



DARTAN HALL
PLACE

TYNAN, ARMAGH



MODERN HOMES WITH TRADITIONAL STYLE



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PLACE
TYNAN, ARMAGH

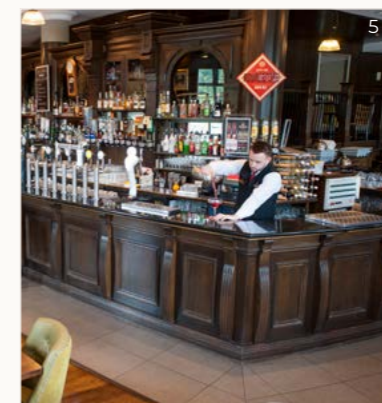
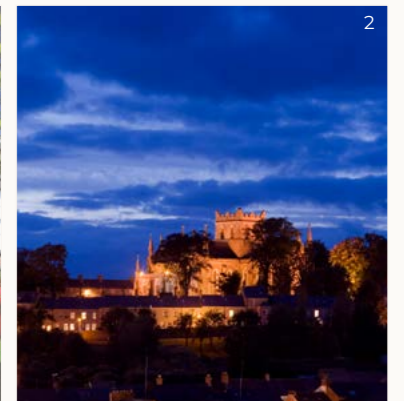
WELCOME TO
DARTAN HALL PLACE
Beautifully detailed homes
in a unique rural setting



Armagh Apple Orchard

DARTAN HALL PLACE

TYNAN, ARMAGH



1 | Armagh Observatory 2 | Armagh City 3 | Lough Neagh Discovery Centre
4 | Ardress House 5 | Armagh City Hotel 6 | The Argory

DISCOVER CONVENIENT
COUNTRY LIVING

Bring together the
convenience of Armagh
City with the freedom of
country living

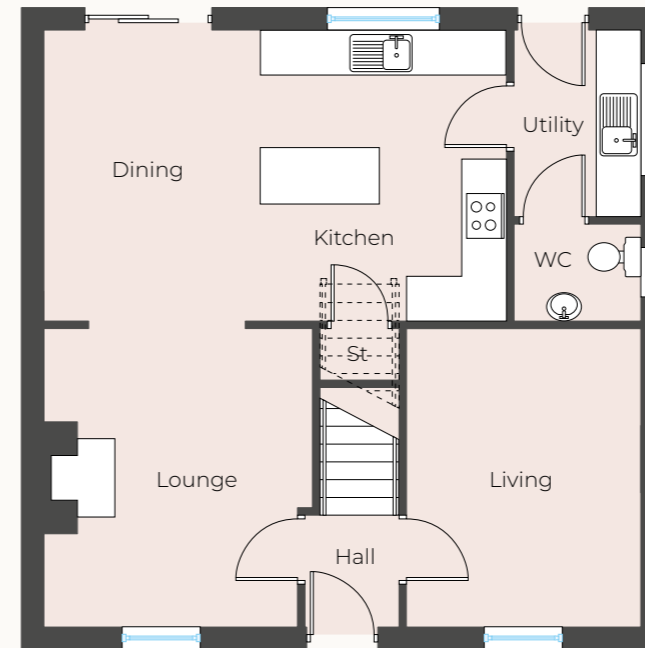




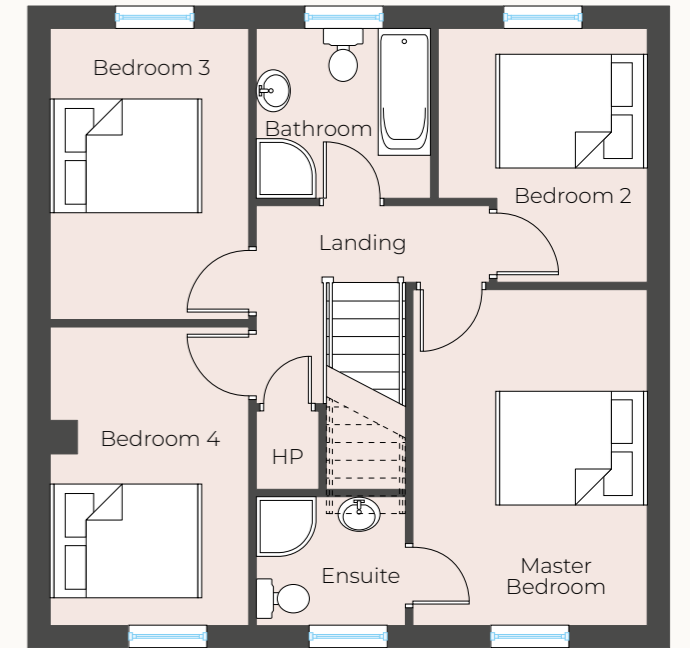
THE STRONGE

4 BEDROOM DETACHED | TOTAL FLOOR AREA 1484 sq. ft. approx

GROUND FLOOR



FIRST FLOOR

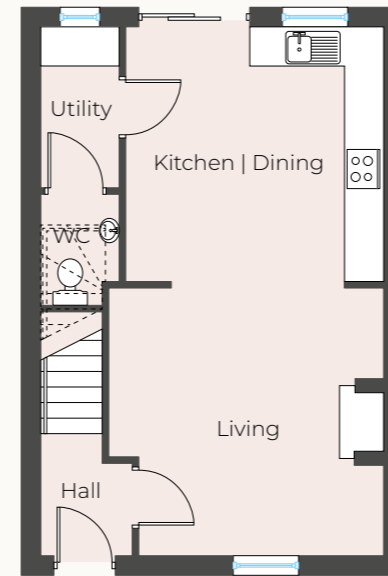


GROUND FLOOR	ft/in	metres
Entrance Hall		
Lounge ^{max}	13'1" x 11'10"	4.00 x 3.60
Kitchen	12'10" x 10'10"	3.90 x 3.30
Dining	12'10" x 9'2"	3.90 x 2.80
Living	13'1" x 10'4"	4.00 x 3.14
Utility	8'2" x 5'7"	2.50 x 1.70
WC	5'7" x 4'3"	1.70 x 1.30

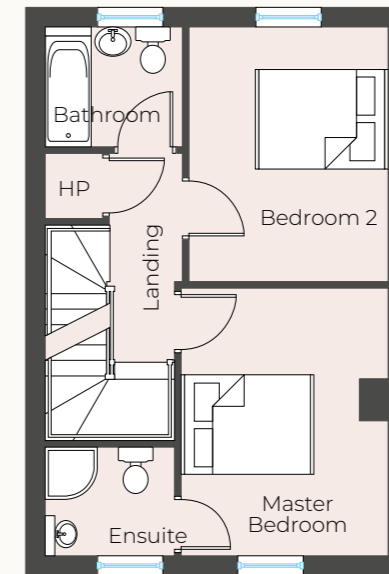
FIRST FLOOR	ft/in	metres
Master Bedroom	14'9" x 10'4"	4.50 x 3.14
Ensuite	6'7" x 5'8"	2.00 x 1.73
Bedroom 2 ^{max}	11'2" x 9'2"	3.40 x 2.80
Bedroom 3	12'10" x 8'9"	3.90 x 2.66
Bedroom 4	13'1" x 8'9"	4.00 x 2.66
Bathroom	7'8" x 7'6"	2.34 x 2.28
Landing		



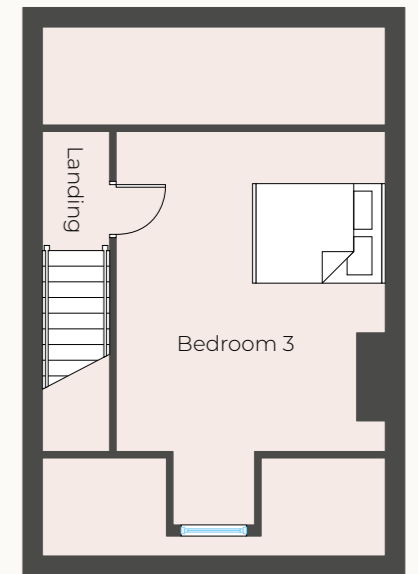
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	ft/in	metres
Entrance Hall		
Living ^{max}	13'10" x 13'5"	4.21 x 4.10
Kitchen Dining	13'0" x 12'10"	3.95 x 3.90
Utility	8'1" x 3'11"	2.47 x 1.20
WC	5'7" x 3'11"	1.70 x 1.20

FIRST FLOOR	ft/in	metres
Master Bedroom	13'5" x 10'5"	4.10 x 3.17
Ensuite	6'6" x 5'6"	1.98 x 1.67
Bedroom 2	12'10" x 10'0"	3.90 x 3.05
Bathroom	6'11" x 6'0"	2.10 x 1.84
Landing		

SECOND FLOOR	ft/in	metres
Bedroom 3 ^{max}	16'1" x 13'6"	4.90 x 4.12
Landing		

THE ASHE

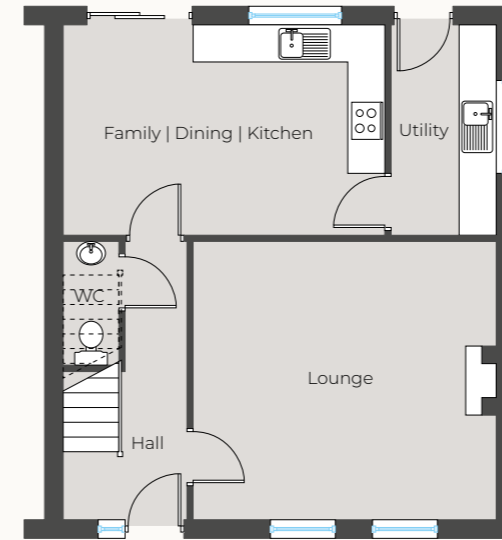
3 BEDROOM TOWNHOUSE | TOTAL FLOOR AREA 1200 sq. ft. approx



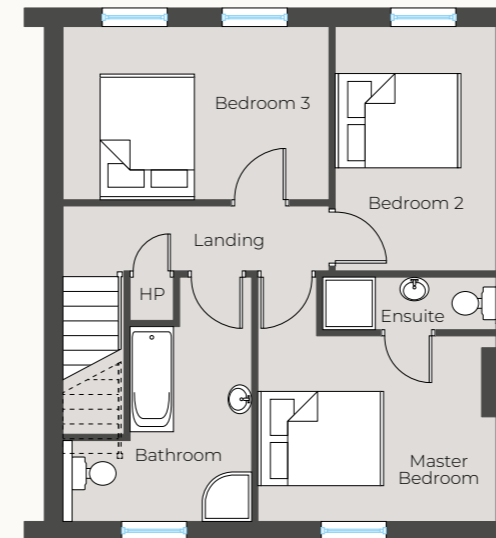
THE BURKE

3 / 4 BEDROOM SEMI DETACHED | TOTAL FLOOR AREA 1205 sq. ft. approx

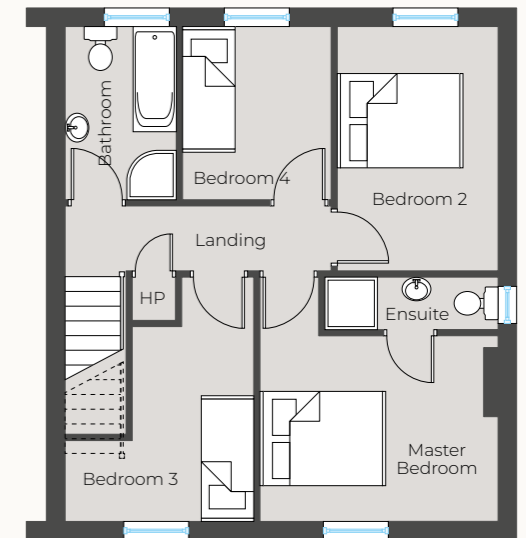
GROUND FLOOR



FIRST FLOOR (3 BED OPTION)



FIRST FLOOR (4 BED OPTION)



GROUND FLOOR	ft/in	metres
Entrance Hall		
Living	16'1" x 14'9"	4.90 x 4.50
Kitchen Dining	17'1" x 11'2"	5.20 x 3.40
Utility	11'2" x 5'7"	3.40 x 1.70
WC	6'7" x 2'11"	2.00 x 0.90

FIRST FLOOR (3 BED)	ft/in	metres
Master Bedroom ^{max}	13'0" x 12'8"	3.95 x 3.85
Ensuite	9'2" x 2'9"	2.80 x 0.85
Bedroom 2	13'0" x 8'6"	3.95 x 2.60
Bedroom 3	14'1" x 9'2"	4.30 x 2.80
Bathroom ^{max}	13'0" x 10'0"	3.95 x 3.05
Landing		

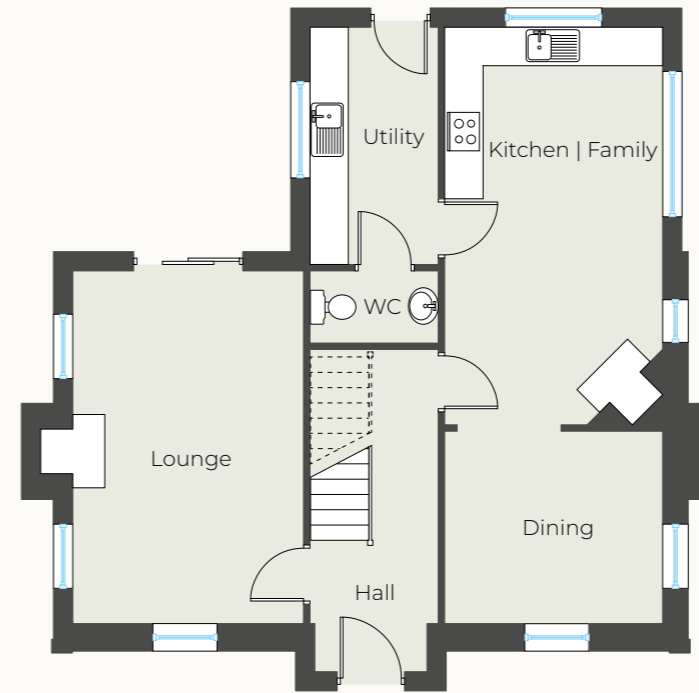
FIRST FLOOR (4 BED)	ft/in	metres
Master Bedroom ^{max}	13'0" x 12'8"	3.95 x 3.85
Ensuite	9'2" x 2'9"	2.80 x 0.85
Bedroom 2	13'0" x 8'6"	3.95 x 2.60
Bedroom 3 ^{max}	13'0" x 10'0"	3.95 x 3.05
Bedroom 4	9'2" x 7'10"	2.80 x 2.40
Bathroom	9'2" x 5'11"	2.80 x 1.80
Landing		



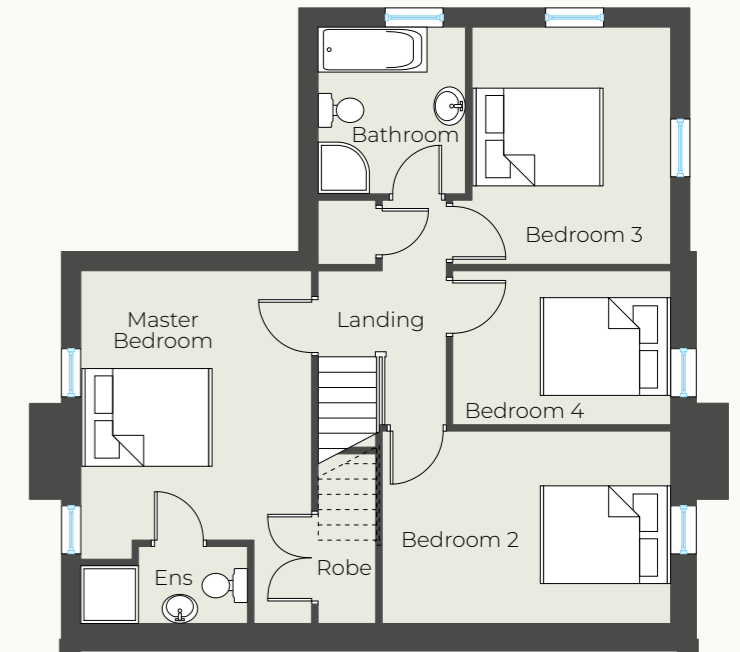
THE EWART

4 BEDROOM DETACHED | TOTAL FLOOR AREA 1484 sq. ft. approx

GROUND FLOOR



FIRST FLOOR

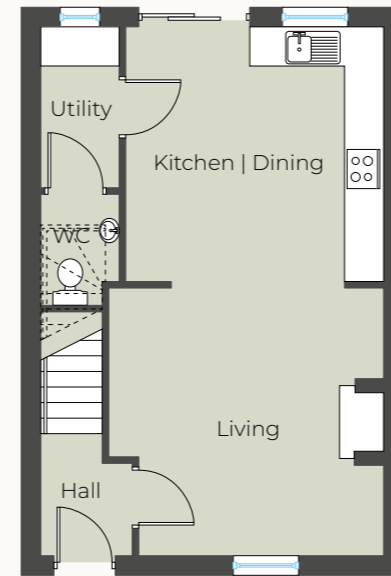


GROUND FLOOR	ft/in	metres
Entrance Hall		
Lounge	18'1" x 11'10"	5.50 x 3.60
Dining	11'2" x 9'11"	3.40 x 3.00
Kitchen Family	20'4" x 11'2"	6.20 x 3.40
Utility	12'2" x 6'6"	3.70 x 2.00
WC	6'6" x 3'8"	2.00 x 1.13

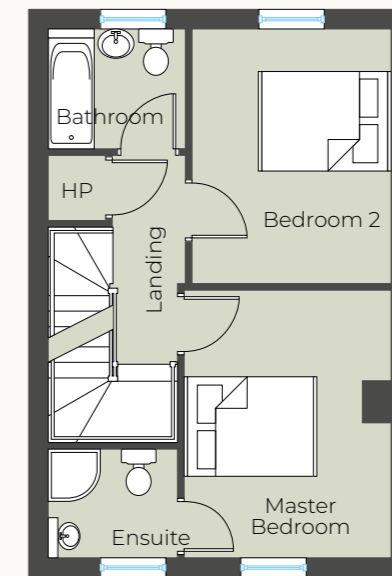
FIRST FLOOR	ft/in	metres
Master Bedroom	18'1" x 11'10"	5.50 x 3.60
Ensuite _{max}	8'6" x 3'11"	2.60 x 1.20
Wardrobe	8'8" x 2'11"	2.65 x 0.90
Bedroom 2	14'9" x 9'11"	4.50 x 3.00
Bedroom 3	12'2" x 10'2"	3.70 x 3.10
Bedroom 4	11'2" x 7'10"	3.40 x 2.40
Bathroom	8'6" x 7'7"	2.60 x 2.30
Landing		



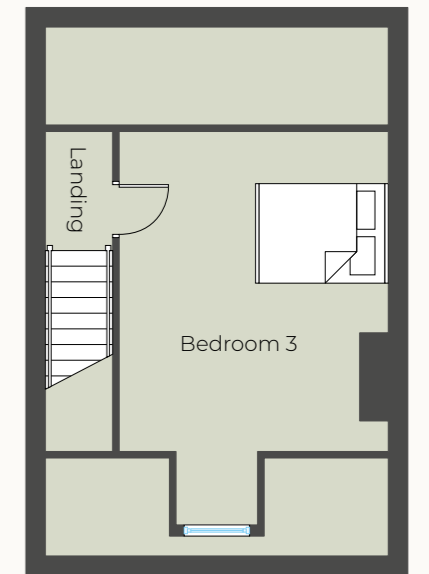
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



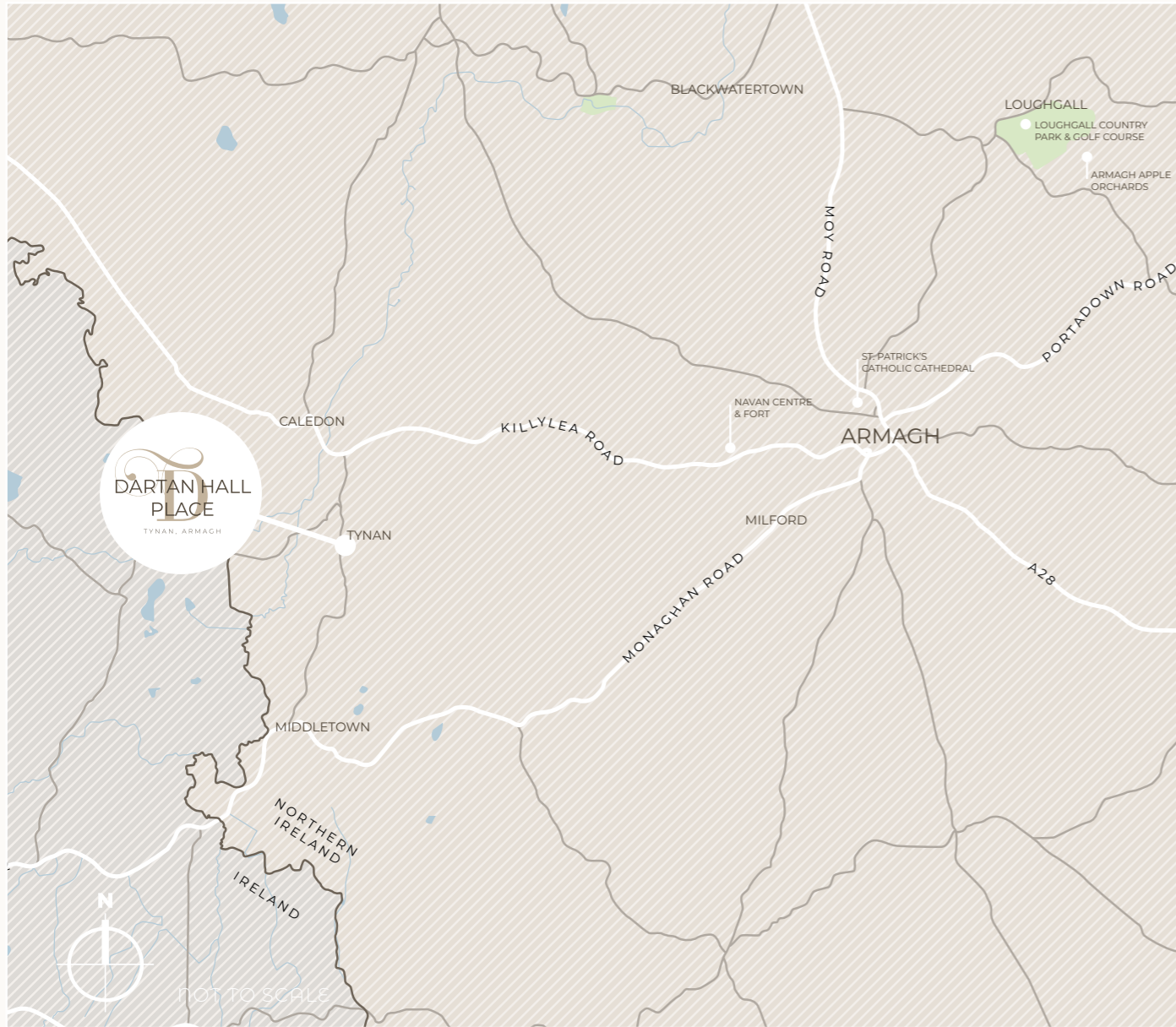
GROUND FLOOR	ft/in	metres
Entrance Hall		
Living ^{max}	13'10" x 13'5"	4.10 x 4.11
Kitchen Dining	13'0" x 12'10"	3.95 x 3.90
Utility	8'1" x 3'11"	2.47 x 1.20
WC	5'7" x 3'11"	1.70 x 1.20

FIRST FLOOR	ft/in	metres
Master Bedroom	13'5" x 10'5"	4.10 x 3.17
Ensuite	6'6" x 5'6"	1.98 x 1.67
Bedroom 2	12'10" x 10'0"	3.90 x 3.05
Bathroom	6'11" x 6'0"	2.10 x 1.84
Landing		

SECOND FLOOR	ft/in	metres
Bedroom 3 ^{max}	16'1" x 13'6"	4.90 x 4.12
Landing		

THE ARDLEY

3 BEDROOM SEMI DETACHED | TOTAL FLOOR AREA 1200 sq. ft. approx



LOCATION MAP

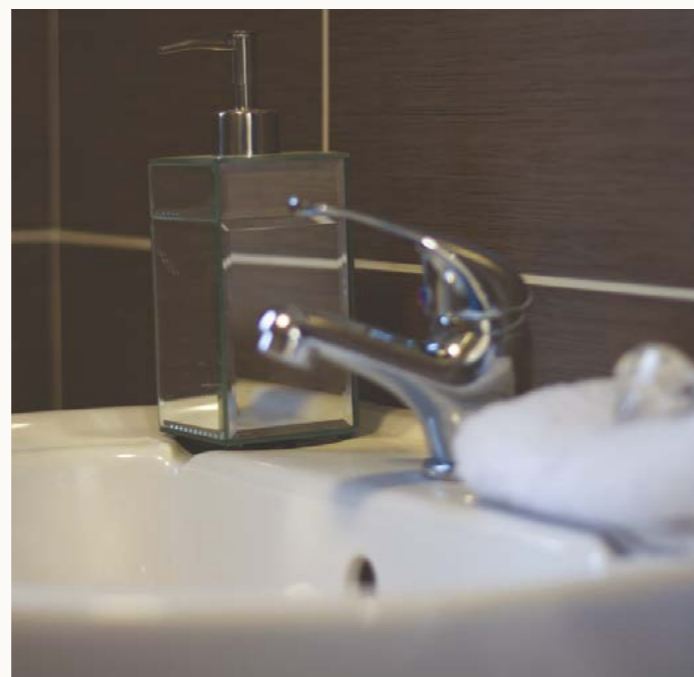


SITE LAYOUT



SEE HOUSE TYPES IN BROCHURE FOR SITE SPECIFIC FINISHES

DESIGNED
WITH YOU
IN MIND



Images shown for illustration purposes only

Styling & Specification

KITCHENS & UTILITY ROOMS

- Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling to kitchen and dining areas
- Ceramic wall tiling between kitchen units

BATHROOM, ENSUITES & WC'S

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Partial wall tiling to bathroom and splashbacks to ensuites and w.c

INTERNAL FEATURES

- Interior painted finish to all walls and ceilings and woodwork
- Panelled interior doors with quality ironmongery
- Moulded skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Wood burning stove with hearth in living room
- Mains supply smoke and heat detectors

- Mains supply carbon monoxide detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Oil fired central heating system
- Pressurised water system

EXTERNAL FEATURES

- 10 year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include brick, render and stonework to complement the traditional design
- Outside water tap
- PVC double glazed windows with sliding sash to the front
- PVC composite door
- External lighting to front and rear doors

A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained.

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beauty of country living,
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DEVELOPER

S U S T A I N A B L E
DEVELOPMENTS

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.

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