

A decorative floral ornament in a light teal color, featuring symmetrical scrollwork and leaf-like patterns, positioned behind the main text.

LINEN FIELDS

LURGAN ROAD ♦ MOIRA

Beautiful Period
Style Homes

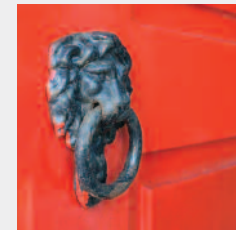


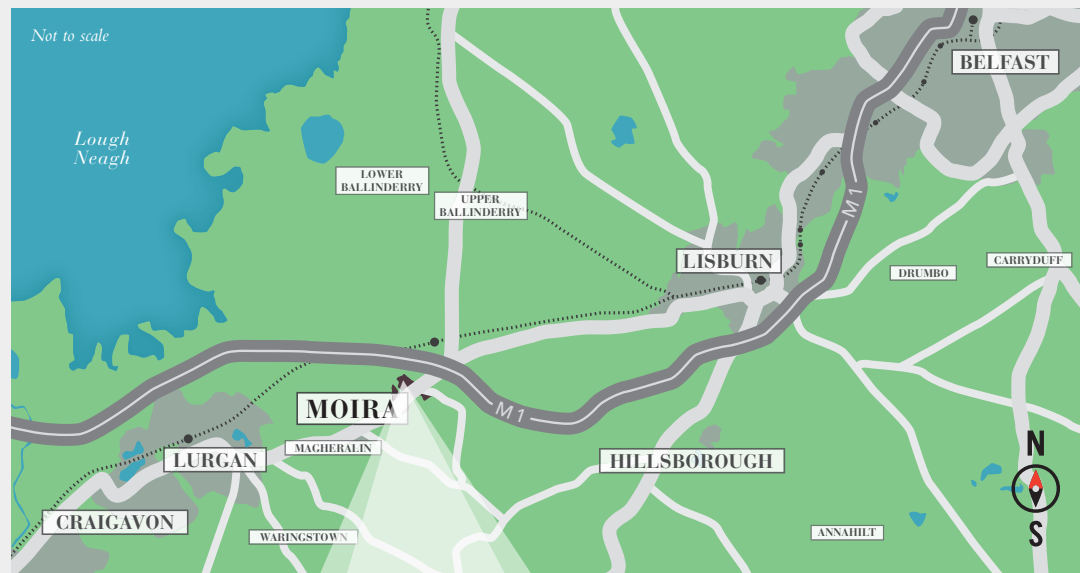
Beautiful Homes in the Heart of Moira Village

The highly regarded formally “Best Kept Small Town” of Moira is conveniently situated approximately 16miles from both Belfast City Centre and the International Airport, and is within close proximity to the M1 Motorway.

This is one of the primary reasons there is an ever growing population due to being a hugely popular commuter town. Linen Fields occupies an attractive mature site with mature, established surroundings.

Its location benefits from being only a few minutes walk from the town centre, so the many popular local amenities within the village such as cafes, artisan food outlets, restaurants, specialist shopping and bars are virtually on your doorstep.





The Ideal
Location



Not to scale

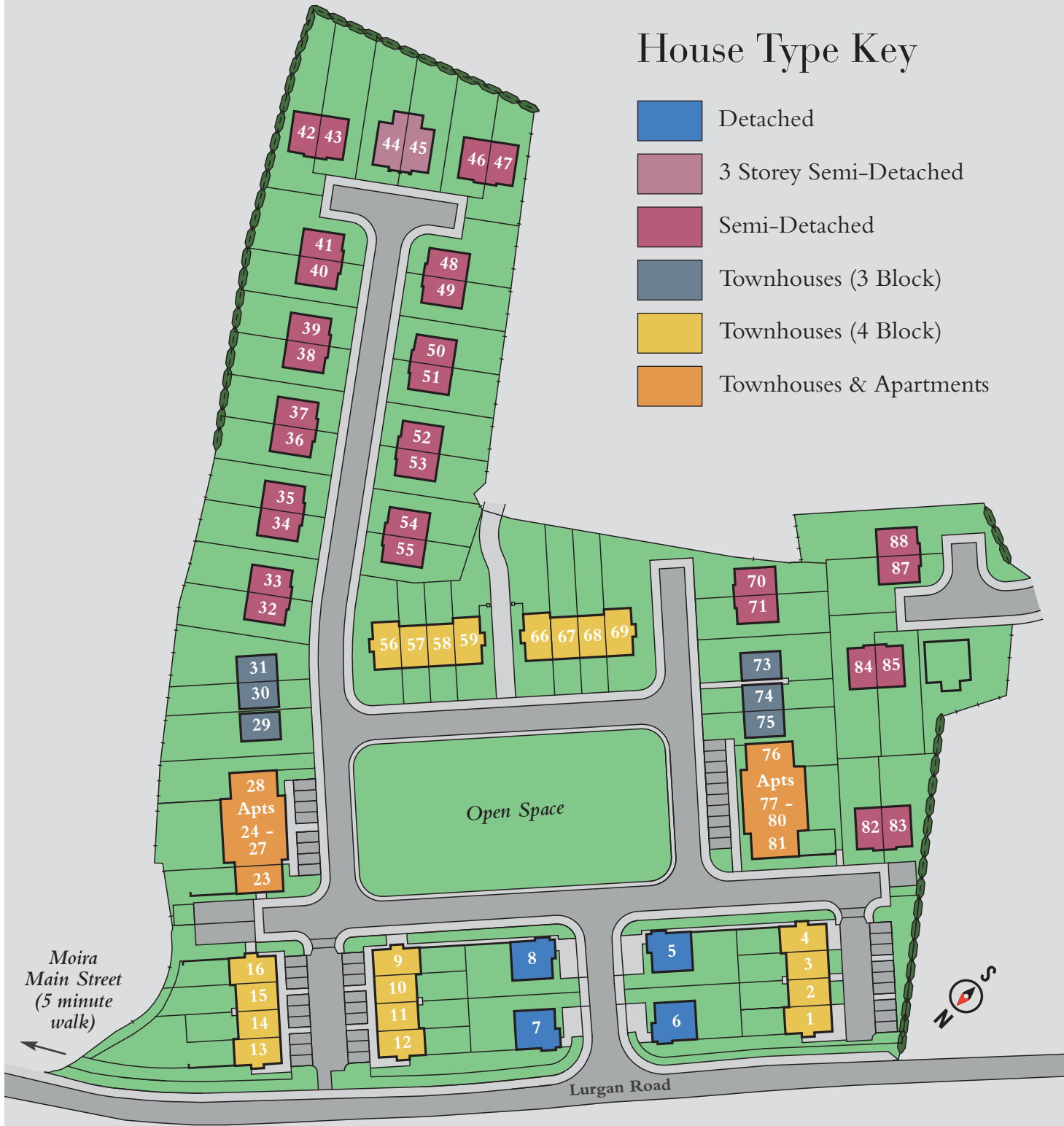
A Choice Collection
of Beautiful Period
Style Homes.



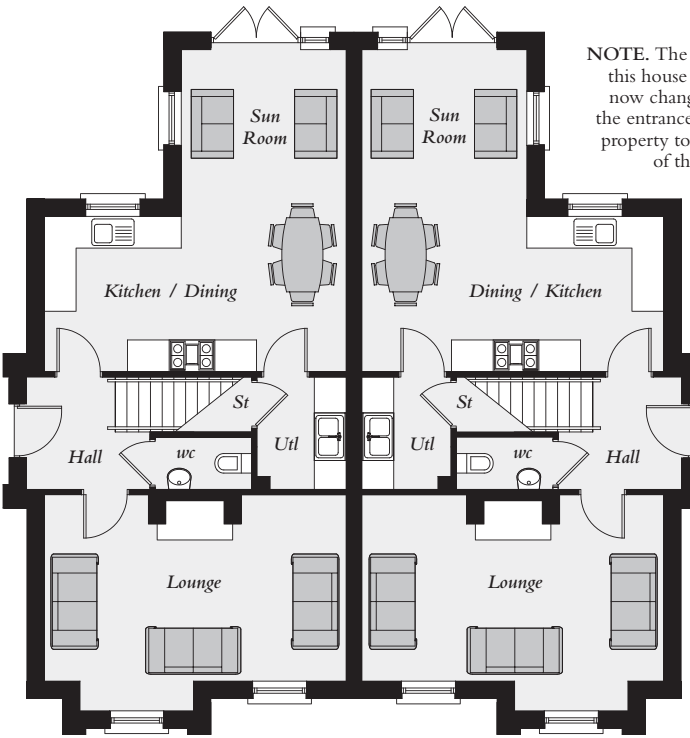
Site Layout

House Type Key

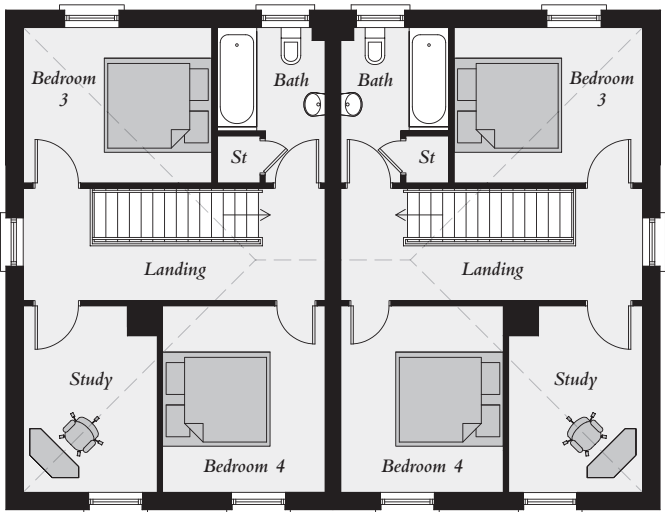
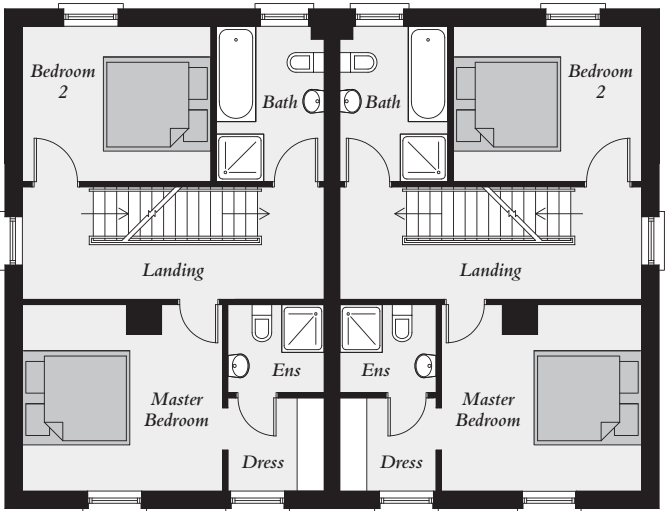
- Detached
- 3 Storey Semi-Detached
- Semi-Detached
- Townhouses (3 Block)
- Townhouses (4 Block)
- Townhouses & Apartments



Not to scale



NOTE. The CGI for this house type has now changed with the entrance to each property to the side of the house.



Ground Floor

First Floor

Second Floor

3 Storey Semi-Detached

Ground Floor

- ENTRANCE HALL
- LOUNGE
18'7" x 11'5" max
- KITCHEN / DINING
18'7" x 9'6" max
- UTILITY ROOM
6'10" x 5'6" max
- SUN ROOM
10'3" x 10'2"
- WC

First Floor

- MASTER BEDROOM
12'4" x 11'5"
- ENSUITE
5'7" x 5'4"
- DRESSING ROOM
5'9" x 5'7"
- BEDROOM 2
11'6" x 9'6"
- BATHROOM
9'6" x 6'6"

Second Floor

- BEDROOM 3
11'6" x 9'6"
- BEDROOM 4
11'5" x 10'0"
- STUDY
11'5" x 8'3"
- BATHROOM
9'6" x 6'6"

Total Floor Area:
1720 sq ft approx.





Semi-Detached

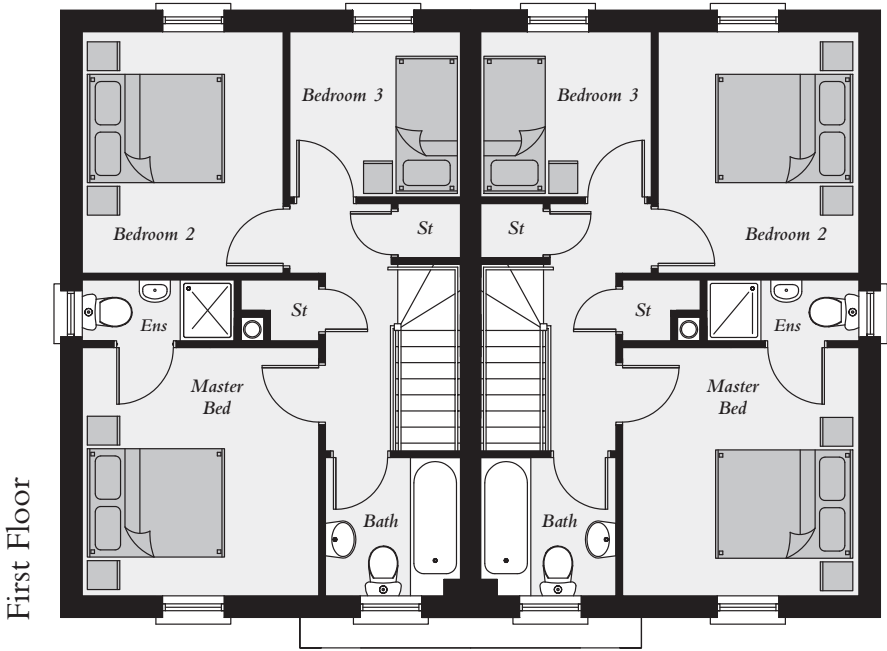
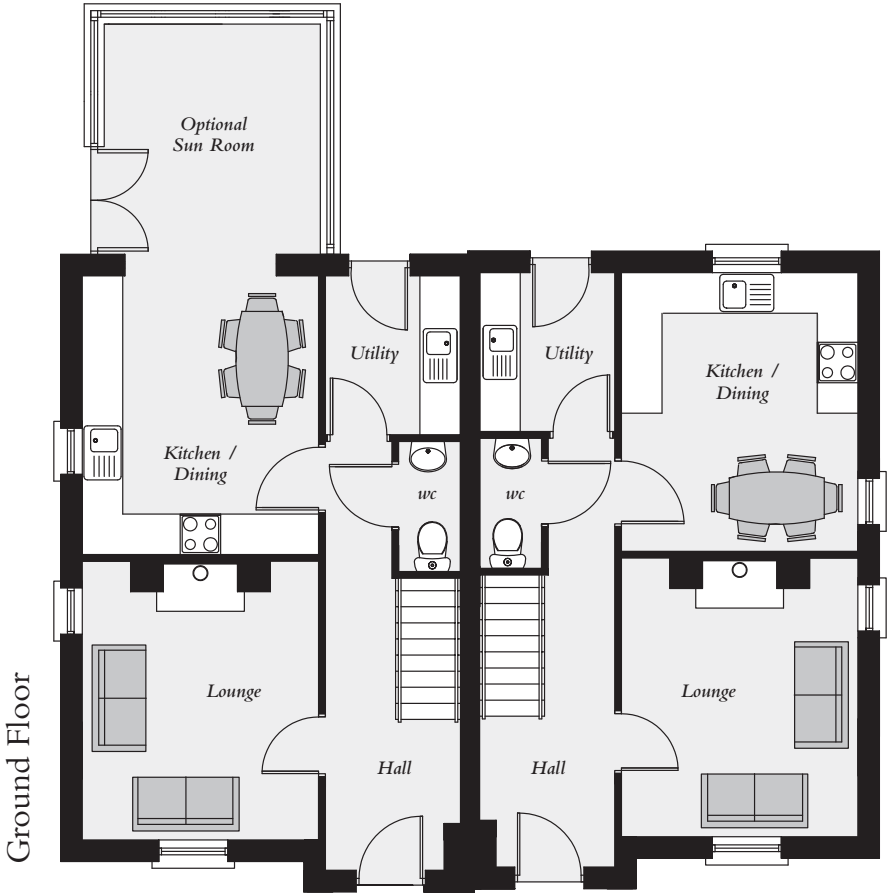
Ground Floor

ENTRANCE HALL
LOUNGE
13'6" x 11'5"
KITCHEN / DINING
13'6" x 11'5" *max*
OPTIONAL SUN ROOM
7'8" x 6'6"
UTILITY ROOM
7'7" x 6'8"
WC

First Floor

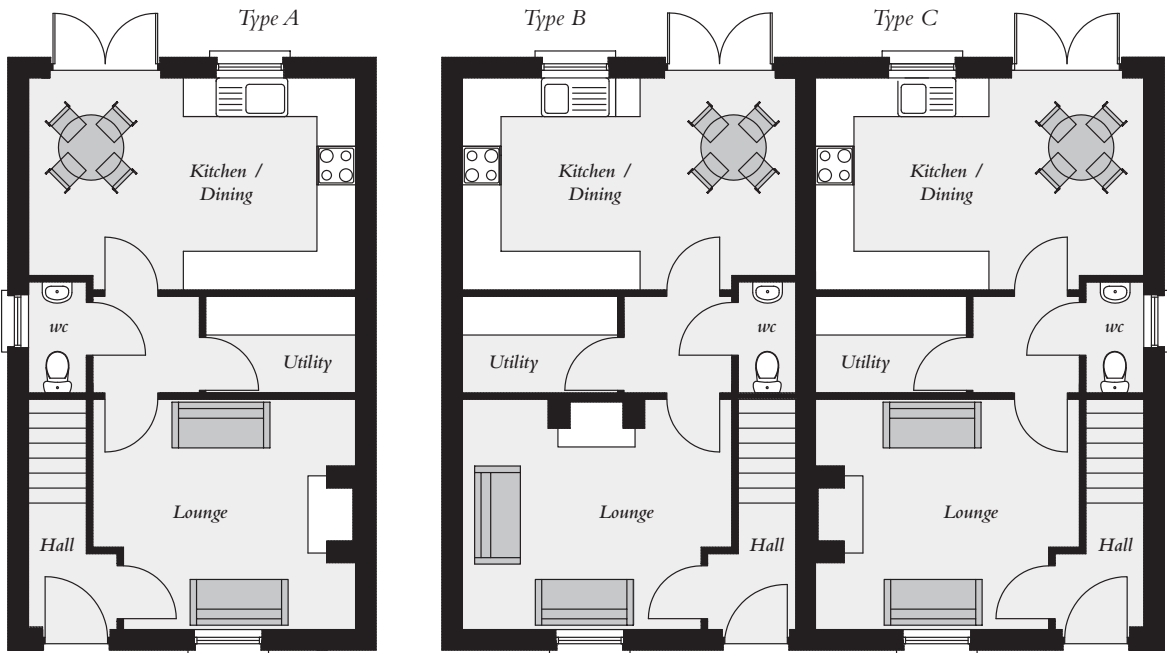
MASTER BEDROOM
12'0" x 11'5"
ENSUITE
7'7" x 3'0"
BEDROOM 2
11'8" x 9'9"
BEDROOM 3
8'3" x 8'0"
BATHROOM
6'8" x 6'6"

Total Floor Area:
1025 sq ft approx.
(without sunroom)

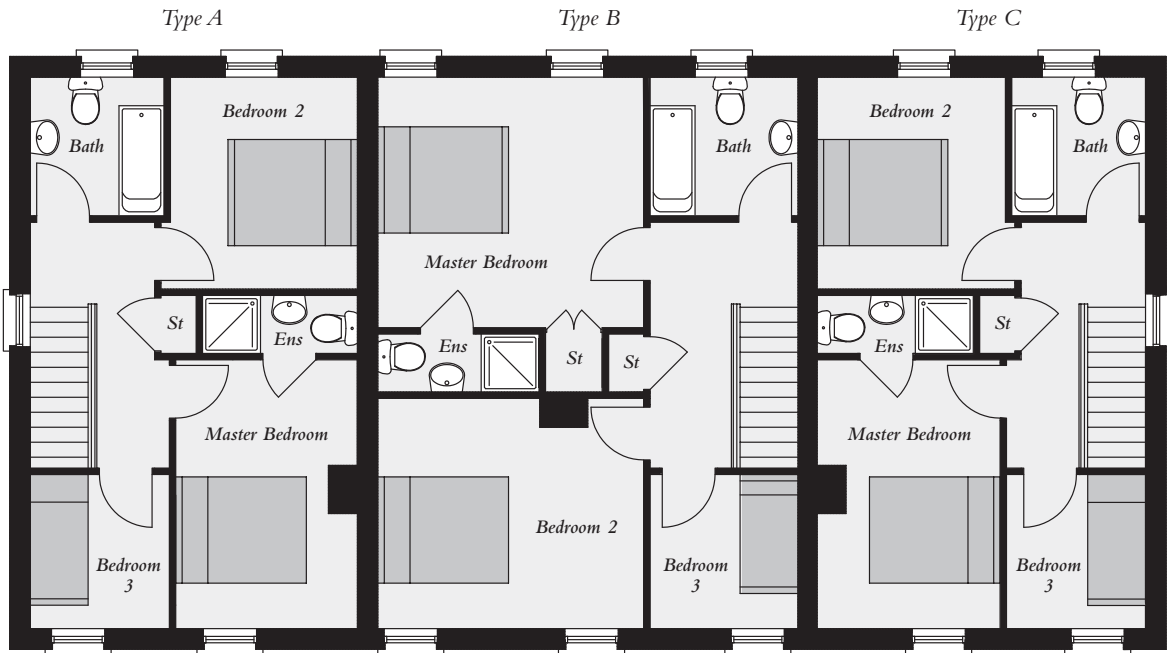


Townhouses (3 Block)

| | | |
|--|--|--|
| <i>Type A</i> Ground Floor | <i>Type B</i> Ground Floor | <i>Type C</i> Ground Floor |
| ENTRANCE HALL LOUNGE 13'5" x 11'8" <i>max</i> KITCHEN / DINING 16'9" x 10'9" UTILITY ROOM 7'8" x 4'11" WC | ENTRANCE HALL LOUNGE 13'9" x 11'8" <i>max</i> KITCHEN / DINING 17'0" x 10'9" UTILITY ROOM 7'11" x 4'11" WC | ENTRANCE HALL LOUNGE 13'4" x 11'8" <i>max</i> KITCHEN / DINING 16'8" x 10'9" UTILITY ROOM 7'7" x 4'11" WC |
| First Floor | First Floor | First Floor |
| MASTER BEDROOM 13'8" x 9'7" ENSUITE BEDROOM 2 10'9" x 9'7" BEDROOM 3 7'10" x 7'1" BATHROOM 7'0" x 6'9" | MASTER BEDROOM 13'6" x 12'9" ENSUITE BEDROOM 2 13'6" x 11'8" BEDROOM 3 7'10" x 7'6" BATHROOM 7'6" x 7'0" | MASTER BEDROOM 13'8" x 9'3" ENSUITE BEDROOM 2 10'9" x 9'6" BEDROOM 3 7'10" x 7'1" BATHROOM 7'0" x 6'9" |
| Total Floor Area: 949 sq ft approx. | Total Floor Area: 1070 sq ft approx. | Total Floor Area: 949 sq ft approx. |



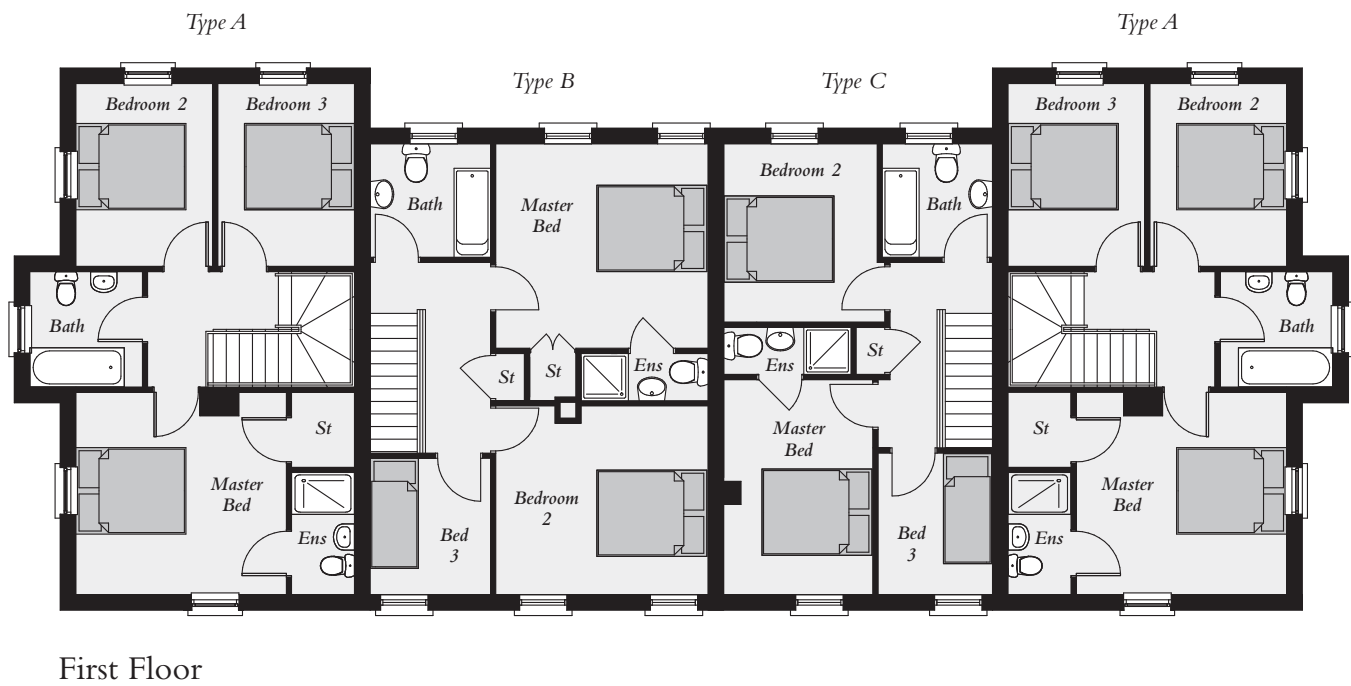
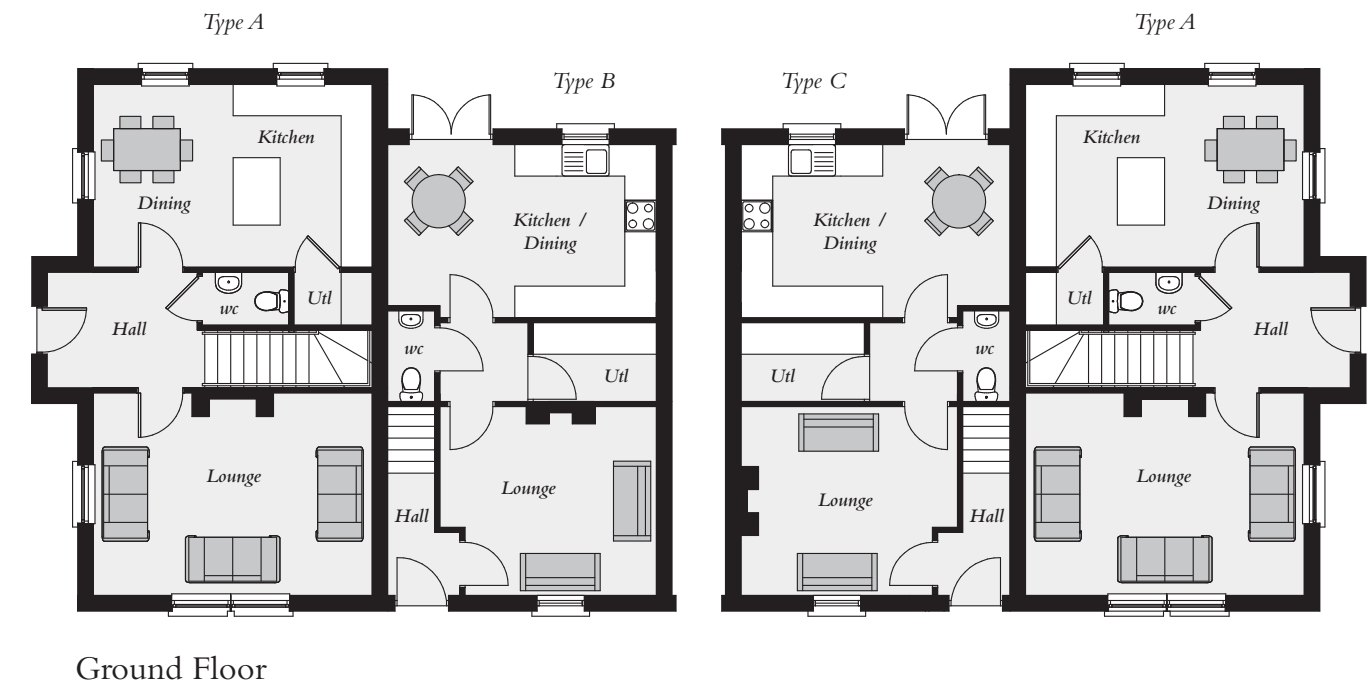
Ground Floor



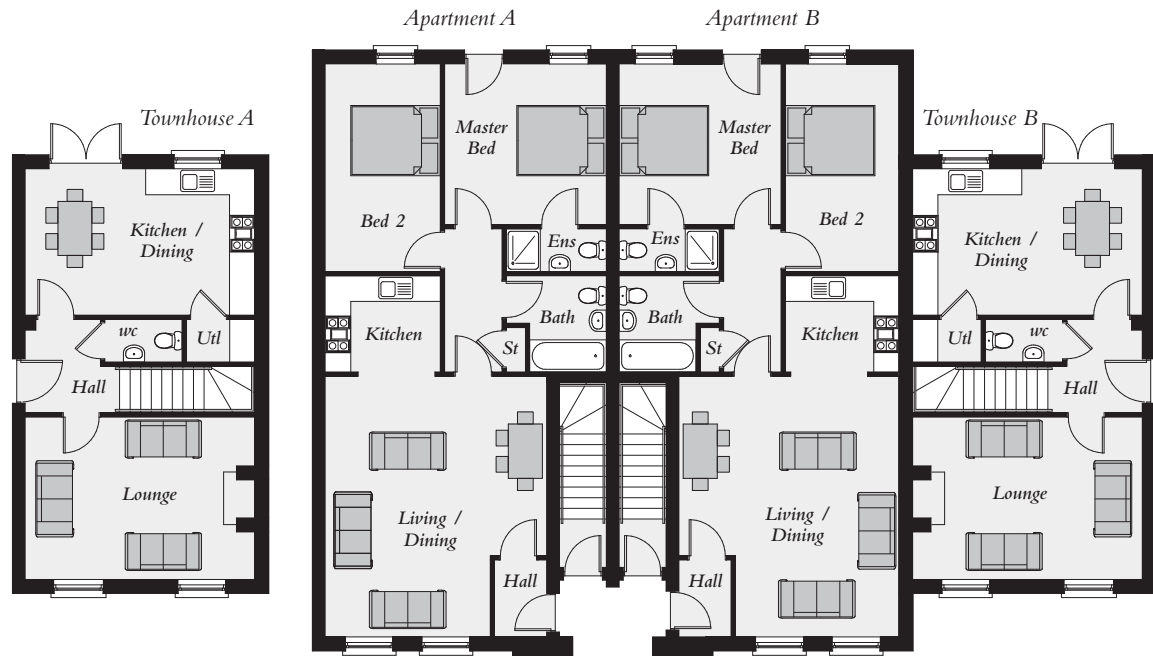
First Floor

Townhouses (4 Block)

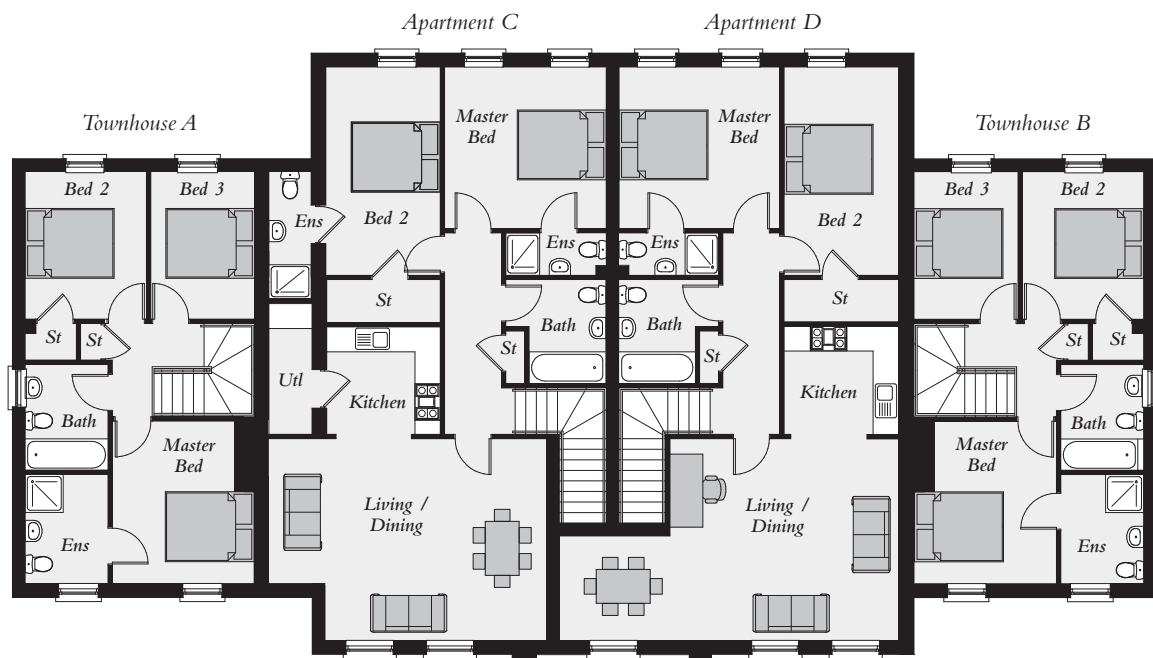
| | | |
|--|---|--|
| <i>Type A</i> Ground Floor | <i>Type B</i> Ground Floor | <i>Type C</i> Ground Floor |
| ENTRANCE HALL LOUNGE 13'1" x 12'2" KITCHEN / DINING 13'1" x 11'8" <i>max</i> WC | ENTRANCE HALL LOUNGE 13'3" x 11'7" KITCHEN / DINING 16'8" x 10'7" <i>max</i> WC | ENTRANCE HALL LOUNGE 13'3" x 11'7" KITCHEN / DINING 16'8" x 10'7" <i>max</i> WC |
| <i>First Floor</i> | <i>First Floor</i> | <i>First Floor</i> |
| MASTER BEDROOM 13'1" x 12'2" ENSUITE 7'3" x 3'9" BEDROOM 2 11'8" x 8'5" BEDROOM 3 11'8" x 8'5" BATHROOM 7'0" x 7'0" Total Floor Area: 860 sq ft approx. | MASTER BEDROOM 13'3" x 12'6" ENSUITE 7'3" x 3'0" BEDROOM 2 13'3" x 11'7" BEDROOM 3 8'4" x 7'5" BATHROOM 7'5" x 6'9" Total Floor Area: 1060 sq ft approx. | MASTER BEDROOM 13'2" x 9'4" ENSUITE 7'3" x 3'0" BEDROOM 2 11'1" x 8'9" BEDROOM 3 8'4" x 7'0" BATHROOM 7'5" x 6'9" Total Floor Area: 944 sq ft approx. |



Ground Floor



First Floor



Townhouses & Apartments



Apartment A Ground Floor

ENTRANCE HALL
LIVING / DINING
20'4" x 17'1"
KITCHEN
8'10" x 7'9"
MASTER BEDROOM
12'5" x 12'4"
ENSUITE
7'9" x 3'3"
BEDROOM 2
15'11" x 8'10"
BATHROOM
7'9" x 7'5"

Total Floor Area:
860 sq ft approx.

Apartment B Ground Floor

ENTRANCE HALL
LIVING / DINING
20'4" x 17'1"
KITCHEN
8'10" x 7'9"
MASTER BEDROOM
12'5" x 12'4"
ENSUITE
7'9" x 3'3"
BEDROOM 2
15'11" x 8'10"
BATHROOM
7'9" x 7'5"

Total Floor Area:
860 sq ft approx.

Townhouse A Ground Floor

ENTRANCE HALL
LOUNGE
17'5" x 12'8"
KITCHEN / DINING
17'5" x 11'5"
WC

First Floor

MASTER BEDROOM
12'8" x 11'2"
ENSUITE
8'5" x 5'11"
BEDROOM 2
11'5" x 8'11"
BEDROOM 3
11'5" x 8'3"
BATHROOM
8'2" x 5'11"

Total Floor Area:
1115 sq ft approx.

Townhouse B Ground Floor

ENTRANCE HALL
LOUNGE
17'5" x 12'8"
KITCHEN / DINING
17'5" x 11'5"
WC

First Floor

MASTER BEDROOM
12'8" x 11'2"
ENSUITE
8'5" x 5'11"
BEDROOM 2
11'5" x 8'11"
BEDROOM 3
11'5" x 8'3"
BATHROOM
8'2" x 5'11"

Total Floor Area:
1058 sq ft approx.

Apartment C First Floor

ENTRANCE HALL
LIVING / DINING
21'11" x 15'9"
KITCHEN
9'11" x 8'10"
MASTER BEDROOM
12'5" x 12'4"
ENSUITE
BEDROOM 2
15'11" x 8'10"
ENSUITE
BATHROOM
7'9" x 7'5"

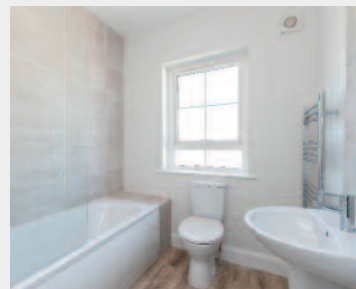
Total Floor Area:
1058 sq ft approx.

Apartment D First Floor

ENTRANCE HALL
LIVING / DINING
25'7" x 15'9"
KITCHEN
8'10" x 6'8"
MASTER BEDROOM
12'5" x 12'4"
ENSUITE
BEDROOM 2
15'11" x 8'10"
ENSUITE
BATHROOM
7'9" x 7'5"

Total Floor Area:
990 sq ft approx.

Luxury Turn Key Specification



- Fully fitted kitchen
- Appliances including gas hob, electric oven, integrated dishwasher, washing machine, integrated fridge/freezer, extract hood
- Low energy recessed lighting to kitchen/ dining
- Contemporary sanitary ware to bathroom, ensuite & cloaks (where applicable)
- Close coupled WC, wash hand basin and free standing quadrant shower enclosure (where applicable)
- Chrome towel radiator in bathroom & ensuite
- Tiling to selected areas in bathroom, ensuite & cloaks
- Walls and ceilings painted throughout
- Painted skirting and architraves
- Natural gas central heating
- Generous TV points
- Hand painted doors with chrome furniture
- Wood burning stove to lounge
- Hardwood painted front entrance door
- uPVC double glazed windows
- Mains Smoke detectors fitted
- Mains heat detectors fitted
- Render external finish
- Patio area to rear garden
- Gardens levelled & top soiled & sown in seed
- Bitmac driveways
- 10Year Structural warranty



*Images taken
from the
Linen Fields
show home*



NEW HOMES

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028 9024 4000

www.colliersni.com



80 Main Street, Moira

028 9261 3100

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