

The developers, P.J. Treacy & Sons, have an excellent reputation for creating quality new residential communities. Purchasers of Westminster Court homes can be assured of a superb product that will offer exceptional capital appreciation in years to come.



WESTMINSTER COURT

KEY FEATURES

Traditional Construction consisting of Facing Brick & Coloured Render Finish
Extensive Insulation to Floor, Walls & Roof
Maintenance-Free PVC Windows
Oil-Fired Central Heating System together with Wood Burning Stove
Positive Input Ventilation System
Separate Utility Room
Ensuite off Master Bedroom
Rear French Doors opening onto Patio Area
Front & Rear Gardens, Topsoiled & Seeded
Maintenance Free uPVC Fascia, Soffit & Guttering
Internal Paint Finish to all Woodwork, Walls & Ceilings
High Quality Fitted Bathroom, Ensuite & Downstairs WC
Quality Fitted Kitchen with Extractor Fan
Wall & Floor Tiling to all Bathrooms
High Standard Electrical Specifications
Tarmac Driveway
10 Year ICW Guarantee

Disclaimer: These particulars do not constitute any part of an offer or contract, they are for guidance purposes only. Measurements are approximate & may vary during construction. 3D images are for illustration purposes only. The developer reserves the right to make alterations to the design & specification in the overall interest of the development. Purchasers should satisfy themselves as to the current specification at the time of booking.

PROFESSIONAL TEAM



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WESTMINSTER COURT

BALLINAMALLARD

An Exclusive New Development of Luxury Detached & Semi-Detached Homes
by P.J. Treacy & Sons





At P.J. Treacy & Sons we have spent years getting to know exactly what our potential home owners are looking for and as you step through the front door of one of our homes its easy to see why. Attention to detail, understanding and strong family values lie right at the heart of our developments.



Westminster Court is the latest development from PJ Treacy & Sons which offers exclusive, luxurious detached and semi-detached homes in the heart of Ballinamallard village and derives its name from the former Duke of Westminster School which once occupied this site which is located on the Makenny Road, just a two-minute walk to the village centre.

Ballinamallard which translates to Ford-mouth of the curses has a rich history which dates back to c.450 AD when Magheracross is said to have been founded by St. Patrick. This peaceful village has thrived in recent years with the progression of Fisher Engineering, now Severfield NI and has always benefitted from its proximity to the towns of Enniskillen which is 6 miles away and Irvinestown which is just 4 miles away. With the village just a short walk away and the larger towns just a short drive or bike ride away, Ballinamallard is ideal for those looking for the peace and quiet of a rural setting whilst still being close to all the local amenities.

Westminster Court consists of seven signature house types made up of three and four bed detached and semi-detached homes all built to the highest standards of craftsmanship offering all the space, comfort and privacy you need for modern family living. With customer care and entitlement of choice in mind, each purchaser is offered a choice of fitted kitchen units, worktops, bathroom wall and floor tiles, carpets and internal paint colours.





HOUSE TYPE A

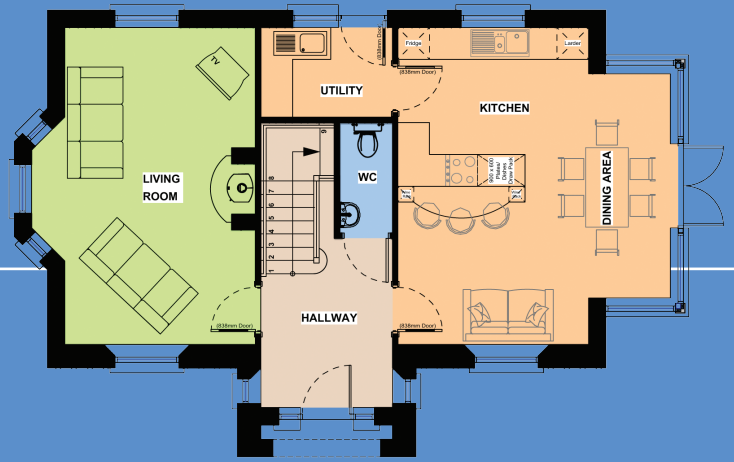
Detached 4 Bedroom 1451sqft

Ground Floor Plan

Living Room: 6.0m x 3.6m (19'7" x 11'8")
Dining/Kitchen: 6.0m x 5.1m (19'7" x 16'7")
Utility: 2.5m x 1.7m (8'2" x 5'5")
Hallway: 5.4m x 2.5m (17'7" x 8'2")
Bathroom: 2.0m x 1.0m (6'5" x 3'2")

First Floor Plan

Bedroom 1: 3.6m x 4.5m (11'8" x 14'7")
Bedroom 2: 4.3m x 2.8m (14'1" x 9'1")
Bedroom 3: 2.5m x 3.2m (8'2" x 10'5")
Bedroom 4: 2.7m x 2.5m (8'8" x 8'2")
Bathroom: 2.7m x 2.0m (8'8" x 6'5")
Ensuite: 1.8m x 1.7m (5'9" x 5'5")





HOUSE TYPE B

Detached 4 Bedroom 1261sqft

Ground Floor Plan

Living Room: 4.3m x 3.9m (14'1" x 12'7")
Dining/Kitchen: 5.1m x 5.3m (16'7" x 17'3")
Utility: 3.1m x 1.6m (10'1" x 5'2")
Hallway: 4.5m x 1.3m (14'7" x 4'2")
Bathroom: 2.1m x 1.0m (6'8" x 3'2")

First Floor Plan

Bedroom 1: 3.6m x 3.9m (11'8" x 12'7")
Bedroom 2: 3.8m x 3.1m (12'4" x 10'1")
Bedroom 3: 2.8m x 3.1m (9'1" x 10'1")
Bedroom 4: 2.1m x 2.8m (6'8" x 9'1")
Bathroom: 2.7m x 1.8m (8'8" x 5'9")
Ensuite: 2.7m x 0.9m (8'8" x 2'9")



HOUSE TYPE C

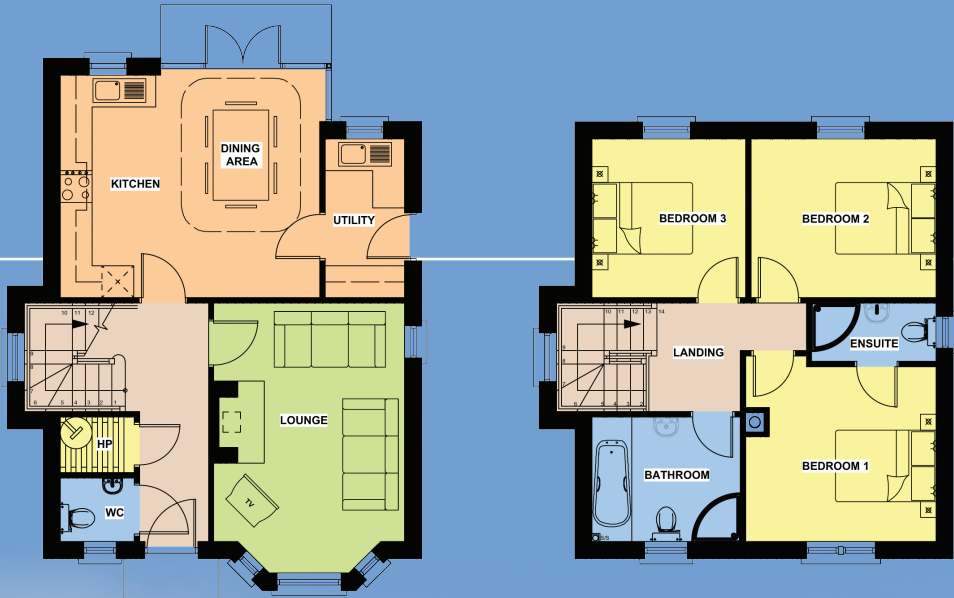
Detached 3 Bedroom 1170sqft

Ground Floor Plan

Living Room: 4.5m x 3.6m (14'9" x 11'9")
(with an additional Bay Window)
Dining/Kitchen: 4.9m x 4.2m (16'0" x 13'9")
Utility: 3.0m x 1.5m (9'10" x 4'11")
Hallway: 4.5m x 1.3m (14'9" x 4'3")

First Floor Plan

Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")
Bedroom 2: 3.5m x 3.0m (11'5" x 9'10")
Bedroom 3: 3.0m x 2.9m (9'10" x 9'6")
Bathroom: 2.8m x 2.35m (9'2" x 7'8")



HOUSE TYPE D

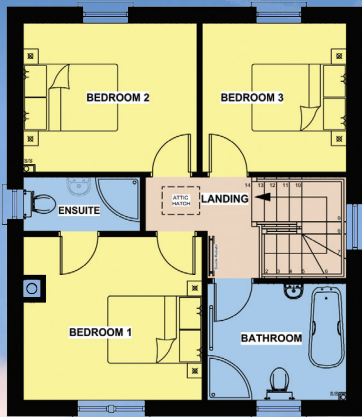
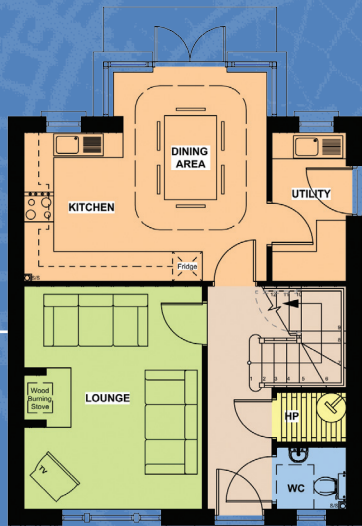
Detached 3 Bedroom 1093sqft

Ground Floor Plan

Living Room: 4.5m x 3.6m (14'9" x 11'9")
Kitchen: 3.0m x 1.8m (9'10" x 5'10")
Dining/Kitchen: 4.2m x 3.1m (16'0" x 13'9")
Utility: 3.0m x 1.5m (9'10" x 4'11")
Hallway: 4.5m x 1.3m (14'9" x 4'3")

First Floor Plan

Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")
Bedroom 2: 3.5m x 3.0m (11'5" x 9'10")
Bedroom 3: 3.0m x 2.9m (9'10" x 9'6")
Bathroom: 2.8m x 2.35m (9'2" x 7'8")





HOUSE TYPE E

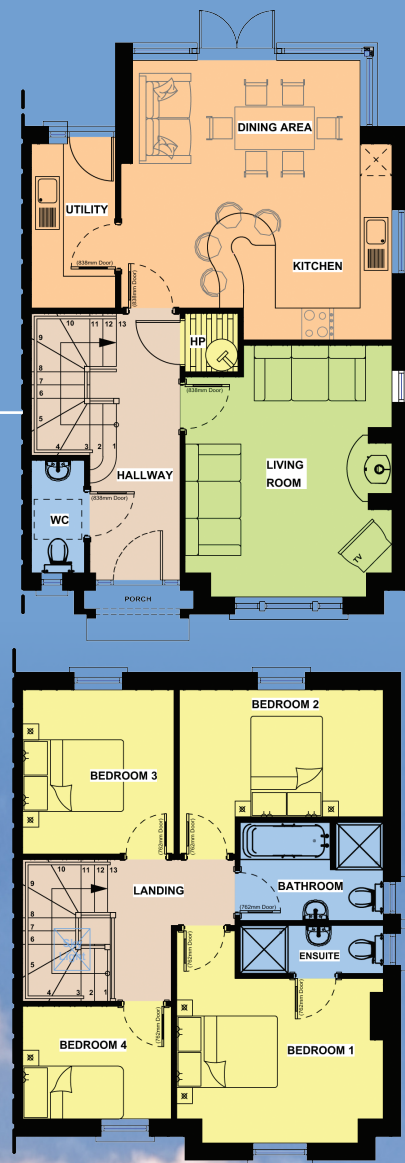
Semi-detached 4 Bedroom 1261sqft

Ground Floor Plan

Living Room: 4.3m x 3.9m (14'1" x 12'7")
Dining/Kitchen: 5.1m x 5.3m (16'7" x 17'3")
Utility: 3.1m x 1.6m (10'1" x 5'2")
Hallway: 4.5m x 1.3m (14'7" x 4'2")
Bathroom: 2.1m x 1.0m (6'8" x 3'2")

First Floor Plan

Bedroom 1: 3.6m x 3.9m (11'8" x 12'7")
Bedroom 2: 3.8m x 3.1m (12'4" x 10'1")
Bedroom 3: 2.8m x 3.1m (9'1" x 10'1")
Bedroom 4: 2.1m x 2.8m (6'8" x 9'1")
Bathroom: 2.7m x 1.8m (8'8" x 5'9")
Ensuite: 2.7m x 0.9m (8'8" x 2'9")



HOUSE TYPE F

Semi-detached 3 Bedroom 1170sqft

Ground Floor Plan

Living Room: 4.5m x 3.6m (14'9" x 11'9")
(with an additional Bay Window)
Dining/Kitchen: 4.9m x 4.2m (16'0" x 13'9")
Utility: 3.0m x 1.5m (9'10" x 4'11")
Hallway: 4.5m x 1.3m (14'9" x 4'3")

First Floor Plan

Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")
Bedroom 2: 3.5m x 3.0m (11'5" x 9'10")
Bedroom 3: 3.0m x 2.9m (9'10" x 9'6")
Bathroom: 2.8m x 2.35m (9'2" x 7'8")

