



# EDENGROVE

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HILLSBOROUGH ROAD · BALLYNAHINCH · BT24

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Phase 3

MODERN HOMES FOR MODERN LIFESTYLES

welcome to  
**EDENGROVE**

— a beautifully crafted collection of 3 and 4 bedroom homes —





Meteor Waterski and Wakeboard Club



Montalto House



Ballynahinch Market Square



Spa Golf Club



The Primrose Restaurant



The Carriage Rooms, Montalto House



**Perfectly located on the Hillsborough Road, just a few minutes from the town, EDENGROVE offers a superb range of 3 and 4 bedroom detached and semi detached family homes .**

The vibrant and historic market town of Ballynahinch is extremely well equipped with excellent restaurants, local shops, supermarkets and family entertainment.

Education in the town is very well catered for with an excellent choice of primary and secondary level schools nearby, such as the highly acclaimed Assumption Grammar School and 3 excellent primary schools, all within a short walk.

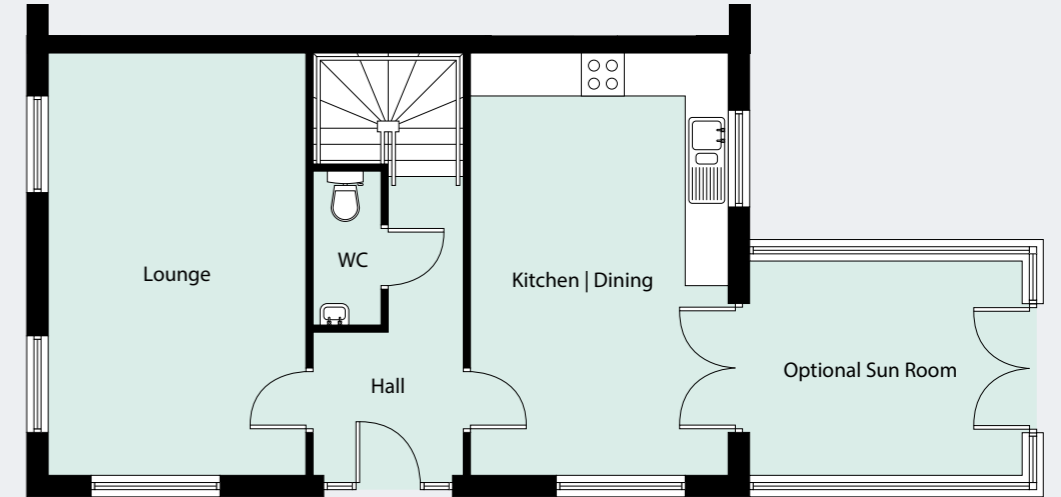
Exceptional opportunities to unwind are on your doorstep at the established Spa Golf Club, picturesque Montalto House and Gardens, as well as an abundance of sporting and recreational facilities including Ballynahinch Rugby Club, Football Clubs and Hockey Club.

# EDENGROVE

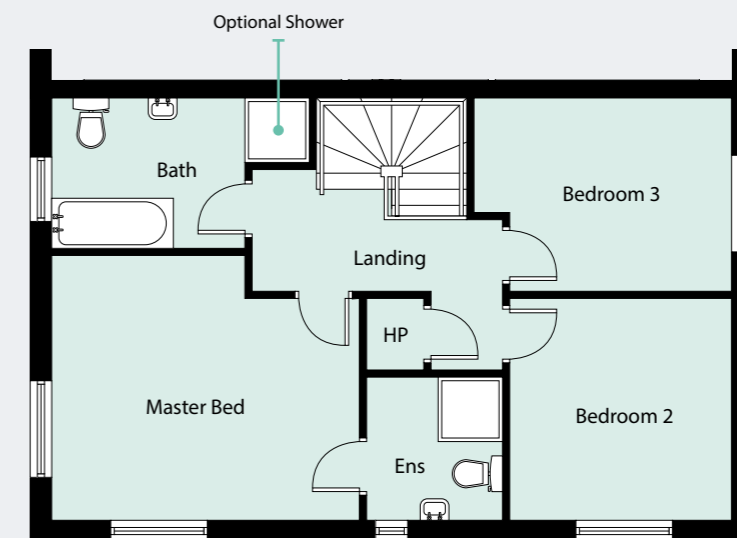
the perfect edge of town setting  
with convenient connections



# The Bushmead (Block B1)



**GROUND FLOOR**



**FIRST FLOOR**



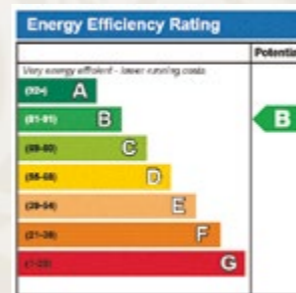
SITE LAYOUT - NOT TO SCALE

## The Bushmead (Block B1)

3 Bedroom Semi Detached

Total Area: 1227 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.



### GROUND FLOOR

Entrance Hall with separate WC			
Lounge	19'4" x 11'9"	5.90 x 3.60	
Kitchen   Dining	19'4" x 11'9"	5.90 x 3.60	
Optional Sun Room	12'5" x 9'10"	3.80 x 3.00	

### FIRST FLOOR

Master Bedroom(max)	14'1" x 12'1"	4.30 x 3.70
Ensuite	6'6" x 6'2"	2.00 x 1.90
Bedroom 2	10'2" x 10'2"	3.10 x 3.10
Bedroom 3(max)	11'9" x 8'10"	3.60 x 2.70
Bathroom(max)	8'10" x 6'10"	2.70 x 2.10



The Apsley

# The Apsley (Block B1)



GROUND FLOOR

FIRST FLOOR



SITE LAYOUT - NOT TO SCALE

## The Apsley (Block B1) 3 Bedroom Semi Detached Total Area: 1138 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.

Energy Efficiency Rating		Potential
Every energy efficient = lower running costs		
(92-100)	A	B
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

### GROUND FLOOR

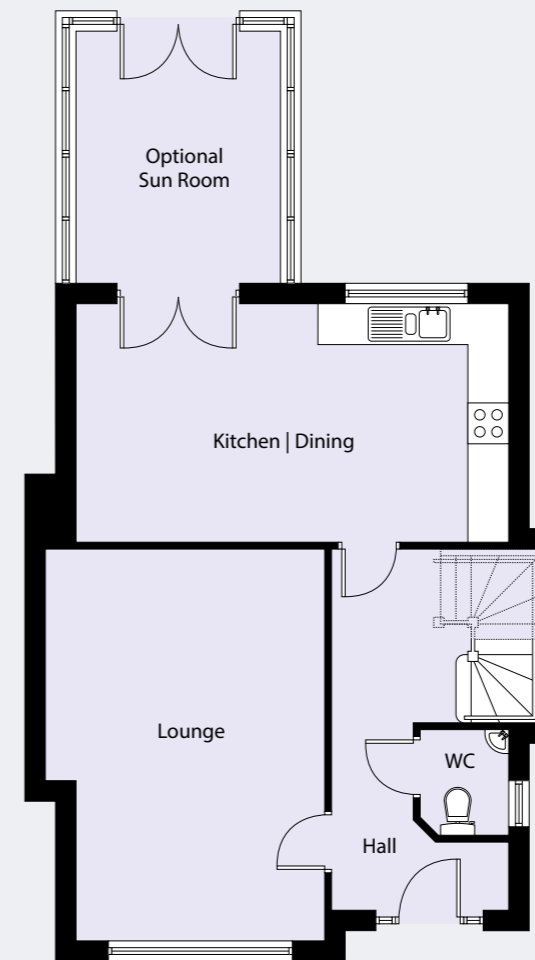
Entrance Hall with separate WC			
Lounge(max)	19'6" x 11'3"	5.95	x 3.45
Kitchen   Dining	19'6" x 9'4"	5.95	x 2.85
Optional Sun Room	12'5" x 9'10"	3.80	x 3.00

### FIRST FLOOR

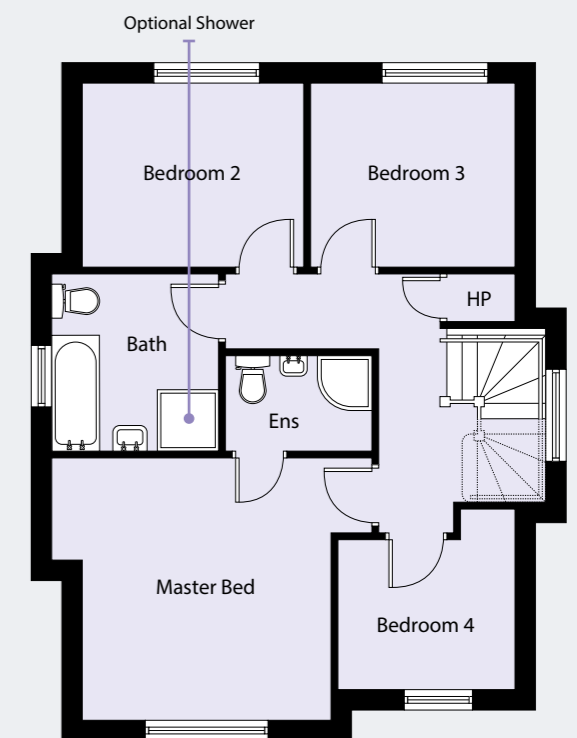
Master Bedroom(max)	12'11" x 11'3"	3.95	x 3.45
Ensuite	6'4" x 5'10"	1.95	x 1.80
Bedroom 2	9'6" x 9'4"	2.90	x 2.85
Bedroom 3	9'8" x 9'4"	2.95	x 2.85
Bathroom(max)	9'5" x 7'10"	2.87	x 2.40



# The Thornton (3R)



**GROUND FLOOR**



**FIRST FLOOR**



SITE LAYOUT - NOT TO SCALE

## The Thornton (3R)

4 Bedroom Detached

Total Area: 1318 sq ft

Total Area with optional Sun Room 1438 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.

Energy Efficiency Rating		Potential
Every energy efficient - lower running costs		
(91-100)	A	B
(81-90)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

### GROUND FLOOR

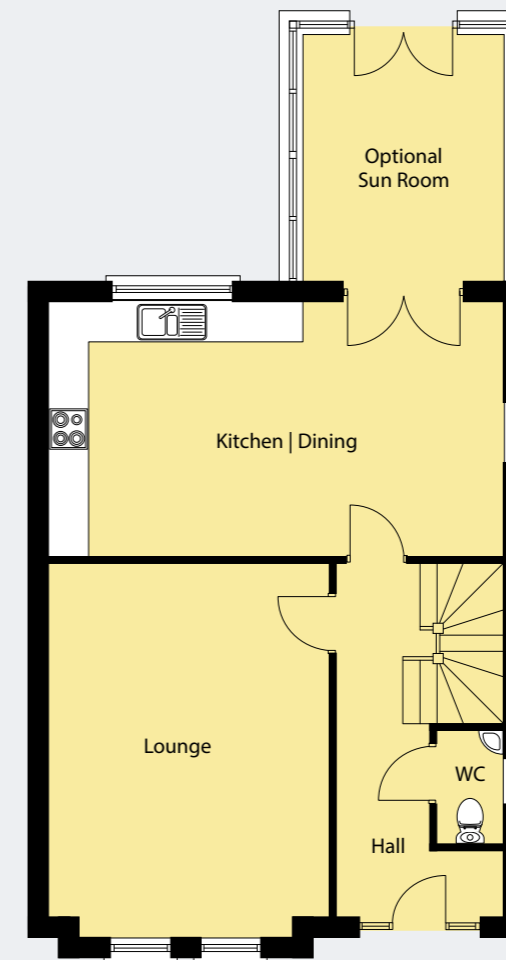
Entrance Hall with separate WC			
Lounge(max) . . . . .	18'9" x 13'5"	5.75	x 4.10
Kitchen   Dining . . . . .	20'9" x 11'6"	6.35	x 3.50
Optional Sun Room . . . . .	12'2" x 9'10"	3.70	x 3.00

### FIRST FLOOR

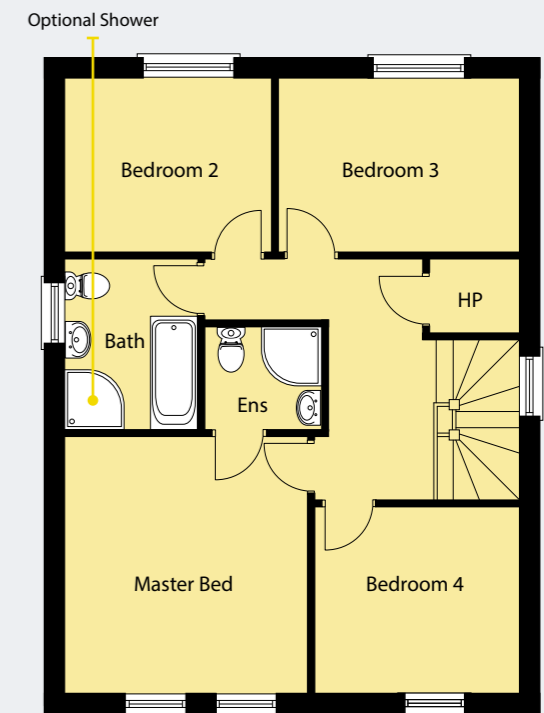
Master Bedroom (max) 15'5" x 12'7"	4.70	x 3.85
Ensuite . . . . .	7'0" x 4'7"	2.15 x 1.40
Bedroom 2 . . . . .	10'7" x 8'9"	3.25 x 2.70
Bedroom 3 . . . . .	9'10" x 8'9"	3.00 x 2.70
Bedroom 4 . . . . .	8'6" x 7'3"	2.60 x 2.20
Bathroom . . . . .	8'6" x 8'0"	2.60 x 2.45



# The Conway (4R)



**GROUND FLOOR**



**FIRST FLOOR**

**GROUND FLOOR**

Entrance Hall with separate WC			
Lounge(max)	18'8" x 13'8"	5.70	x 4.20
Kitchen   Dining	22'3" x 12'1"	6.80	x 3.70
Optional Sun Room	12'1" x 9'10"	3.70	x 3.00

**FIRST FLOOR**

Master Bedroom	12'6" x 11'10"	3.85	x 3.65
Ensuite	5'9" x 5'1"	1.75	x 1.55
Bedroom 2	10'2" x 8'5"	3.10	x 2.60
Bedroom 3	11'8" x 8'5"	3.60	x 2.60
Bedroom 4	10'0" x 9'2"	3.05	x 2.80
Bathroom	8'4" x 6'6"	2.55	x 2.00

Site 8 is a dual aspect version of these plans and will feature a bay window to the side elevation.



SITE LAYOUT - NOT TO SCALE

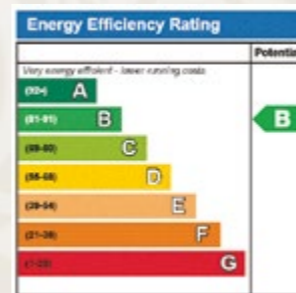
## The Conway (4R)

### 4 Bedroom Detached

Total Area: 1377 sq ft

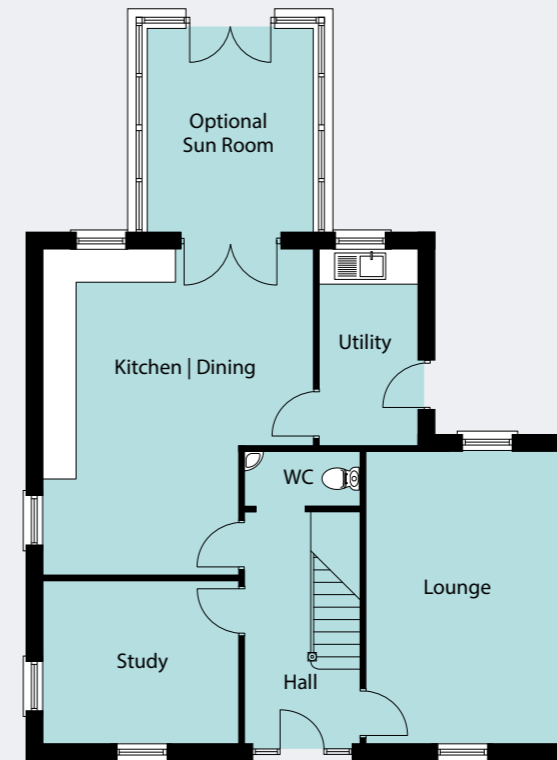
Total Area with optional Sun Room 1497 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.

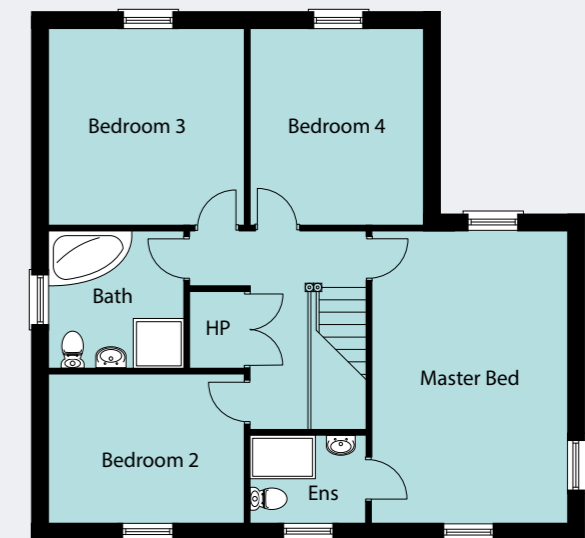




# The McCarton (5R)



**GROUND FLOOR**



**FIRST FLOOR**



SITE LAYOUT - NOT TO SCALE

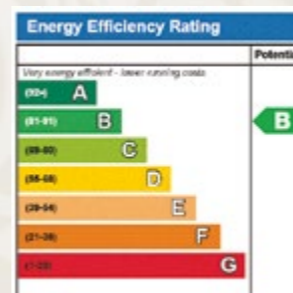
## The McCarton (5R)

### 4 Bedroom Detached

Total Area: 1627 sq ft

Total Area with optional Sun Room 1747 sq ft

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#### GROUND FLOOR

Entrance Hall with separate WC			
Lounge	17'4" x 11'6"	5.30	x 3.55
Kitchen   Dining (max)	19'4" x 16'1"	5.90	x 4.90
Study	11'6" x 9'7"	3.55	x 2.95
Utility	11'6" x 5'9"	3.55	x 1.80
Optional Sun Room	12'1" x 9'10"	3.70	x 3.00

#### FIRST FLOOR

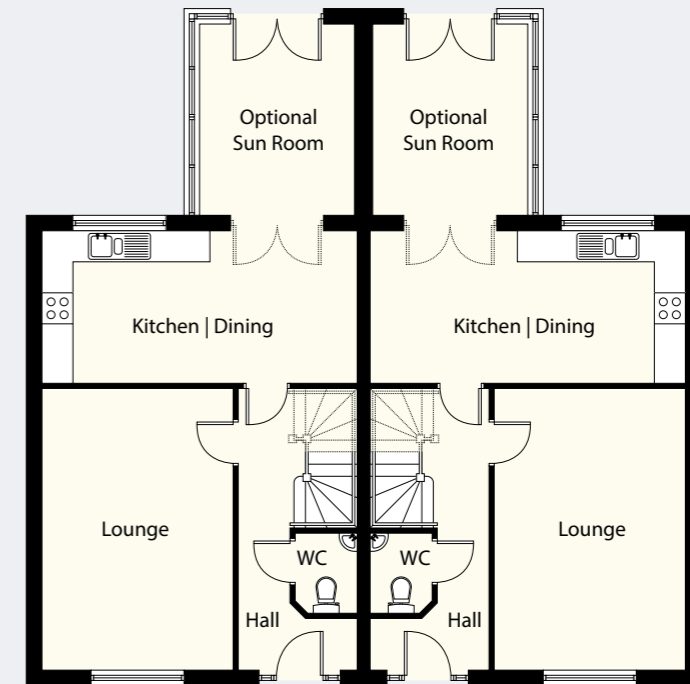
Master Bedroom	17'4" x 11'6"	5.30	x 3.55
Ensuite	6'10" x 5'2"	2.10	x 1.60
Bedroom 2	11'6" x 8'9"	3.55	x 2.70
Bedroom 3	11'6" x 11'6"	3.55	x 3.55
Bedroom 4	11'6" x 10'4"	3.55	x 3.15
Bathroom	8'2" x 8'0"	2.50	x 2.45

Floor plans on selected sites may be handed versions of these plans. Check with agents for details.

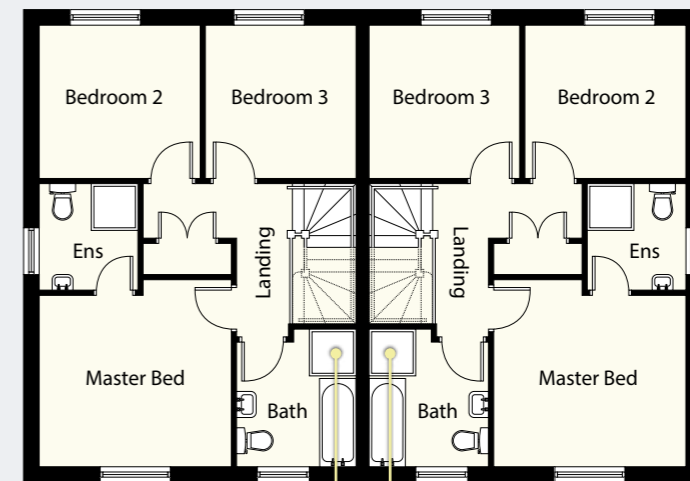




# The Ainsworth (8R)



GROUND FLOOR



FIRST FLOOR Optional Shower Optional Shower



SITE LAYOUT - NOT TO SCALE

## The Ainsworth (8R)

3 Bedroom Semi Detached

Total Area: 1116 sq ft

Total Area with optional Sun Room 1236 sq ft

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Energy Efficiency Rating		Potential
Every energy efficient = lower running costs		
(90+)	A	B
(81-89)	B	
(72-80)	C	
(63-71)	D	
(54-62)	E	
(45-53)	F	
(35-44)	G	

### GROUND FLOOR

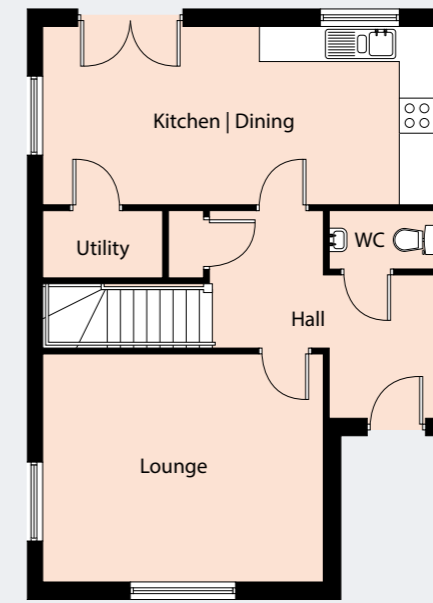
Entrance Hall with separate WC			
Lounge	17'9" x 12'2"	5.45	x 3.70
Kitchen   Dining	20'0" x 9'8"	6.60	x 3.20
Optional Sun Room	12'2" x 9'10"	3.70	x 3.00

### FIRST FLOOR

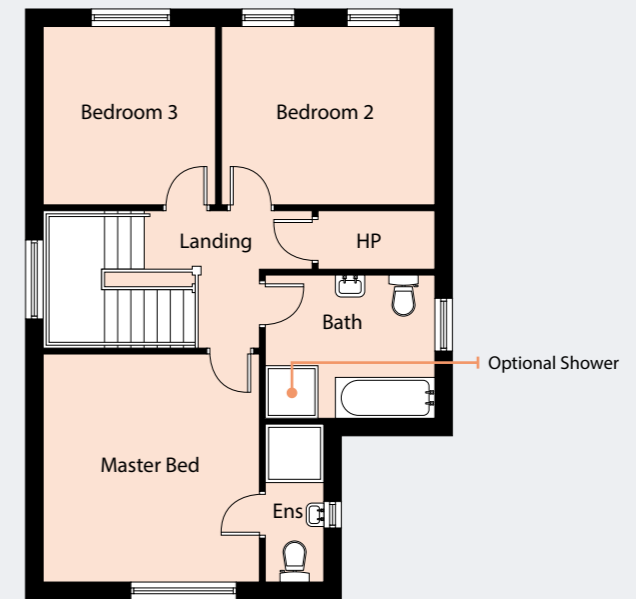
Master Bedroom (max)	12'2" x 11'11"	3.70	x 3.60
Ensuite	6'8" x 6'3"	2.10	x 1.90
Bedroom 2	10'2" x 9'8"	3.10	x 2.95
Bedroom 3	9'8" x 9'6"	2.95	x 2.90
Bathroom(max)	8'8" x 7'6"	2.65	x 2.30



# The Campton (11R)



**GROUND FLOOR**



**FIRST FLOOR**



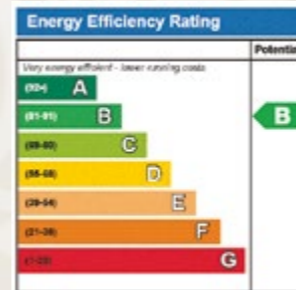
SITE LAYOUT - NOT TO SCALE

## The Campton (11R)

3 Bedroom Detached

Total Area: 1276 sq ft

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### GROUND FLOOR

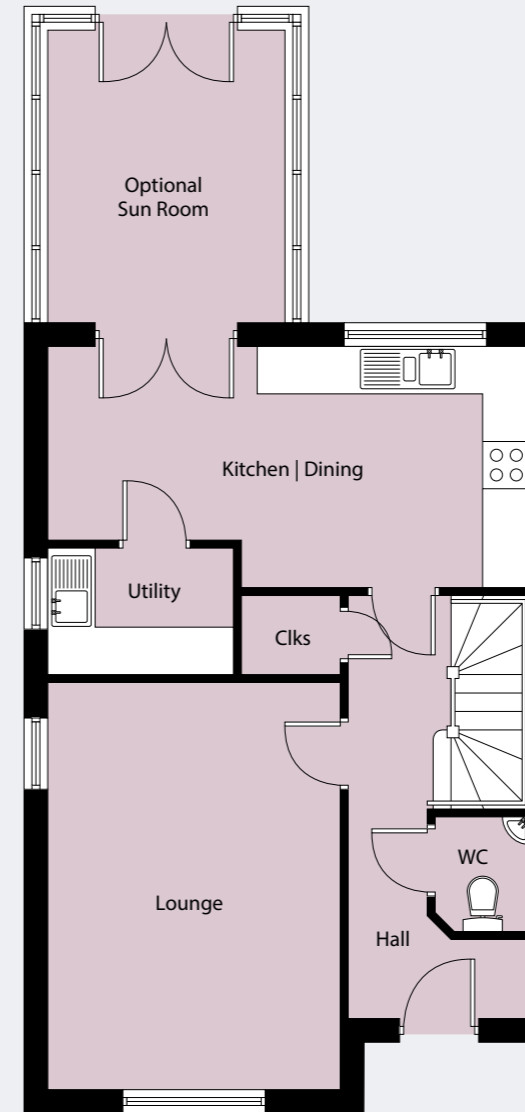
Entrance Hall with separate WC			
Lounge	15'8" x 12'9"	4.80 x 3.90	
Kitchen   Dining	21'11" x 10'0"	6.70 x 3.05	
Utility	6'8" x 3'7"	2.05 x 1.15	

### FIRST FLOOR

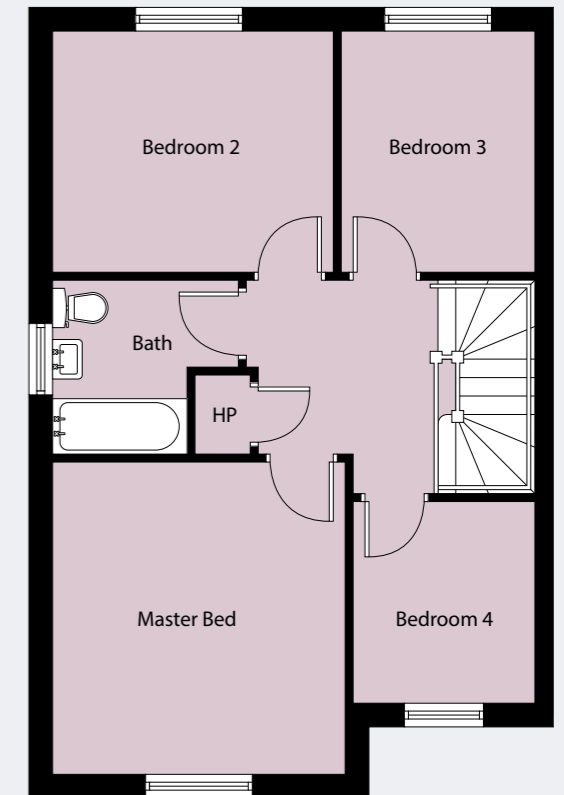
Master Bedroom	12'9" x 12'1"	3.90 x 3.70
Ensuite	8'10" x 3'3"	2.70 x 1.00
Bedroom 2	11'11" x 10'0"	3.65 x 3.05
Bedroom 3	10'0" x 9'8"	3.05 x 2.95
Bathroom	9'6" x 8'0"	2.90 x 2.45



# The Adelaide (12RA)



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Entrance Hall with separate WC			
Lounge	16'10" x 12'2"	5.15	x 3.70
Kitchen   Dining(max)	20'0" x 10'0"	6.10	x 3.05
Utility	7'9" x 5'4"	2.35	x 1.60
Optional Sun Room	12'2" x 9'10"	3.70	x 3.00

### FIRST FLOOR

Master Bedroom	13'0" x 12'2"	3.95	x 3.70
Bedroom 2	11'8" x 10'0"	3.55	x 3.05
Bedroom 3	10'0" x 8'0"	3.05	x 2.45
Bedroom 4	8'3" x 7'6"	2.50	x 2.30
Bathroom(max)	7'8" x 7'3"	2.35	x 2.20



SITE LAYOUT - NOT TO SCALE

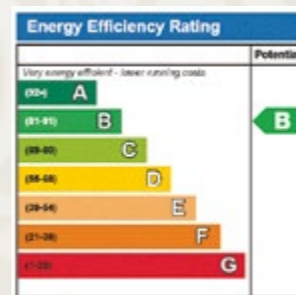
## The Adelaide (12RA)

4 Bedroom Semi Detached

Total Area: 1208 sq ft

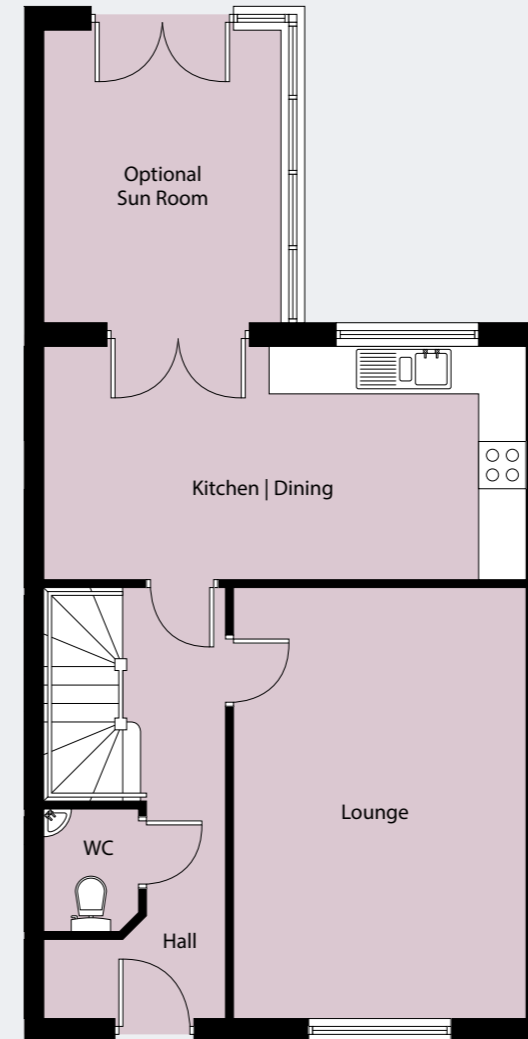
Total Area with Garden Room: 1328 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.

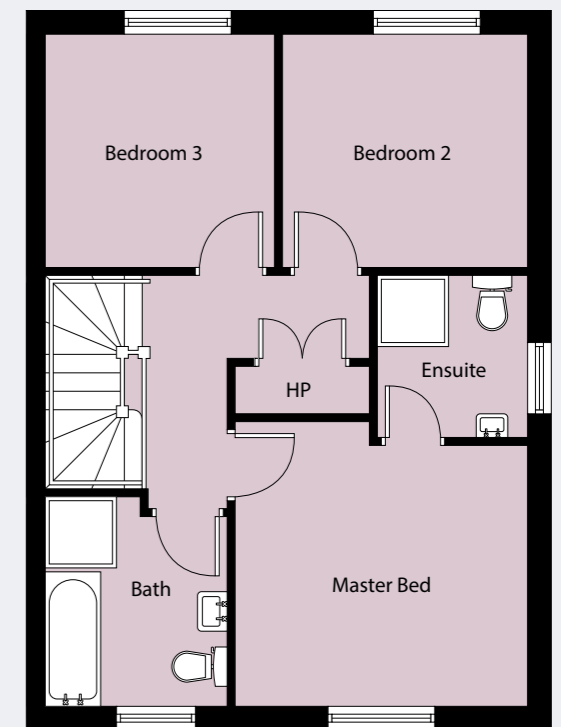




# The Adelaide (12RB)



GROUND FLOOR



FIRST FLOOR



SITE LAYOUT - NOT TO SCALE

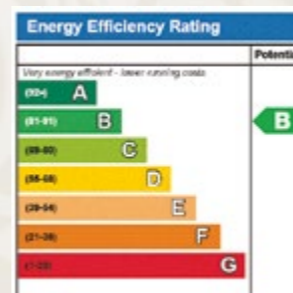
## The Adelaide (12RB)

3 Bedroom Semi Detached

Total Area: 1136 sq ft

Total Area with Garden Room: 1256 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.



### GROUND FLOOR

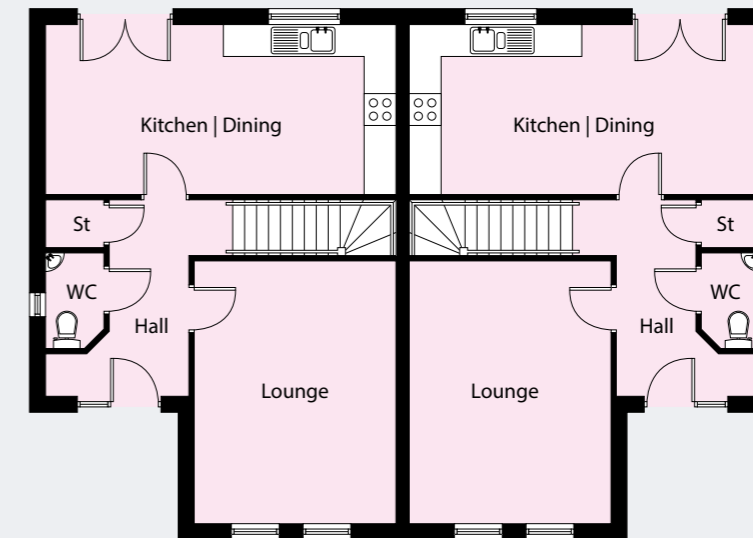
Entrance Hall with separate WC			
Lounge	17'9" x 12'2"	5.45	x 3.70
Kitchen   Dining	20'0" x 9'10"	6.10	x 2.95
Optional Sun Room	12'2" x 9'10"	3.70	x 3.00

### FIRST FLOOR

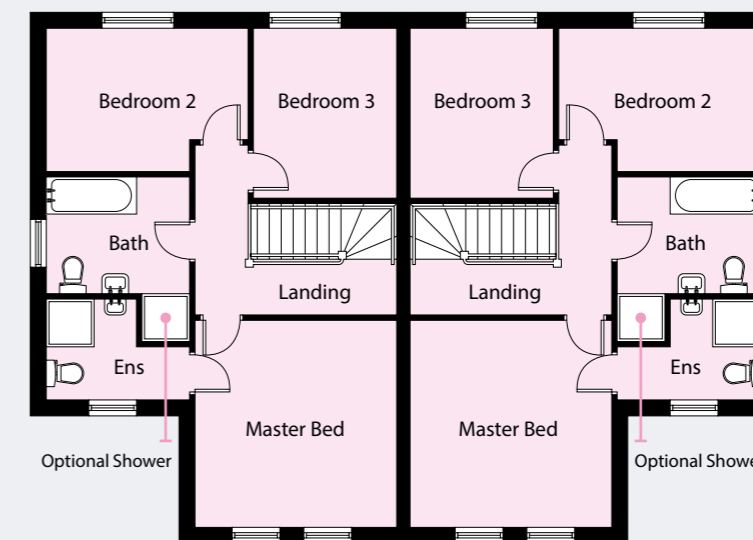
Master Bedroom(max)	12'2" x 10'10"	3.70	x 3.30
Ensuite	6'8" x 6'3"	2.05	x 1.90
Bedroom 2	10'2" x 9'8"	3.10	x 2.95
Bedroom 3	9'8" x 9'7"	2.95	x 2.90
Bathroom(max)	8'7" x 7'6"	2.65	x 2.30



# The Osborne (14R)



**GROUND FLOOR**



**FIRST FLOOR**

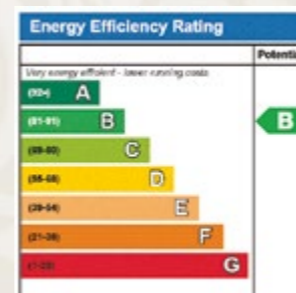


SITE LAYOUT - NOT TO SCALE

## The Osborne (14R) 3 Bedroom Semi Detached

Total Area: 1211 sq ft

We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours.



### GROUND FLOOR

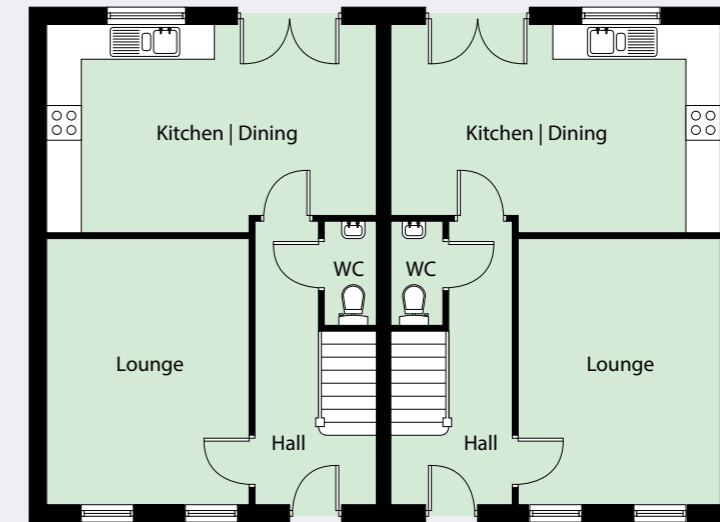
Entrance Hall with separate WC			
Lounge	16'2" x 12'5"	4.95 x 3.80	
Kitchen   Dining	21'7" x 10'6"	6.60 x 3.20	

### FIRST FLOOR

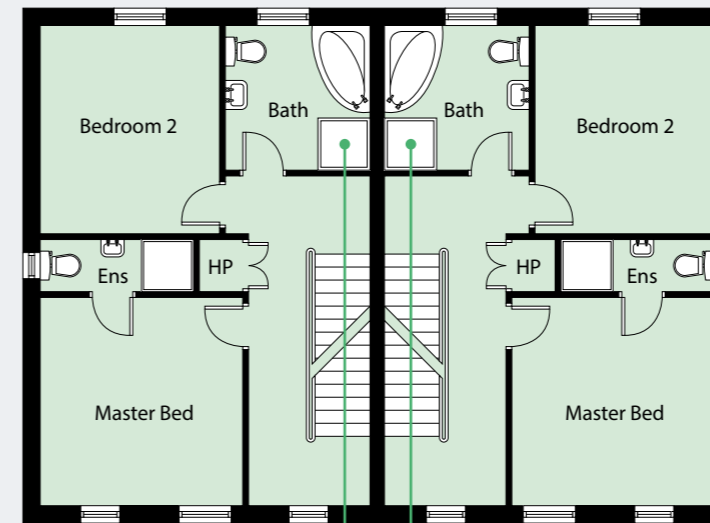
Master Bedroom	12'5" x 12'9"	3.80 x 3.90
Ensuite	8'10" x 6'2"	2.70 x 1.90
Bedroom 2(max)	12'5" x 8'10"	3.80 x 2.70
Bedroom 3	10'6" x 8'10"	3.20 x 2.70
Bathroom(max)	8'10" x 7'2"	2.70 x 2.20



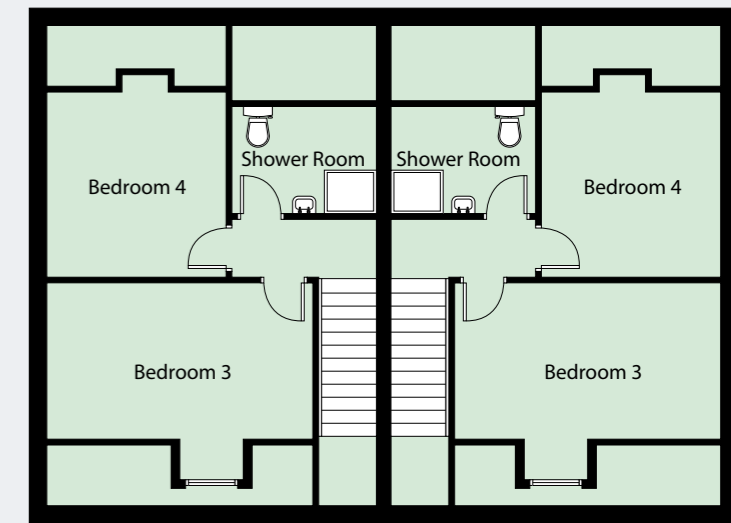
# The Edworth (RH)



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

### GROUND FLOOR

Entrance Hall with separate WC			
Lounge	15'2" x 11'5"	4.60	x 3.30
Kitchen   Dining(max)	18'8" x 11'9"	5.70	x 3.60

### FIRST FLOOR

Master Bedroom	11'9" x 11'5"	3.60	x 3.50
Ensuite	8'8" x 2'11"	2.65	x 0.90
Bedroom 2	11'9" x 10'2"	3.60	x 3.10
Bathroom	8'2" x 8'2"	2.50	x 2.50

### SECOND FLOOR

Bedroom 3	15'1" x 8'10"	4.60	x 2.70
Bedroom 4	10'5" x 10'2"	3.20	x 3.10
Shower Room	8'2" x 6'0"	2.50	x 1.85



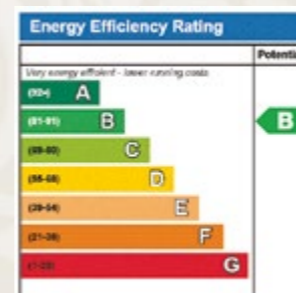
SITE LAYOUT - NOT TO SCALE

## The Edworth (RH)

### 4 Bedroom Semi Detached

Total Area: 1418 sq ft

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INNOVATIVE DESIGN,  
TRADITIONAL SKILLS AND  
A SUPERB SPECIFICATION -  
EVERYTHING YOU NEED FOR  
AN ENJOYABLE LIFESTYLE.

## EXCEPTIONAL CRAFTSMANSHIP AND ATTENTION TO DETAIL

### KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Kitchen appliances to include integrated electric hob, oven, integrated fridge freezer and dishwasher
- Fully tiled floor
- Tiled upstand between worktop and high level units
- Optional gas hob

### BATHROOM, ENSUITE & WC

- Modern white sanitaryware to bathrooms, ensuites and WCs
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

### INTERNAL DETAILING

- Pre finished internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, reception room, stairs and landing
- Excellent level of floor, walls and roofspace insulation to latest Building Control regulations
- Gas fired central heating
- Feature flue-less gas fire available as optional extra
- Tiled hall

### EXTERNAL FINISHES

- Double glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Seamless aluminium guttering and uPVC downpipes
- Turfed front gardens, top soiled back gardens
- Decorative gravel driveways
- Timber fencing to rear boundaries
- Detached garage available - price on request
- Sun Room available - price on request

### WARRANTY

- 10 year warranty



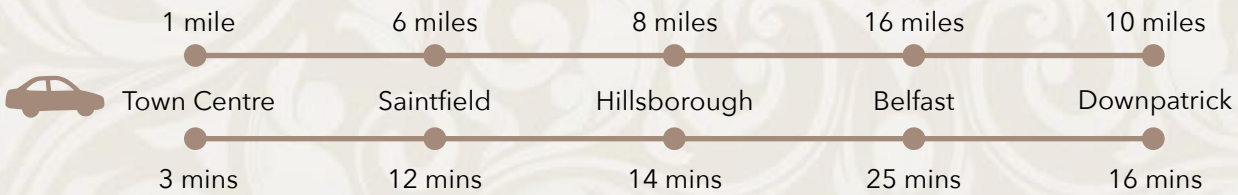




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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. 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 the authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.