

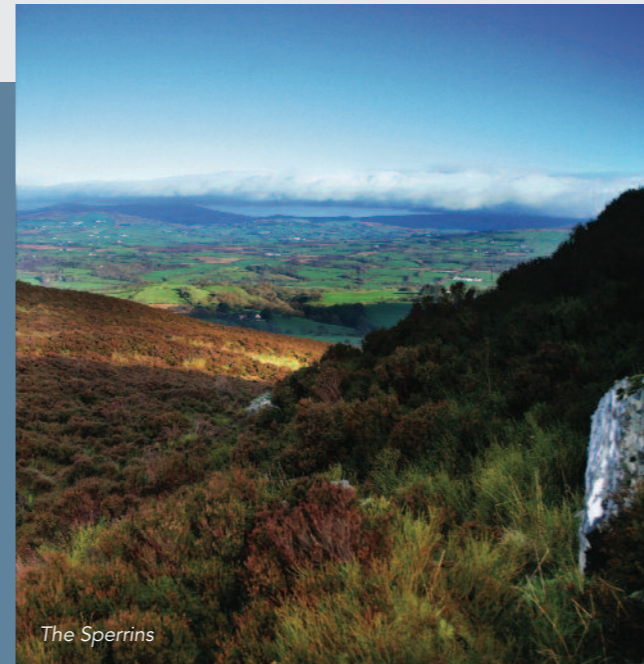


*Gallion  
Heights*  
MAGHERAFELT ROAD  
MONEYMORE





Springhill House



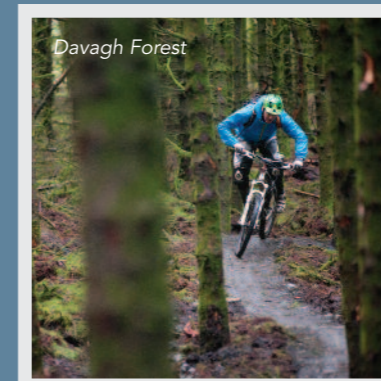
The Sperrins



Situated within the Mid-Ulster district, the old plantation village of Moneymore is steeped in history and culture and has a wealth of memories to share.



Ballinderry River



Davagh Forest

This captivating village provides an abundance of both lush green spaces and natural beauty. Whether it's enjoying a picturesque riverside walk along Reubens Glen Trail, sailing along Ballinderry River or exploring the enchanting woodlands of the nearby Davagh Forest, the sublime landscape of Moneymore has something to offer for everyone.

What's more, Springhill House, located just a short distance away, also offers an enthralling opportunity to delve into the history of Northern Ireland's most renowned stately home, whilst the Sperrin Mountains provide a paradise for those inspired by the great outdoors.



Springhill House



Springhill House

For those making the daily commute, the Moneymore area offers great road links to various towns and cities, including Belfast, Ballymena and Cookstown.



Computer Visual

Located on the Magherafelt Road, the exclusive development of Gallion Heights offers a unique collection of three and four-bedroom homes, each immaculately designed and carefully finished to luxury turnkey specification.

Thanks to striking exteriors and spacious interiors, these new homes truly lend themselves to easy maintenance and modern family living. Each property also has the additional advantage of a large paved patio area, bitmac driveways and a front and rear garden.

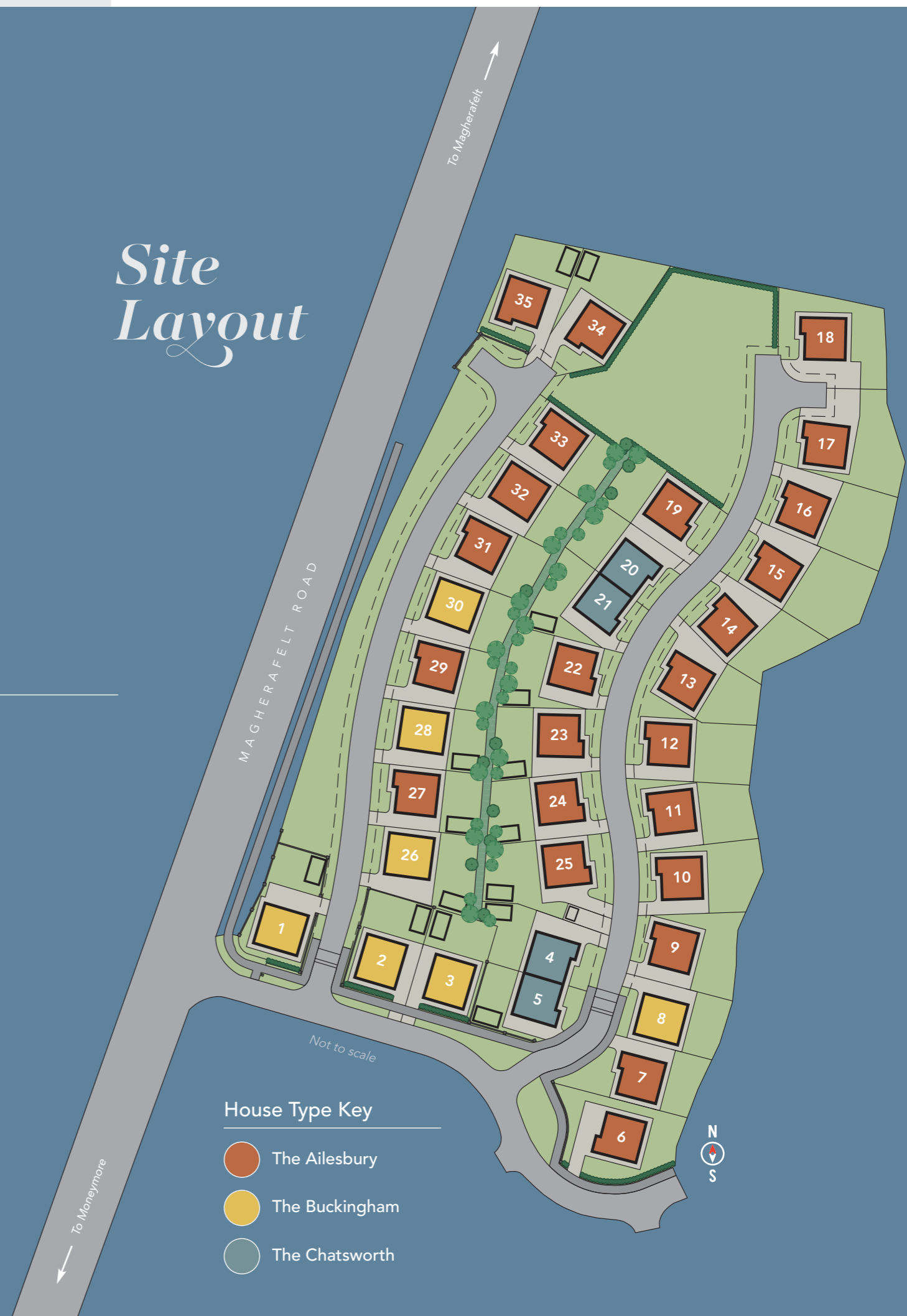


Computer Visual

Whilst not only boasting a tranquil rural atmosphere, this modern site is situated just a stone's throw away from a multitude of local amenities including nearby primary school and secondary schools, a range of outstanding boutiques, acclaimed restaurants and cafés, and a host of recreational facilities.

It goes without saying that these new homes would be perfect for second time buyers and growing families wishing to settle down in a beautiful village with a tight-knit community feel.

# Site Layout





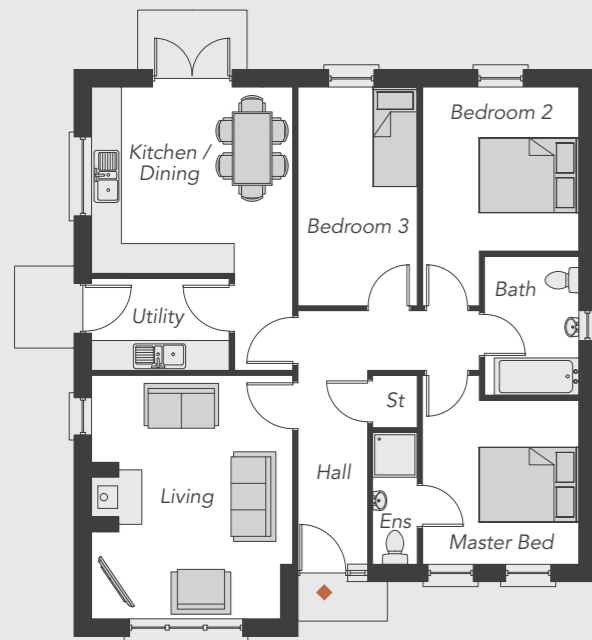
Computer Visual - Render Finish



Computer Visual - Buff Brick Finish



Computer Visual - Brick Finish



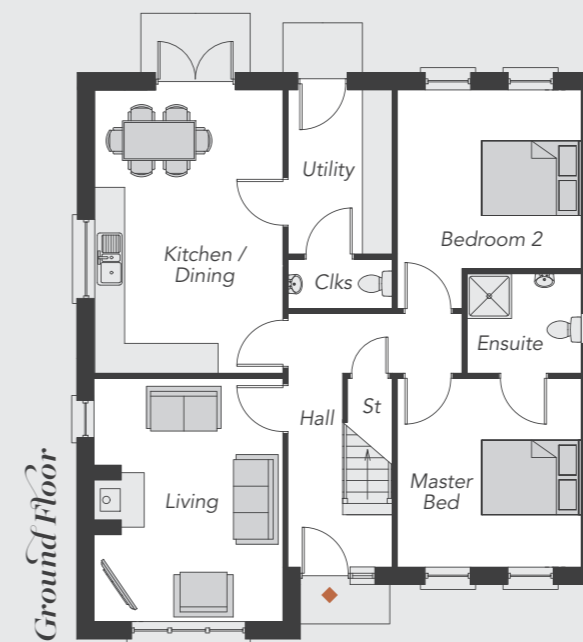
### Measurements

Living Room <sub>max</sub>	16'1" x 13'3"
Kitchen / Dining <sub>min</sub>	13'3" x 12'4"
Utility Room	9'0" x 6'1"
Master Bedroom	10'10" x 10'4"
Ensuite	8'9" x 2'11"
Bedroom 2 <sub>min</sub>	10'10" x 10'4"
Bedroom 3	14'5" x 8'2"
Bathroom	9'2" x 6'1"

## The Ailesbury 3 Bedroom

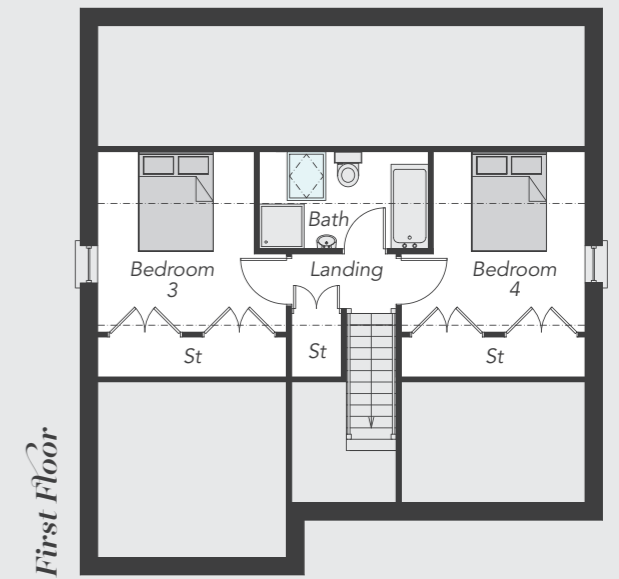
Total Floor Area  
1057 sq ft approx.

*Please Note* - 3 Bedroom version is not constructed to allow conversion to a 4 bedroom variant.



### Ground Floor

Living Room	16'1" x 12'6"
Kitchen / Dining <sub>max</sub>	18'8" x 12'6"
Utility Room	10'10" x 6'11"
Cloakroom	6'11" x 3'3"
Master Bedroom	12'6" x 12'2"
Ensuite	7'7" x 6'7"
Bedroom 2 <sub>max</sub>	12'2" x 11'10"



### First Floor

Bedroom 3	14'10" x 12'2"
Bedroom 4	14'10" x 12'6"
Bathroom	11'2" x 6'5"

## The Ailesbury 4 Bedroom

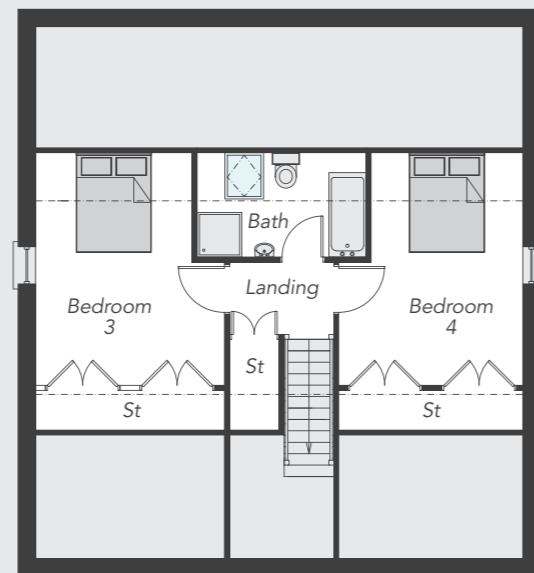
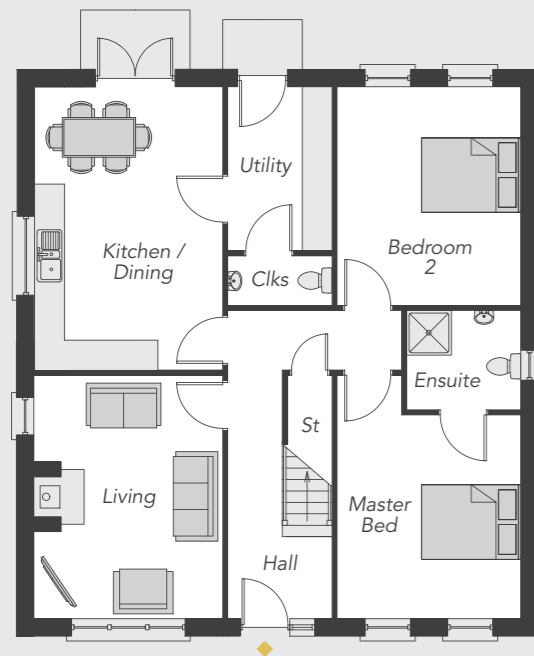
Total Floor Area  
1521 sq ft approx.



Computer Visual - Buff Brick Finish



Computer Visual



### Ground Floor

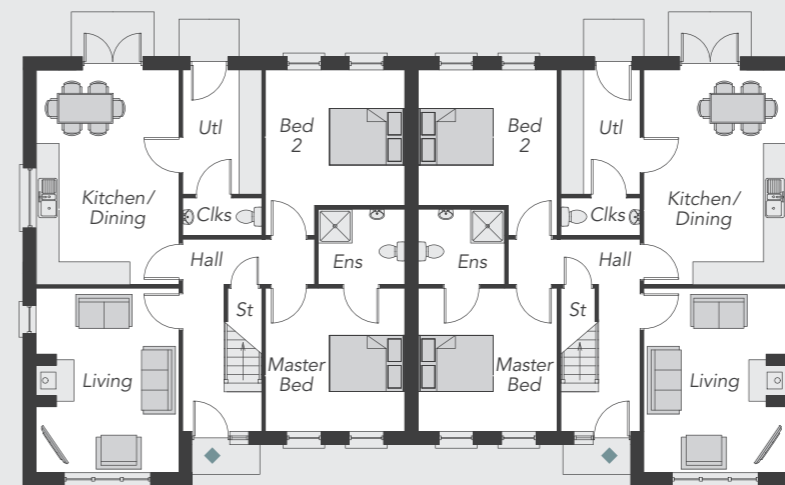
Living Room	16'1" x 12'6"
Kitchen / Dining	18'8" x 12'6"
Utility Room	10'10" x 6'11"
Cloakroom	6'11" x 3'3"
Master Bedroom	13'3" x 12'2"
Ensuite	7'7" x 6'7"
Bedroom 2	14'5" x 12'2"

### First Floor

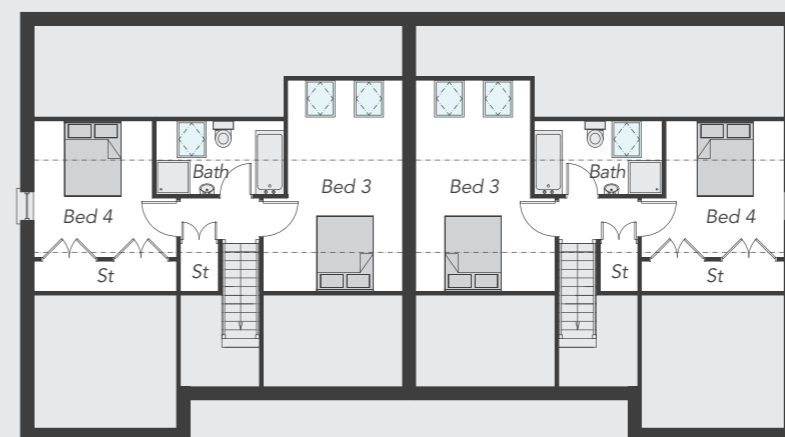
Bedroom 3	18'4" x 12'2"
Bedroom 4	18'4" x 12'6"
Bathroom	11'2" x 6'11"

## The Buckingham

Total Floor Area  
1697 sq ft approx.



Ground Floor



First Floor

### Ground Floor

Living Room	16'1" x 12'6"
Kitchen / Dining	18'8" x 12'6"
Utility Room	10'10" x 6'11"
Cloakroom	6'11" x 3'3"
Master Bedroom	12'6" x 12'2"
Ensuite	7'7" x 6'7"
Bedroom 2 max	12'2" x 11'10"

### First Floor

Bedroom 3 max	18'4" x 12'1"
Bedroom 4 max	14'10" x 10'4"
Bathroom	11'2" x 6'5"

## The Chatsworth

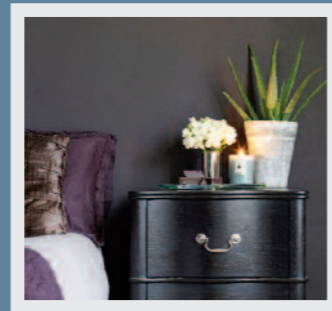
Total Floor Area  
1557 sq ft approx.

# Luxury Turn Key Specification

Our superior construction methods include solid brick and block wall construction with extra wide insulated cavity walls and extra deep insulation in the attic and floors to create a warm and efficient home. We provide a 10 year structural warranty with all our homes.

## KITCHEN

- Luxury high quality units with a choice of either contemporary or classical finishes to create a functional and inviting space
- Choice of doors, worktops and handles to satisfy all tastes
- All kitchens will have integrated appliances including fridge / freezer and dishwasher with the latest 'induction hobs' and ovens
- Utility area will be plumbed for a washing machine & dryer



## BATHROOMS & ENSUITES

- Bathrooms and ensuites will be fitted with the latest contemporary white premium quality sanitary ware
- Chrome heated towel rail fitted in the bathroom
- Both bathroom and ensuite will have a vanity unit and mirror with LED lighting
- Thermostatically controlled showers in both bathroom and ensuite
- Both bathroom and ensuite will have a choice of high end luxury designer style tiling
- All 4 bedroom homes have built-in Sliderobes wardrobes as standard

## FLOOR COVERING

- Premium quality tiles and carpeting throughout
- Floor tiling to the hall, wc, kitchen, dining, utility and sun room areas (where applicable)
- Tiling to bathroom and ensuite floors and showering areas
- Carpeting to lounge, stairs, landing & bedrooms

## GENERAL

- Contemporary style panel internal doors
- Moulded skirtings and architraves throughout
- All walls, ceilings, doors and woodwork fully painted
- Attractive wood burning stove with hearth fitted to the Lounge
- Comprehensive electrical specification with electrical points, sockets, TV and telephone points
- A socket with built-in USB port will be fitted in the kitchen area
- Recessed LED downlighters to kitchen, bathroom and ensuite areas
- Mains powered smoke alarm and carbon monoxide detectors
- Built-in understair storage unit (where applicable)

## HEATING

- All homes will be fitted with a highly efficient boiler

## EXTERNAL FEATURES

- Various brick and render finishes with plaster moulding detailing
- uPVC windows and doors throughout with high security locking systems
- uPVC fascia, soffits and barge boards
- Fully boarded fence to the rear and side of all properties
- Each home will have low level planting providing an attractive soft backdrop
- Exterior front door lights fitted
- House postal numbers fitted to front door
- Outside tap fitted to all properties
- Each home will have a large paved patio area with paved door steps and path areas
- Driveways are finished in bitmac
- Gardens will be turfed or sown out depending on season



Images reflect the style of finish at Gallion Heights and are used for illustrative purposes.

# A Unique Location



# Distances To

Moneymore	0.5 miles
Magherafelt	4.5 miles
Cookstown	5.5 miles
Castledawson	7.0 miles
Tobermore	9.0 miles
Draperstown	10.5 miles
Randalstown	17.0 miles
Ballymena	22.0 miles
Antrim	22.5 miles
Belfast	37.0 miles
International Airport	26.0 miles
City of Derry Airport	36.0 miles
Belfast City Airport	40.0 miles



SELLING AGENT



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