



EDENGROVE

HILLSBOROUGH ROAD · BALLYNAHINCH · BT24

Phase 4

MODERN HOMES FOR MODERN LIFESTYLES



WELCOME TO
EDENGROVE



A beautifully crafted collection
of 3, 4 and 5 bedroom homes



1.



2.



3.

EDENGROVE

The perfect edge of town setting with convenient connections

Perfectly located on the Hillsborough Road, just a few minutes from the town, EDENGROVE offers a superb range of 3, 4 and 5 bedroom 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.



4.



5.



6.

1. Meteor Waterski and Wakeboard Club
2. Spa Golf Club
3. The Primrose Restaurant
4. Montalto House
5. Ballynahinch Market Square
6. The Carriage Rooms, Montalto House



THE THORNTON {3R}

4 Bedroom Detached

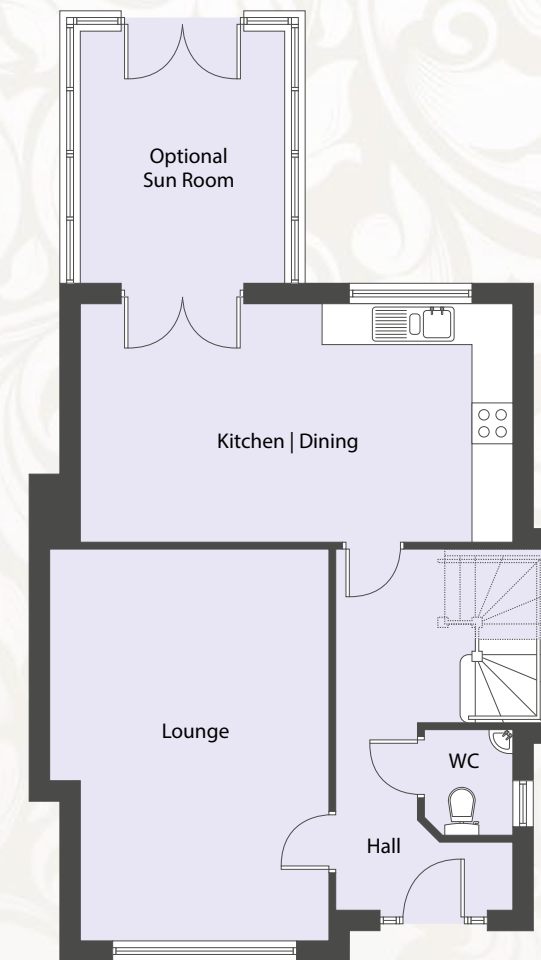
Total Area: 1318 sq ft

Total Area with optional Sun Room: 1438 sq ft

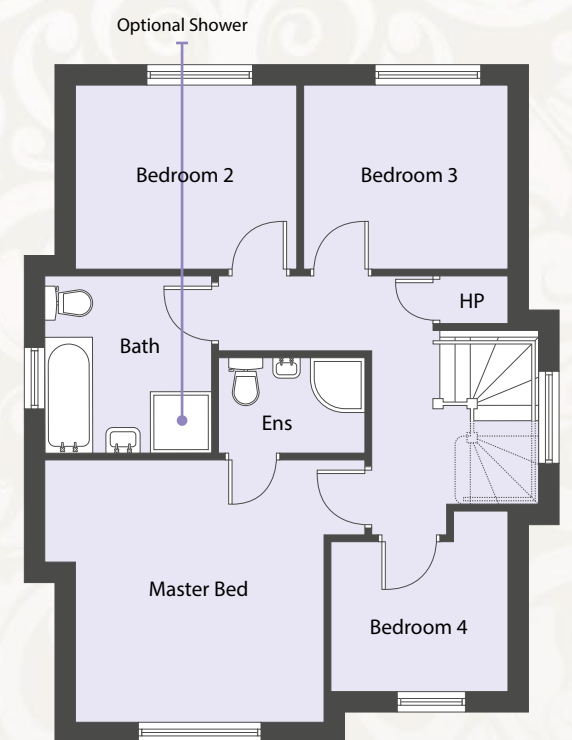
We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours. The window mouldings may vary due to the location of specific sites.



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



GROUND FLOOR



FIRST FLOOR

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)

4 Bedroom Detached

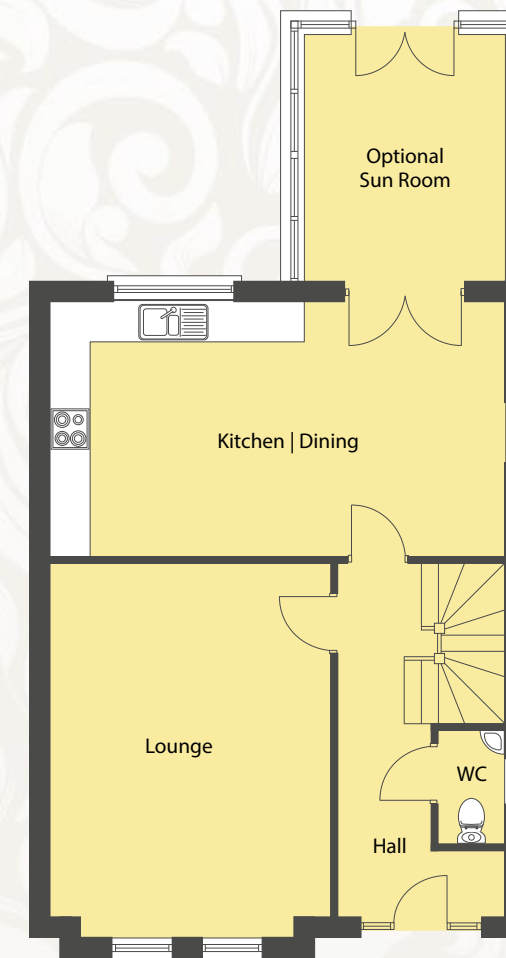
Total Area: 1377 sq ft

Total Area with optional Sun Room: 1497 sq ft

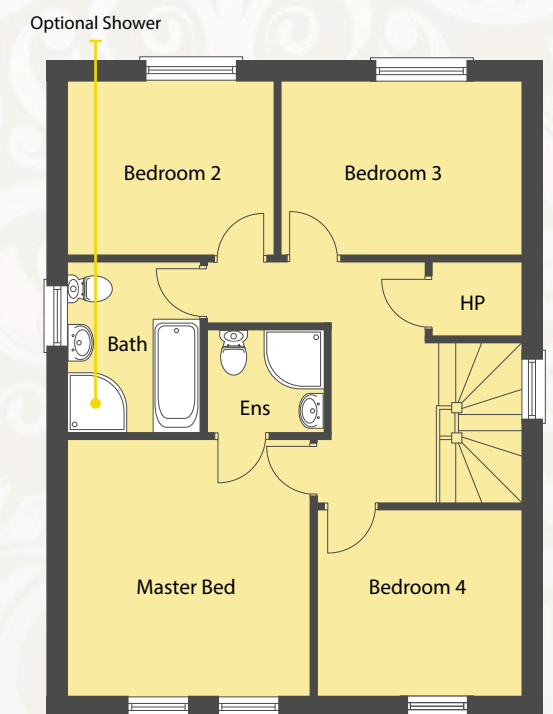
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



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



THE McCARTON ^(5R)

4 Bedroom Detached

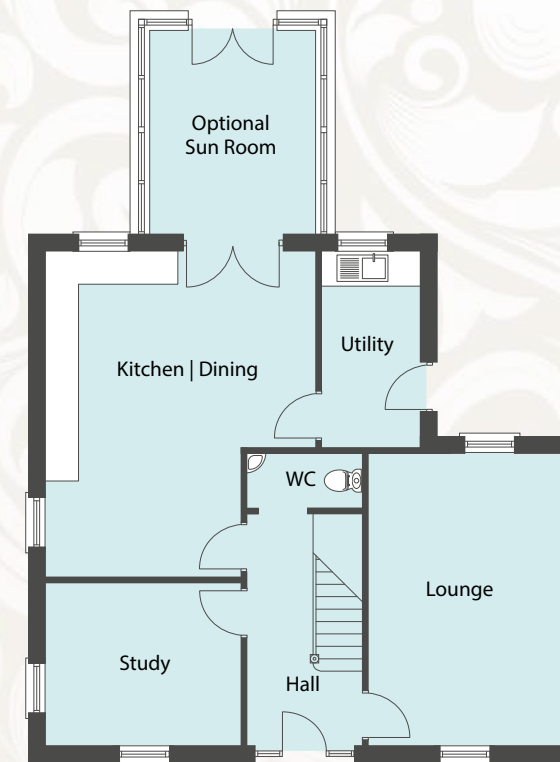
Total Area: 1627 sq ft

Total Area with optional Sun Room: 1747 sq ft

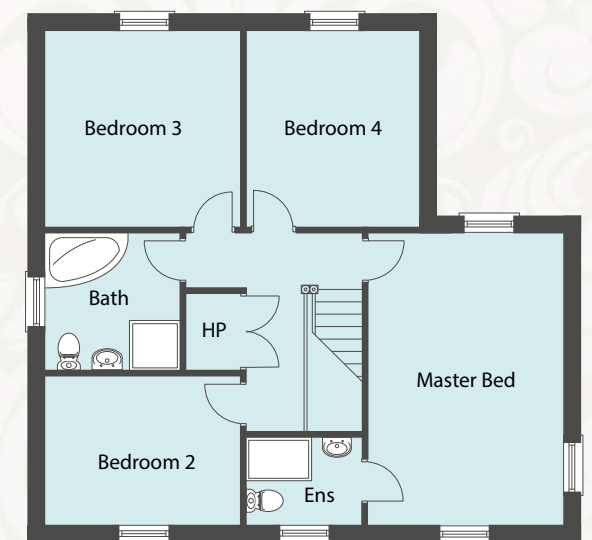
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	B
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



GROUND FLOOR



FIRST FLOOR

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 MUNRO (7R)

3 Bedroom Semi Detached

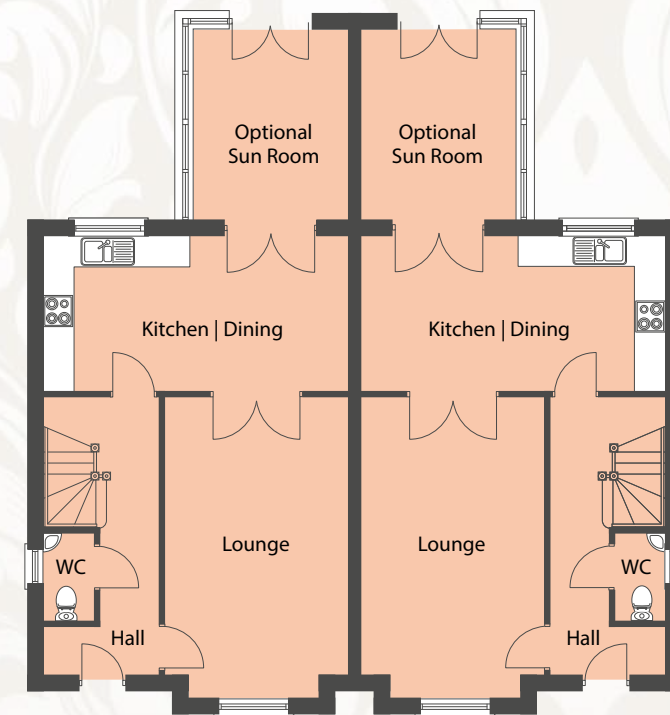
Total Area: 1112 sq ft

Total Area with optional Sun Room: 1232 sq ft

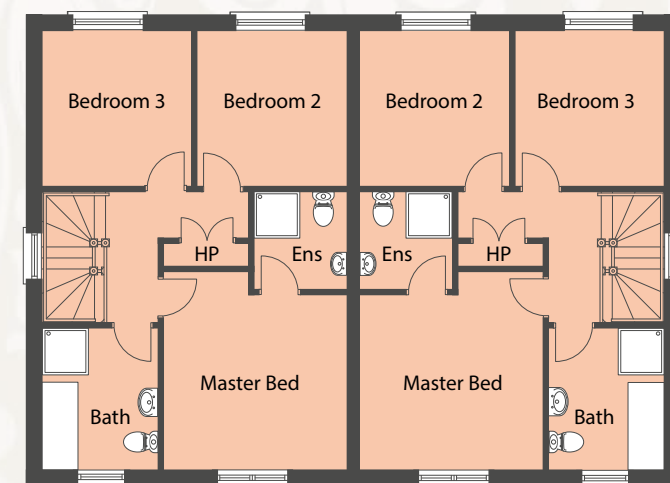
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92+) A	B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Entrance Hall with separate WC			
Lounge.....	19'2" x 11'6"	5.85	x 3.55
Kitchen Dining	19'4" x 9'10"	5.90	x 3.00
Optional Sun Room .	12'1" x 9'10"	3.70	x 3.00

FIRST FLOOR

Master Bedroom....	11'7" x 11'1"	3.55	x 3.40
Ensuite.....	6'2" x 5'11"	1.90	x 1.80
Bedroom 2	9'10" x 9'6"	3.00	x 2.90
Bedroom 3	9'10" x 9'6"	3.00	x 2.90
Bathroom.....	9'0" x 7'4"	2.75	x 2.25



THE AINSWORTH (8R)

3 Bedroom Semi Detached

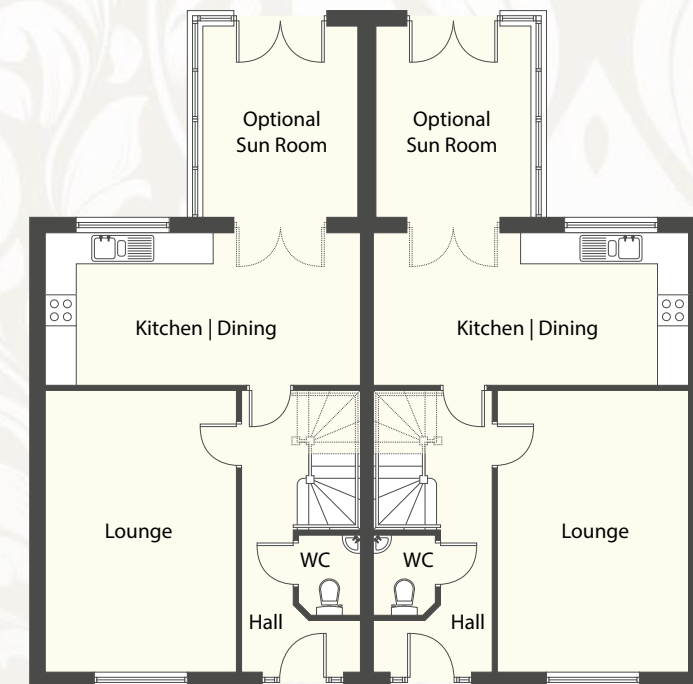
Total Area: 1116 sq ft

Total Area with optional Sun Room: 1236 sq ft

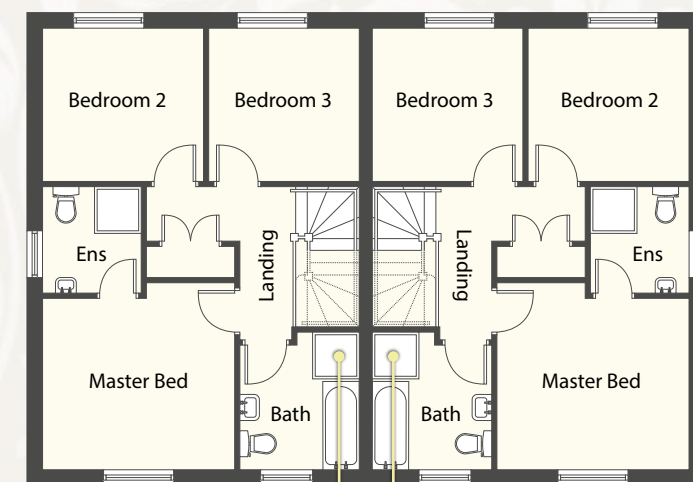
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



GROUND FLOOR



FIRST FLOOR

Optional Shower Optional Shower

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)

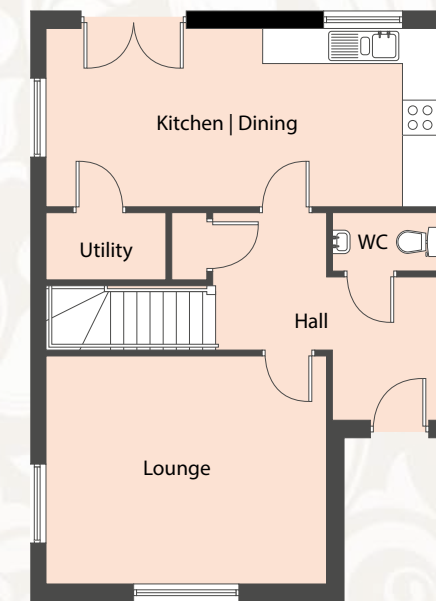
3 Bedroom Detached

Total Area: 1276 sq ft

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



GROUND FLOOR



FIRST FLOOR

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)

4 Bedroom Semi Detached

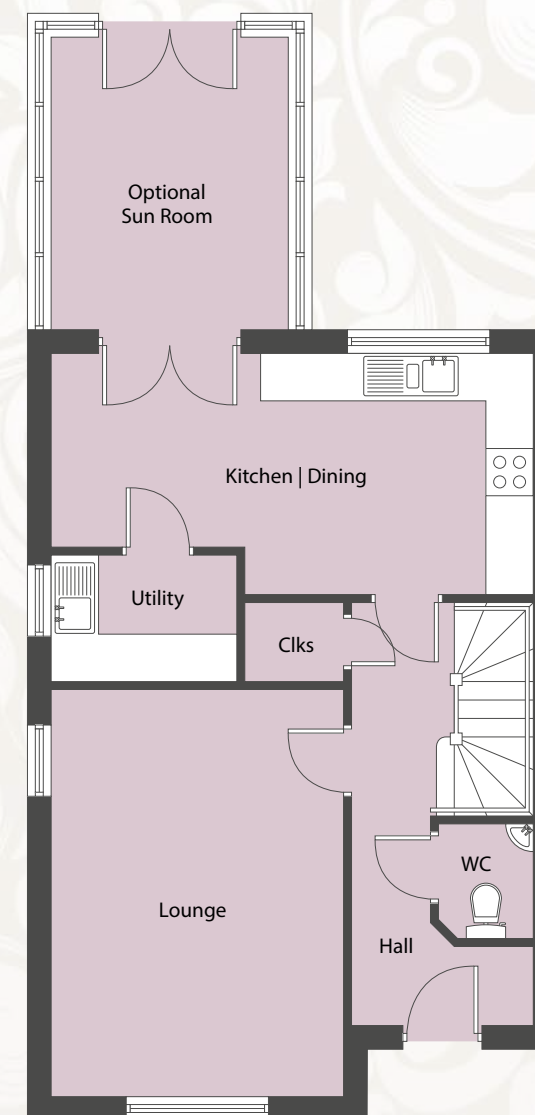
Total Area: 1208 sq ft

Total Area with Garden Room: 1328 sq ft

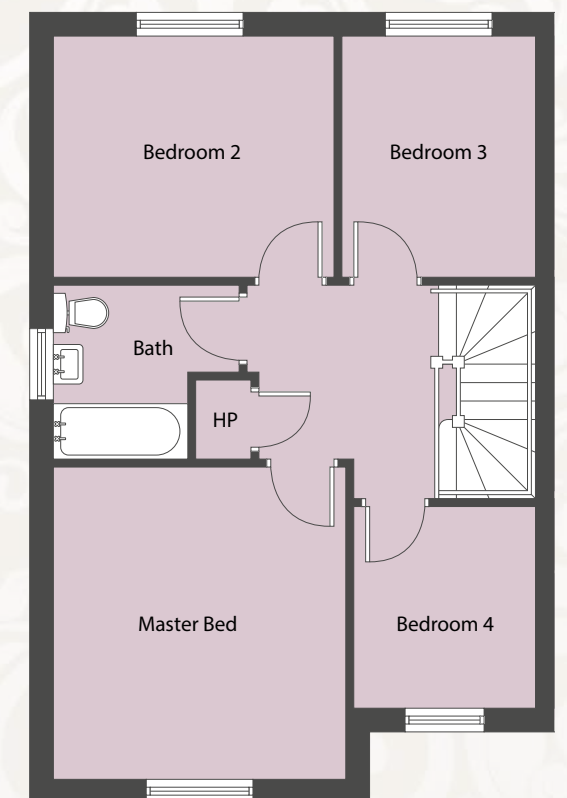
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	B
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



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



THE ADELAIDE (12RB)

3 Bedroom Semi Detached

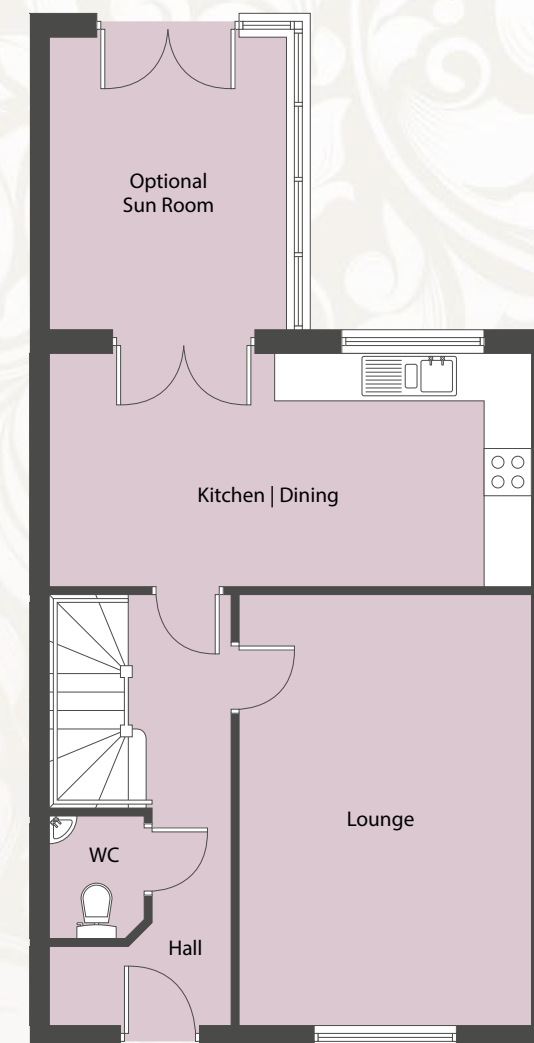
Total Area: 1136 sq ft

Total Area with Garden Room: 1256 sq ft

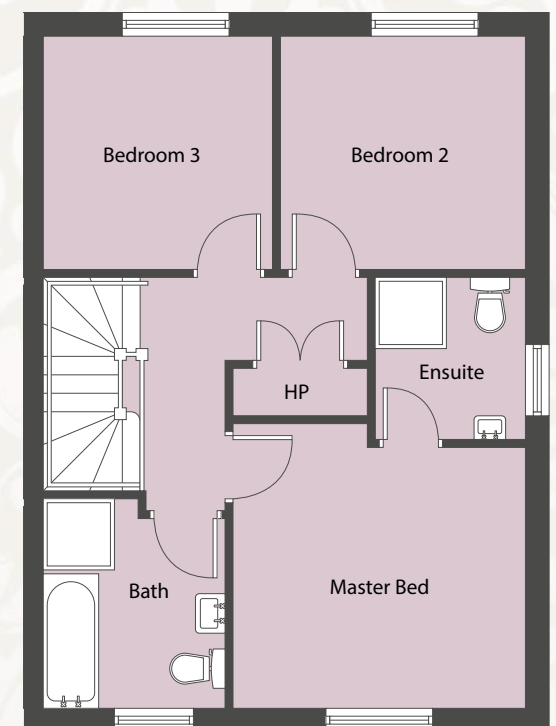
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	B
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



GROUND FLOOR



FIRST FLOOR

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)

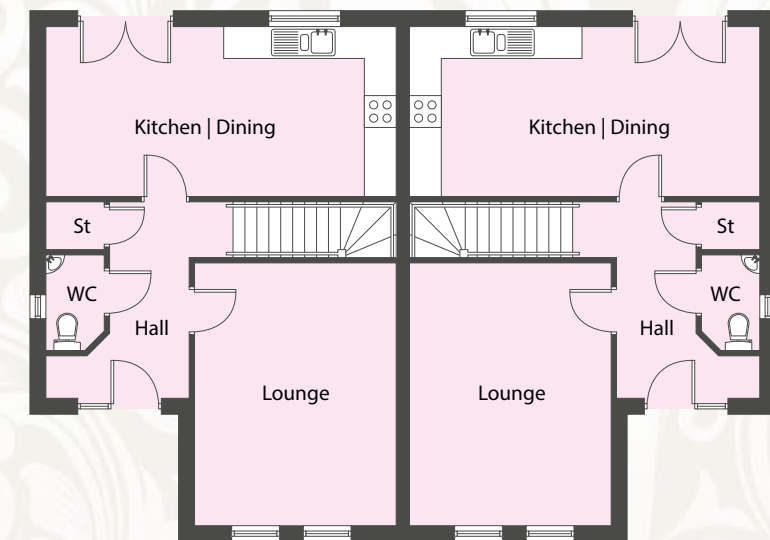
3 Bedroom Semi Detached

Total Area: 1211 sq ft

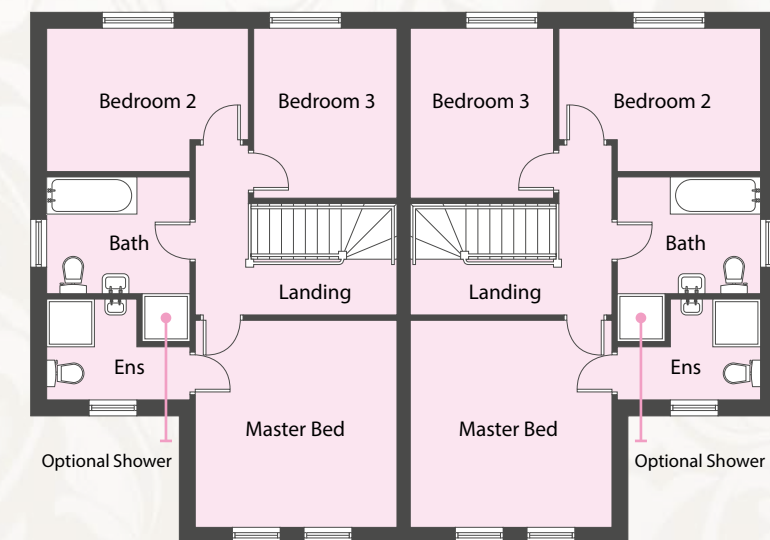
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	B
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



GROUND FLOOR



FIRST FLOOR

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 Apsley

THE APSLEY (Block B1)

3 Bedroom Semi Detached

Total Area: 1138 sq ft

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) 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 BUSHMEAD (Block B1)

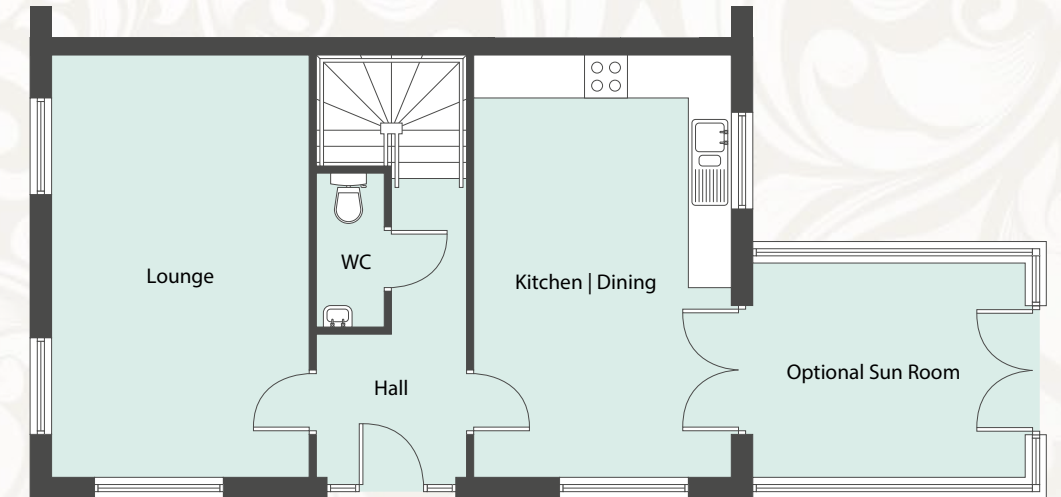
3 Bedroom Semi Detached

Total Area: 1227 sq ft

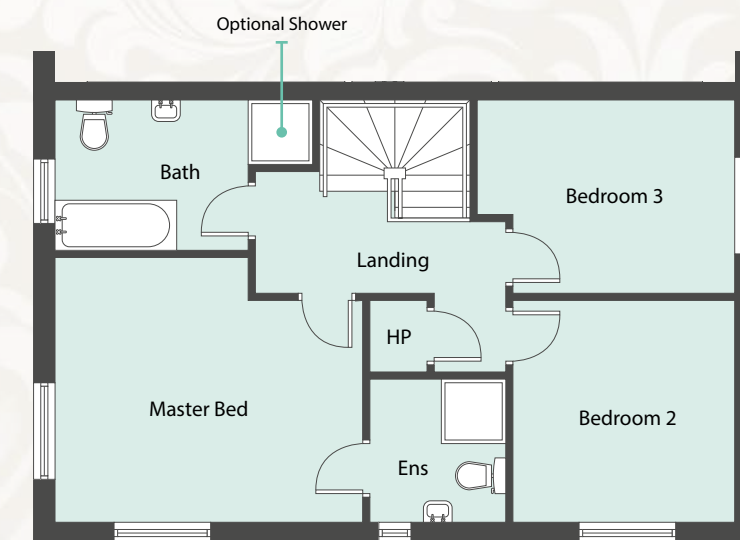
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



GROUND FLOOR



FIRST FLOOR

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 EDWORTH (RH)

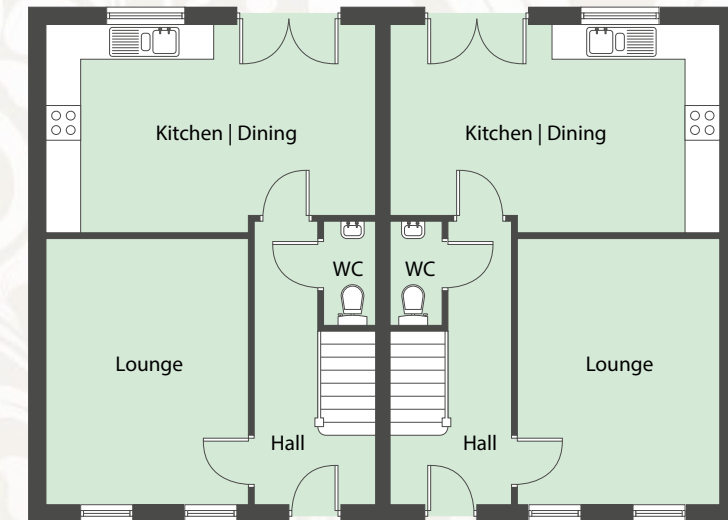
4 Bedroom Semi Detached

Total Area: 1418 sq ft

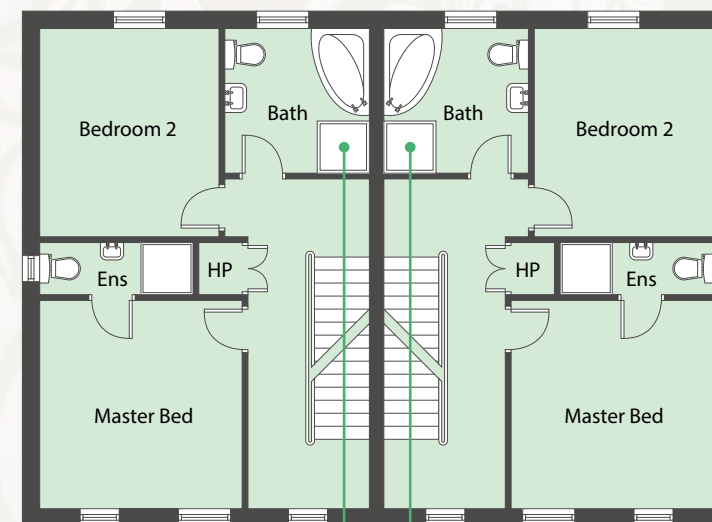
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92+) A	B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

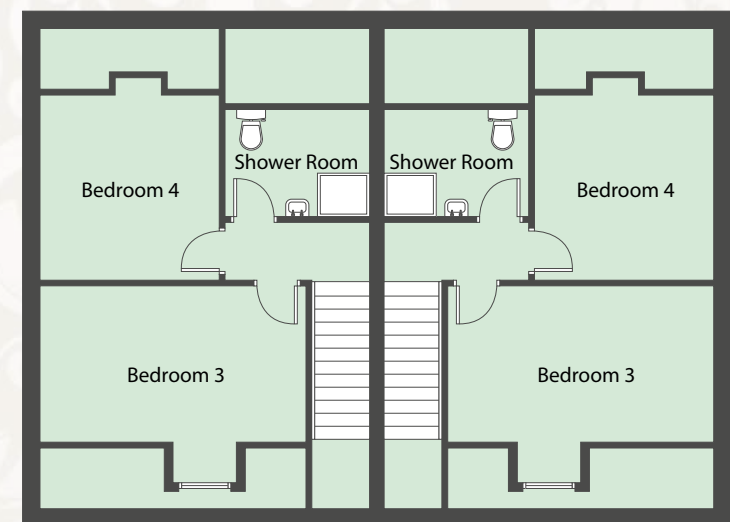


GROUND FLOOR



FIRST FLOOR

Optional Shower



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



THE BUTLER TOWNHOUSES (RH & RH2)

4 Bedroom Townhouses

Sites 47a & 46 Total Area: 1404 sq ft

Site 47 Total Area: 1597 sq ft

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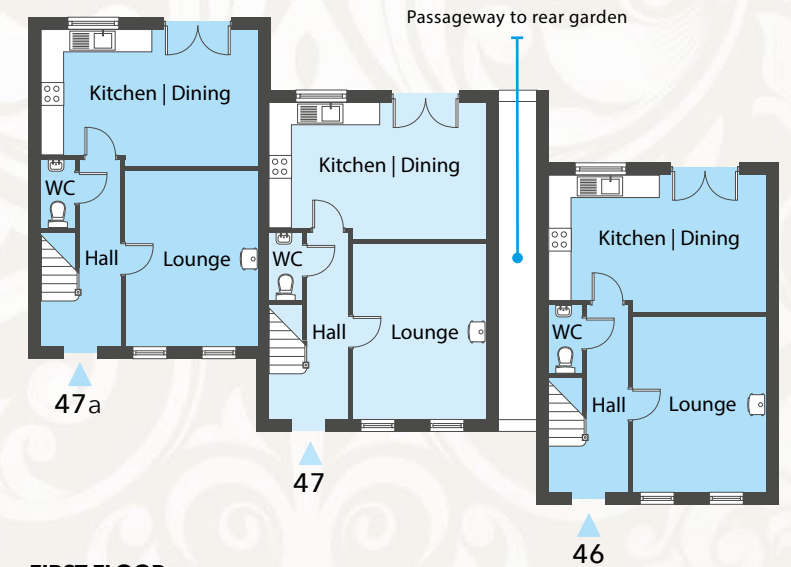


Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92+) A	B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

GROUND FLOOR - Sites 47a, 47, 46

Lounge.....	15'1" x 11'5"	4.60	x	3.50
Kitchen Dining (max) .	18'7" x 11'9"	5.70	x	3.60

GROUND FLOOR



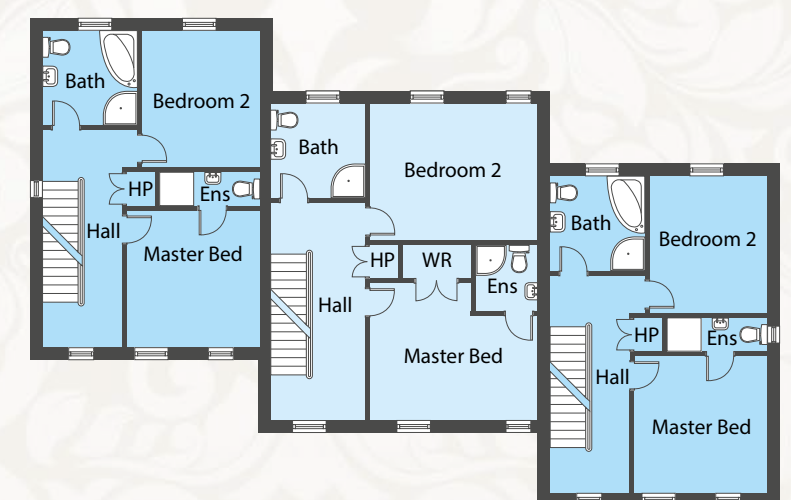
FIRST FLOOR - Sites 47a & 46

Master Bedroom.	11'8" x 11'5"	3.60	x	3.50
Ensuite	8'7" x 2'10"	2.65	x	0.90
Bedroom 2	11'8" x 10'2"	3.60	x	3.10
Bathroom.	8'2" x 8'2"	2.50	x	2.50

FIRST FLOOR - Site 47

Master Bedroom.	14'5" x 11'8"	4.40	x	3.60
Ensuite	5'8" x 5'5"	1.75	x	1.65
Dressing.	5'9" x 2'10"	1.80	x	0.90
Bedroom 2	14'5" x 11'8"	4.40	x	3.60
Bathroom.	8'2" x 8'2"	2.50	x	2.50

FIRST FLOOR



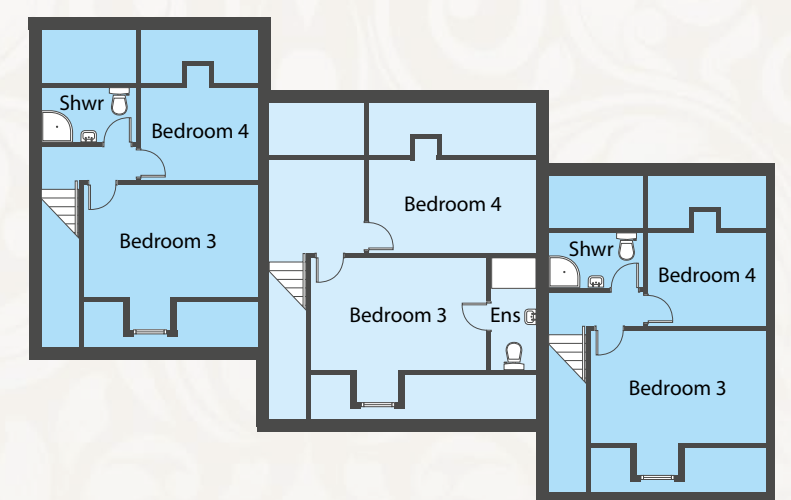
SECOND FLOOR - Sites 47a & 46

Bedroom 3	15'1" x 9'7"	4.60	x	2.95
Bedroom 4	10'2" x 8'1"	3.10	x	2.45
Shower Room	8'2" x 4'8"	2.50	x	1.45

SECOND FLOOR - Site 47

Bedroom 3	15'1" x 9'7"	4.60	x	2.95
Bedroom 4	14'5" x 8'1"	4.40	x	2.45
Shower Room	9'8" x 3'11"	2.95	x	1.20

SECOND FLOOR





THE LARMOUR (9R)

5 Bedroom Detached

Total Area: 1677 sq ft

Total Area with Garden Room: 1797 sq ft

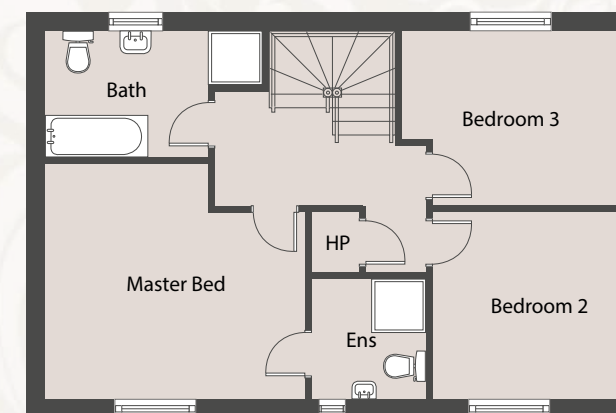
We are using four complementary brick colours throughout EDENGROVE to ensure that the street scapes are varied and individual. This CGI is for illustrative purposes only and is indicative of one of the brick colours. The window mouldings may vary due to the location of specific sites.



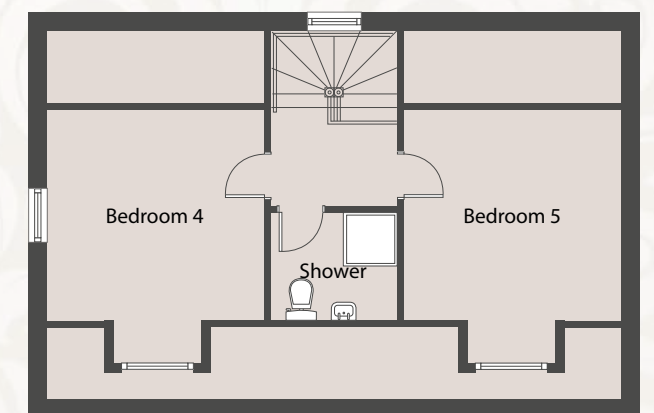
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Entrance Hall with separate WC		
Lounge.....	20'1" x 11'9"	6.10 x 3.60
Kitchen Dining	20'1" x 11'9"	6.10 x 3.60
Optional Garden Room....	12'2" x 9'10"	3.70 x 3.00

FIRST FLOOR

Master Bedroom....	14'2" x 12'8"	4.30 x 3.90
Ensuite.....	6'6" x 6'3"	2.00 x 1.90
Bedroom 2	10'2" x 10'2"	3.10 x 3.10
Bedroom 3	11'9" x 9'6"	3.60 x 2.90
Bathroom.....	8'10" x 6'10"	2.70 x 2.10

SECOND FLOOR

Bedroom 4	11'9" x 11'5"	3.60 x 3.50
Bedroom 5	11'9" x 11'5"	3.60 x 3.50
Shower Room	6'10" x 5'10"	2.10 x 1.80



THE CRANMORE TOWNHOUSES (Block C)

3 Bedroom Townhouse

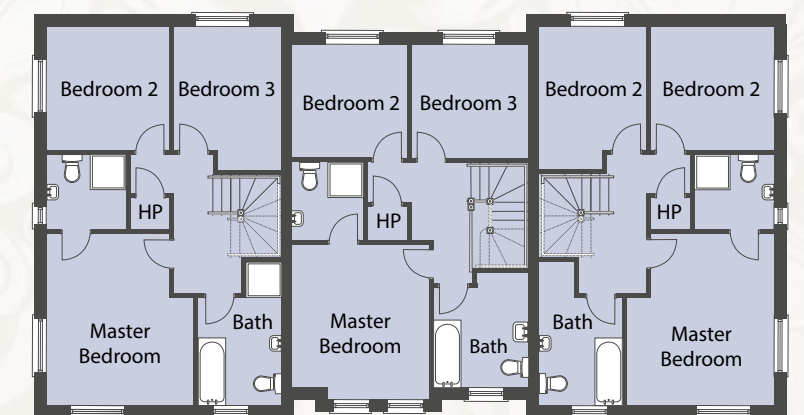
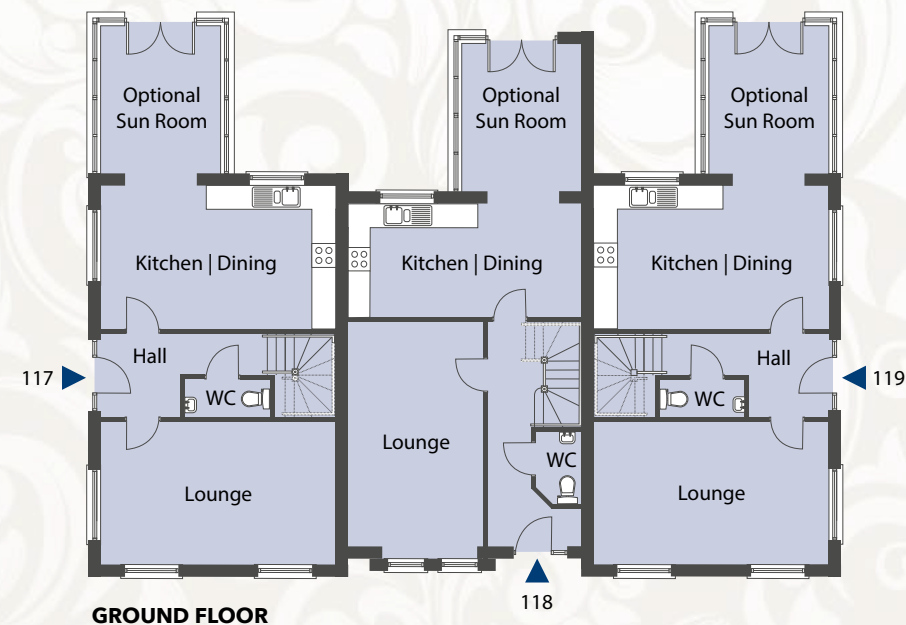
Sites 117 and 119 Total Area: 1227 sq ft approx

Site 118 Total Area: 1138 sq ft approx

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 window mouldings may vary due to the location of specific sites.



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



GROUND FLOOR - Sites 117 & 119

Entrance Hall with separate WC

Lounge..... 19'4" x 11'10" 5.95 x 3.60

Kitchen | Dining (max) . 19'4" x 11'10" 5.95 x 3.60

Optional Sun Room . 12'2" x 9'10" 3.70 x 3.00

FIRST FLOOR - Sites 117 & 119

Master Bedroom.... 14'2" x 12'2" 4.30 x 3.70

Ensuite..... 6'6" x 6'3" 2.00 x 1.90

Bedroom 2 10'2" x 10'2" 3.10 x 3.10

Bedroom 3 11'10"x 8'9" 3.60 x 2.70

Bathroom..... 8'9" x 6'9" 2.70 x 2.10

GROUND FLOOR - Site 118

Entrance Hall with separate WC

Lounge..... 19'6" x 11'4" 5.95 x 3.45

Kitchen | Dining 19'6" x 9'4" 5.95 x 2.85

Optional Sun Room . 12'2" x 9'10" 3.70 x 3.00

FIRST FLOOR - Site 118

Master Bedroom.... 11'9" x 11'4" 3.60 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 9'7" x 9'4" 2.95 x 2.85

Bathroom..... 9'5" x 7'9" 2.87 x 2.40

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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
- 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 – where applicable – price on request
- Sun Room available – price on request

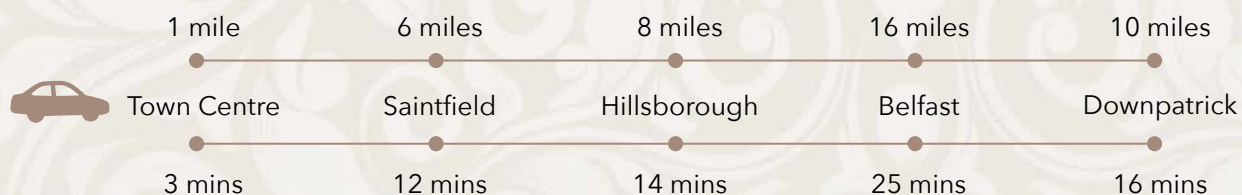
WARRANTY

- 10 year warranty





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