining	17'7" x 12'1"	5.40 x 3.70

First Floor	ft / in	metres
Master Bedroom	15'1" x 10'2"	4.60 x 3.10
Ensuite	5'6" x 5'6"	1.80 x 1.80
Bedroom 2	11'5" x 11'1"	3.50 x 3.40
Bedroom 3	11'5" x 7'2"	3.50 x 2.20
Bathroom	7'2" x 6'9"	2.20 x 2.10

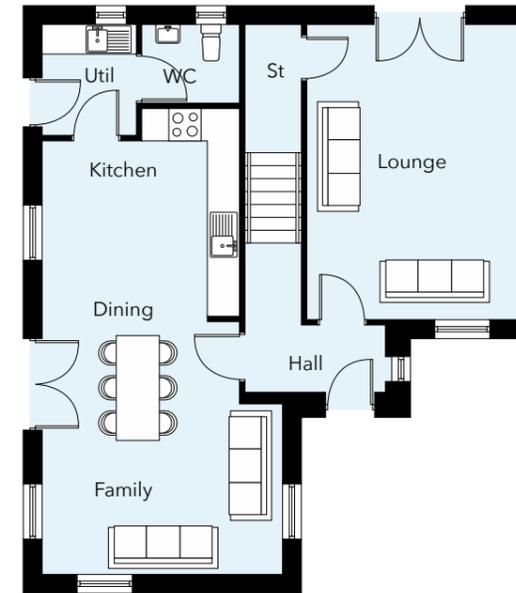
# The Wickham LWS22

4 bedroom detached 1525 sq ft

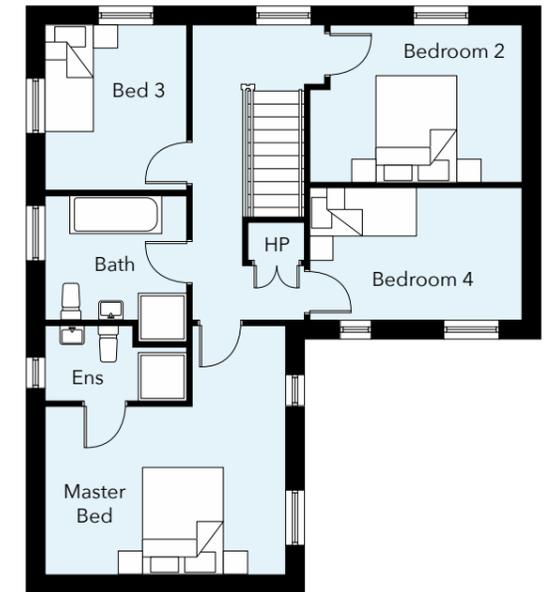
Site 38



BRICK VERSION



GROUND FLOOR



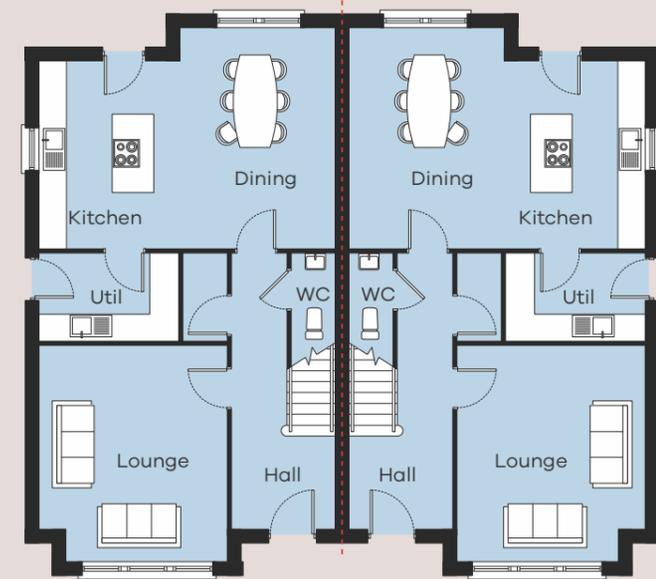
FIRST FLOOR

GROUND FLOOR	ft in	metres
Entrance Hall with separate WC		
Lounge	14'6" x 12'10"	4.43 x 3.93
Kitchen   Dining	16'2" x 12'0"	4.92 x 3.65
Family	14'6" x 10'5"	4.46 x 3.16
Utility	6'8" x 5'8"	2.06 x 1.75

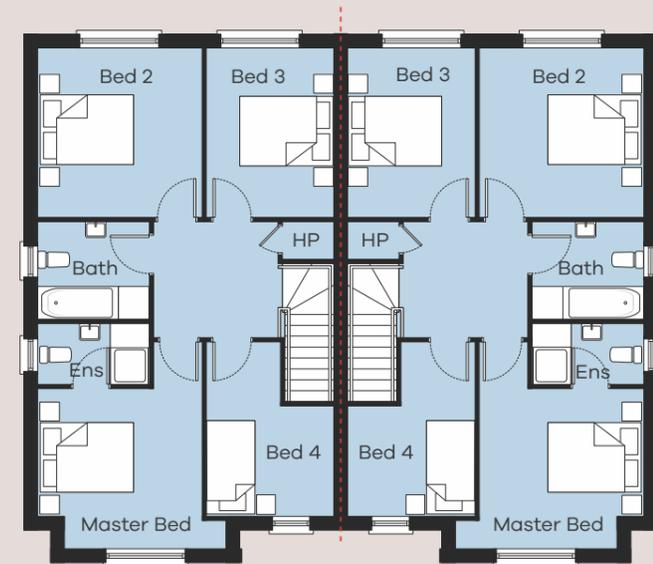
FIRST FLOOR	ft in	metres
Master Bedroom max	15'2" x 14'7"	4.62 x 4.46
Ensuite	8'8" x 4'7"	2.63 x 1.40
Bedroom 2	12'10" x 9'7"	3.93 x 2.92
Bedroom 3	10'0" x 8'8"	3.06 x 2.63
Bedroom 4	12'10" x 8'3"	3.93 x 2.51
Bathroom	8'8" x 7'6"	2.63 x 2.31

# The Abbot LWS11

4 bedroom semi detached 1455 sq ft



GROUND FLOOR



FIRST FLOOR

Ground Floor	ft / in	metres
Entrance Hall with separate WC		
Lounge max	15'4" x 13'1"	4.70 x 4.00
Kitchen   Dining max	20'8" x 15'5"	6.35 x 4.72
Utility	9'9" x 6'2"	3.00 x 1.90

Ground Floor	ft / in	metres
Master Bed max	11'5" x 11'2"	3.51 x 3.41
Ensuite	7'7" x 4'3"	2.36 x 1.30
Bedroom 2	12'1" x 8'9"	3.70 x 2.70
Bedroom 3	12'1" x 11'5"	3.70 x 3.50
Bedroom 4 max	12'3" x 11'5"	3.74 x 2.74
Bathroom	7'9" x 6'9"	2.40 x 2.10



# THE HAMILTON

3 bedroom semi detached 862 sq ft approx



## GROUND FLOOR

Entrance Hall	
Lounge	15'1" × 11'4"
Kitchen/Dining	15'3" × 12'10"
Utility/WC	6'7" × 5'6"



## FIRST FLOOR

Bedroom 1	15'3" × 9'5"
Bedroom 2	11'5" × 8'5"
Bedroom 3	11'7" × 6'6"
Bathroom	

3d Floor plans are not to scale and all measurements are approximate and taken from the widest points.

# THE HAMILTON

3 bedroom semi detached 862 sq ft approx



## House Types

- The Coleton (LWS9)
- The Hidecote (LWS10)
- The Boughton (LWS7)
- The Abbot (LWS11)
- The Westbury & The Hepworth (LWS12)
- The Hepworth (LWS12)
- The Leven (LWS13)
- The Grantham & The Douglas (LWS8)
- The Dumont (LWS7.1)
- The Hertford (LWS20)
- The Wickham (LWS22)
- The Seymour (LWS21)
- The Minton (LWS23)
- The Meyrick (LWS7.2)
- The Brompton (LWS2)
- The Hamilton (LWS2)
- The Conway (LWS6)
- The Buckley (T9)

**NB- PLEASE NOTE THAT SITES 74-81 DO NOT INCLUDE SUNROOM AREA AS DISPLAYED IN THE SITE LAYOUT**



Photographs are from the Lady Wallace Square show home and are for illustrative purposes only

# FROM THE OUTSIDE TO THE INSIDE QUALITY THAT IS UNMATCHED

## Kitchen

- High quality units with choice of doors, worktops and handles
- Integrated appliances to include oven, gas hob, extractor hood, fridge freezer, dishwasher and washing machine
- LED spotlights to kitchen/dining
- Upstands between worktop and high level units, tiled splashback to hob

## Utility Room (where applicable)

- High quality units with choice of doors, worktops and handles
- Stainless steel sink
- Free standing washing machine and tumble dryer

## Bathroom, Ensuite & WC

- Contemporary white sanitary ware with chrome fittings
- LED spotlights to bathroom and ensuite
- Chrome heated towel rails (bathrooms and ensuite only)
- Thermostatically controlled showers
- Neptune shower enclosures

## Carpets / Flooring & Tiling

- Choice of carpet to hallway, living room, stairs, landing, bedrooms
- Choice of floor tiling to kitchen, utility, W.C, bathroom and ensuite
- Splashback tiling to wash hand basins (full height in bathroom)
- Full height tiling around bath with shower

## Internal Features

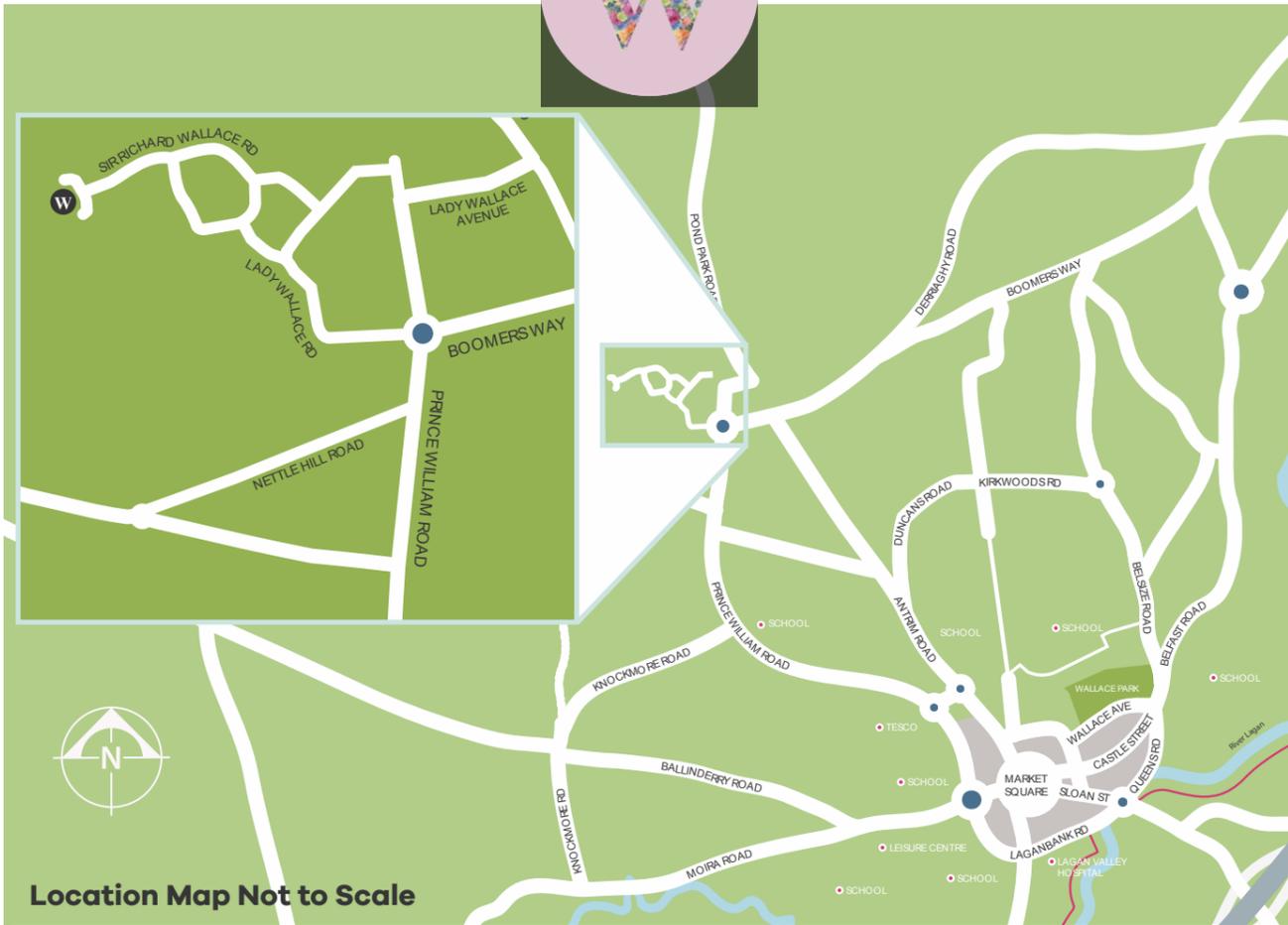
- Painted internal walls, ceiling, doors and woodwork
- Comprehensive range of electrical sockets and light fittings
- USB charging ports in double sockets in kitchen and master bedroom
- Panelled internal doors and modern quality ironmongery
- Moulded skirting boards and architraves
- Mains operated smoke, heat and carbon monoxide detectors
- Satellite, TV and telephone points to lounge, kitchen and master bedroom
- Wiring for security alarm
- Gas fired central heating with thermostatically controlled radiators and energy efficient boiler
- Traditionally constructed walls in brick/render/stone finish

## External Features

- Double glazed windows in uPVC frames
- Composite front doors
- Excellent level of floor, wall and roof-space insulation to reduce heat loss
- Outside water tap
- Tarmac driveways
- Front and rear gardens sown in grass seed
- Feature external lighting
- Timber fencing to rear boundaries
- NHBC 10 year Buildmark Warranty



A management company will be formed to look after the upkeep of the communal planted areas.



DEVELOPER



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SELLING AGENT



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. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.