



CHESTNUT HALL

BALLYMONEY ROAD | BALLYMENA

CONTEMPORARY FAMILY HOMES

REFINED LIVING IN A PRIVATE
EXCLUSIVE LOCATION

Chestnut Hall offers traditional, beautifully detailed exteriors, whilst the interiors are contemporary and modern, offering residents bright and luxurious living spaces with substantial private gardens and green space, ideal for barbecue and outdoor entertaining.



CHESTNUT HALL

WELCOME

These outstanding homes feature light filled interiors which complement the elegant architecture and surroundings without compromising on practicality or sacrificing style.



Galgorn Castle Golf Course



CHESTNUT HALL

Set in a quiet, secluded corner of Ballymena against a backdrop of mature trees and rolling fields, Chestnut Hall boasts an irresistible blend of sophisticated family living surrounded by the tranquility of nature, yet within easy reach of the town centre, Belfast, Antrim and Coleraine.

This collection of beautifully detailed new homes Represents the very essence of private yet convenient living - schools, leisure and retail amenities are all within easy reach.



Ballymena Rugby Club Minis



Galgorm Resort & Spa



Galgorm Resort & Spa



The Braid at Ballymena

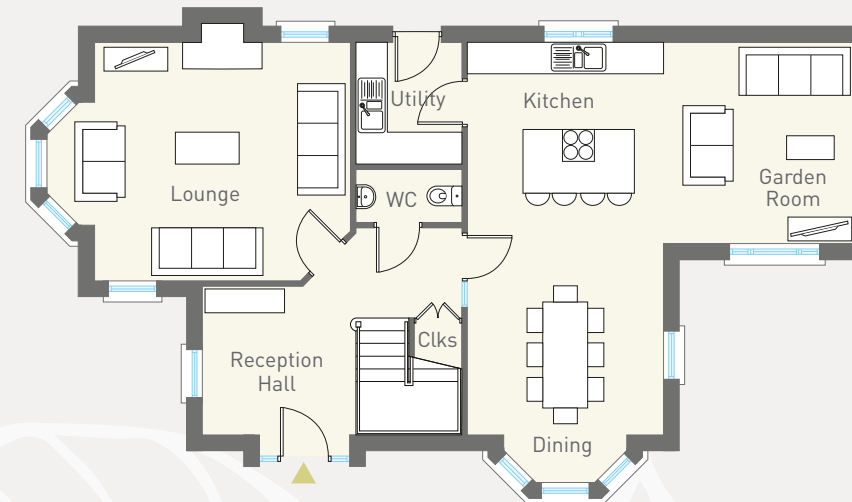


THE LYDIA (SITE 1) • 4 BEDROOM DETACHED

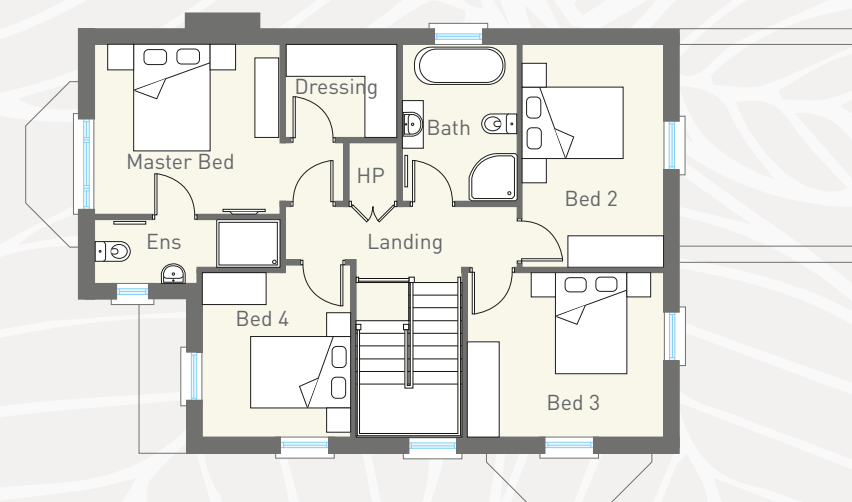
TOTAL FLOOR AREA: 1765 SQ FT



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)

ft 15'9" x 14'9" m 4.82 x 4.50

Kitchen / Dining (plus bay)

ft 24'3" x 12'2" m 7.40 x 3.70

Garden Room

ft 12'4" x 11'7" m 3.75 x 3.55

Utility

ft 7'3" x 6'6" m 2.20 x 2.00

FIRST FLOOR

Master Bedroom

ft 11'6" x 10'6" m 3.50 x 3.20

Dressing

ft 6'9" x 6'3" m 2.10 x 1.90

Ensuite

ft 11'6" x 3'11" m 3.50 x 1.20

Bedroom 2

ft 13'9" x 8'9" m 4.20 x 2.66

Bedroom 3

ft 12'0" x 10'1" m 3.67 x 3.07

Bedroom 4

ft 10'1" x 9'2" m 3.07 x 2.79

Bathroom

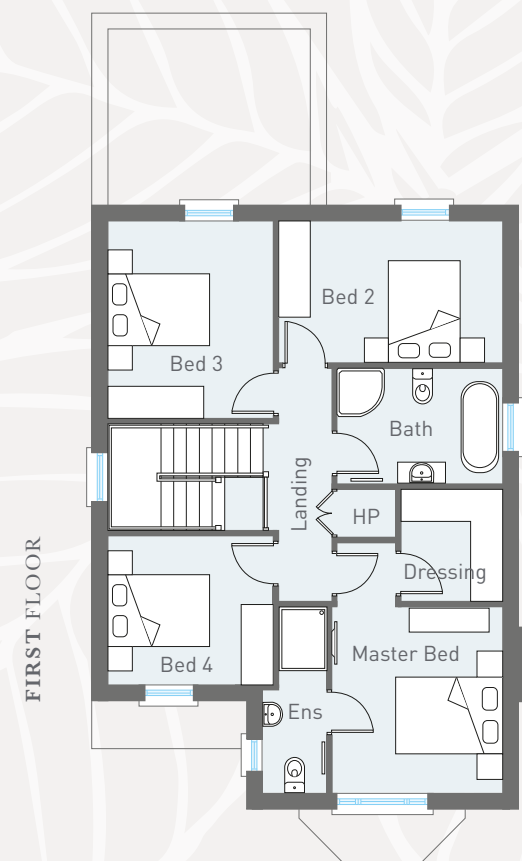
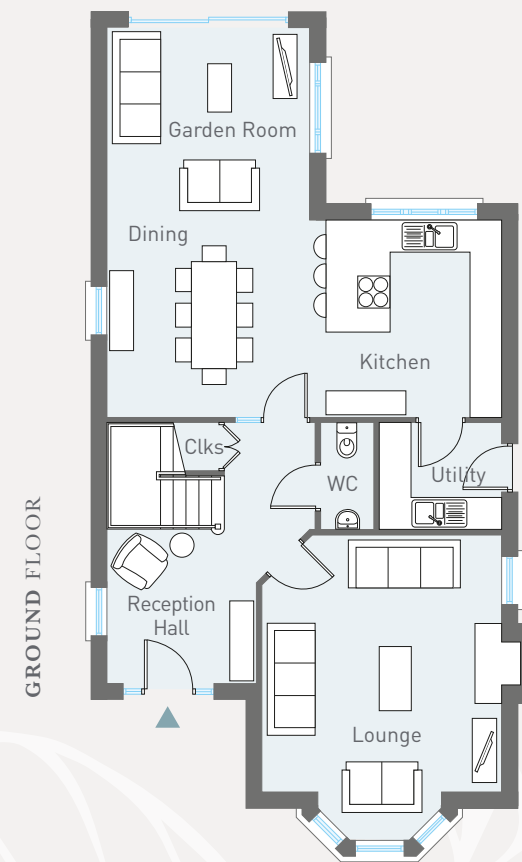
ft 10'2" x 6'11" m 3.10 x 2.13





THE BECKLEY (SITE 2) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1746 SQ FT



GROUND FLOOR

Reception Hall with separate WC

Lounge (into bay)

ft 15'9" x 14'8" m 4.82 x 4.50

Kitchen / Dining

ft 24'2" x 12'2" m 7.35 x 3.70

Garden Room

ft 12'4" x 11'10" m 3.75 x 3.60

Utility

ft 7'6" x 6'6" m 2.30 x 2.00

FIRST FLOOR

Master Bedroom

ft 11'6" x 10'6" m 3.50 x 3.20

Dressing

ft 7'3" x 6'3" m 2.20 x 1.90

Ensuite

ft 11'6" x 3'11" m 3.50 x 1.20

Bedroom 2

ft 13'9" x 8'9" m 4.20 x 2.66

Bedroom 3

ft 10'2" x 7'0" m 3.10 x 2.13

Bedroom 4

ft 10'2" x 9'2" m 3.10 x 2.79

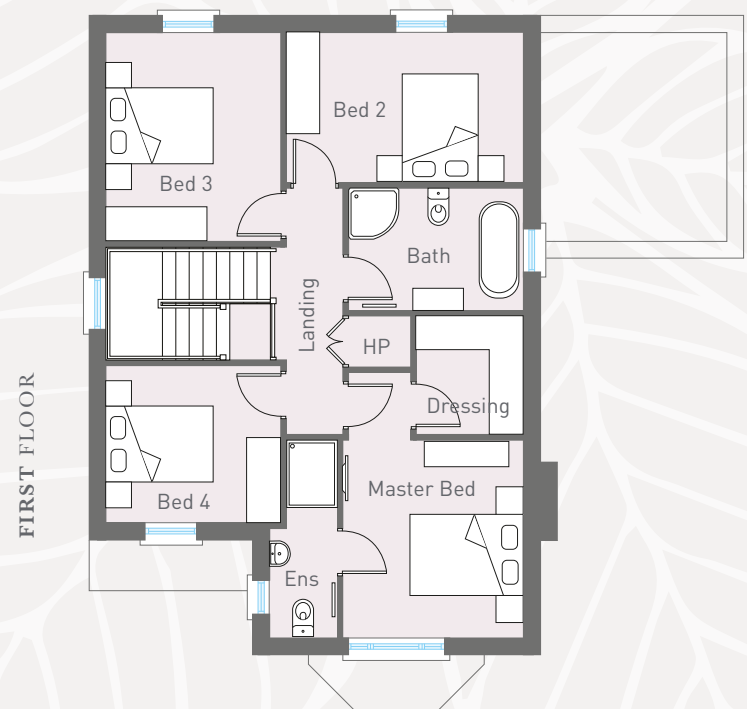
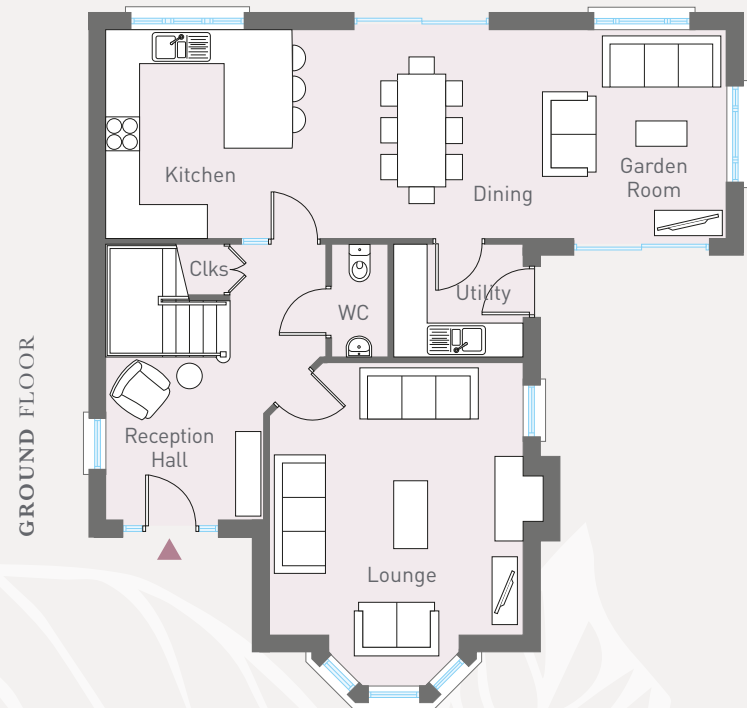
Bathroom

ft 10'2" x 7'0" m 3.10 x 2.13





THE COLUMBIA (SITE 3) • 4 BEDROOM DETACHED
TOTAL FLOOR AREA: 1742 SQ FT



GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)

ft 15'9" x 14'9" m 4.82 x 4.50

Kitchen / Dining

ft 24'3" x 12'2" m 7.40 x 3.70

Garden Room

ft 12'2" x 11'9" m 3.70 x 3.60

Utility

ft 7'6" x 6'6" m 2.30 x 2.00

FIRST FLOOR

Master Bedroom

ft 11'2" x 10'6" m 3.40 x 3.20

Dressing

ft 7'2" x 6'3" m 2.20 x 1.90

Ensuite

ft 11'2" x 3'11" m 3.40 x 1.20

Bedroom 2

ft 13'9" x 9'1" m 4.20 x 2.77

Bedroom 3

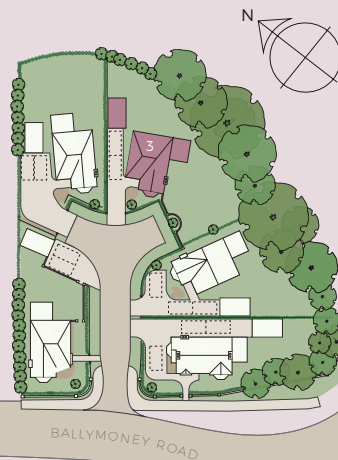
ft 12'2" x 10'1" m 3.70 x 3.07

Bedroom 4

ft 10'2" x 9'2" m 3.10 x 2.79

Bathroom

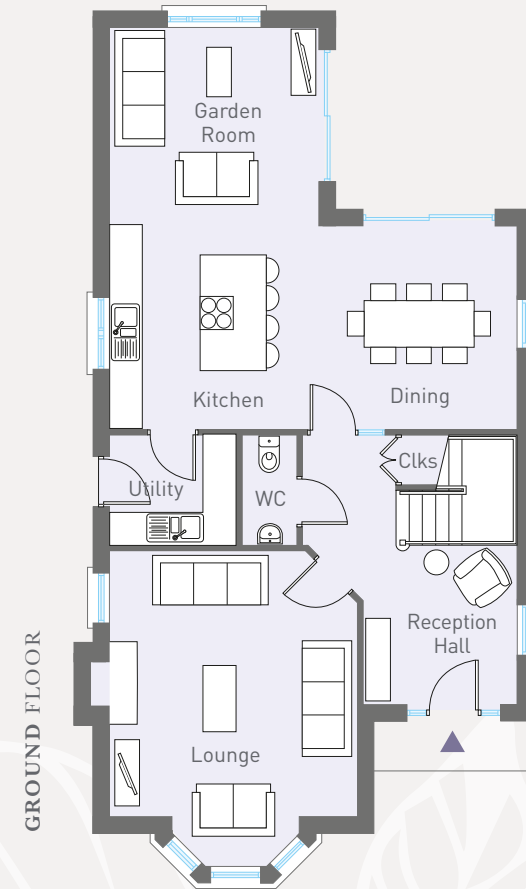
ft 10'2" x 7'0" m 3.10 x 2.13



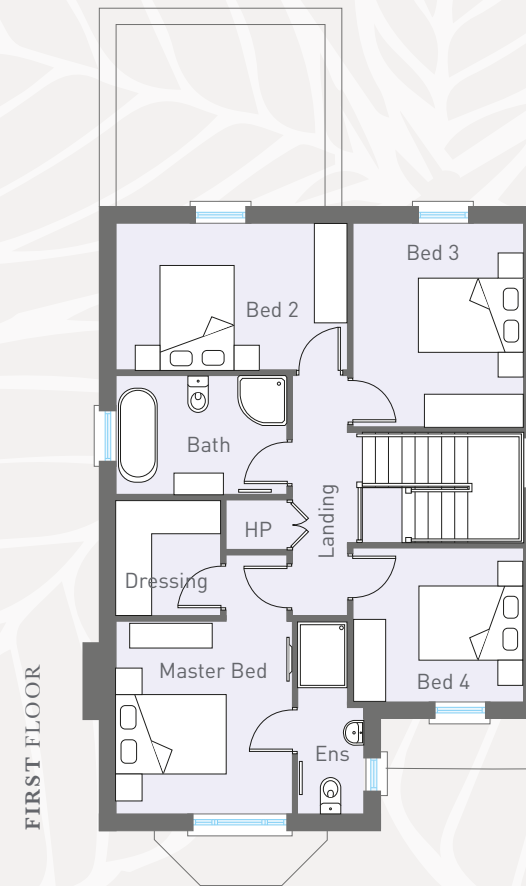




THE HORTON (SITE 4) • 4 BEDROOM DETACHED
TOTAL FLOOR AREA: 1746 SQ FT



GROUND FLOOR			
Reception Hall with separate WC			
Lounge (plus bay)			
ft	15'9" x 15'1"	m	4.82 x 4.60
Kitchen / Dining			
ft	24'3" x 12'0"	m	7.40 x 3.66
Garden Room			
ft	12'3" x 11'9"	m	3.72 x 3.60
Utility			
ft	8'1" x 6'6"	m	2.46 x 2.00



FIRST FLOOR			
Master Bedroom			
ft	11'6" x 10'6"	m	3.50 x 3.20
Dressing			
ft	6'9" x 6'3"	m	2.10 x 1.90
Ensuite			
ft	11'6" x 3'11"	m	3.50 x 1.20
Bedroom 2			
ft	13'9" x 8'9"	m	4.20 x 2.66
Bedroom 3			
ft	12'2" x 10'2"	m	3.70 x 3.10
Bedroom 4			
ft	10'2" x 9'2"	m	3.10 x 2.79
Bathroom			
ft	10'2" x 7'1"	m	3.10 x 2.16



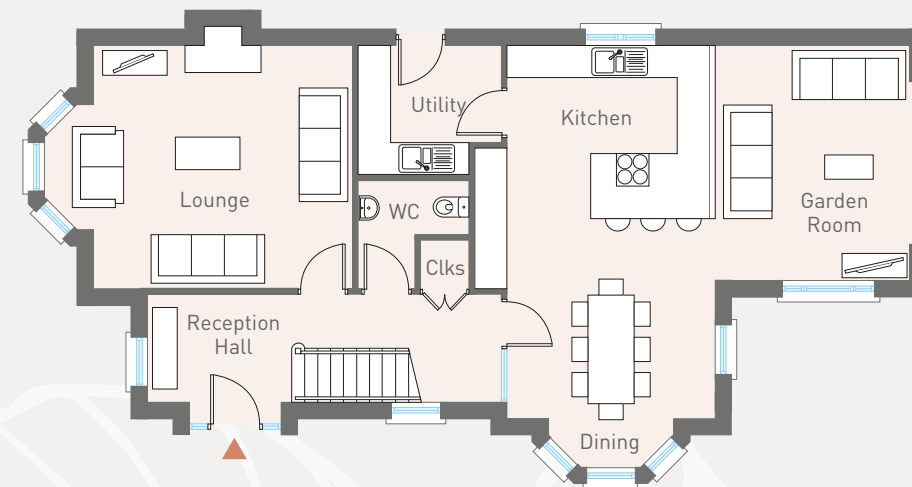


THE ELLIOT (SITE 5) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1825 SQ FT



GROUND FLOOR



GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)

ft 15'9" x 14'9" m 4.80 x 4.50

Kitchen / Dining (plus bay)

ft 22'7" x 12'4" m 6.90 x 3.75

Garden Room

ft 14'3" x 11'9" m 4.35 x 3.60

Utility

ft 8'7" x 7'9" m 2.65 x 2.40

FIRST FLOOR

Master Bedroom

ft 11'6" x 11'2" m 3.50 x 3.40

Dressing

ft 8'2" x 5'11" m 2.50 x 1.80

Ensuite

ft 8'2" x 5'0" m 2.50 x 1.50

Bedroom 2

ft 12'6" x 9'2" m 3.80 x 2.80

Bedroom 3

ft 12'7" x 9'9" m 3.85 x 3.00

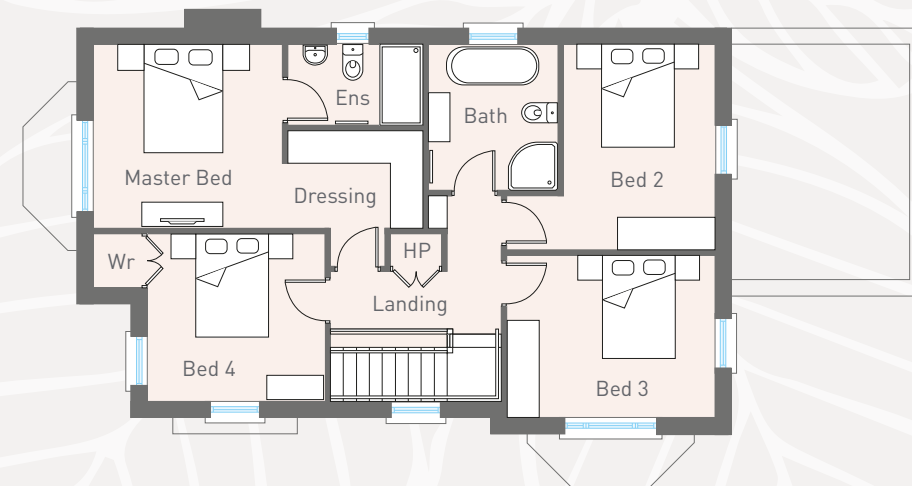
Bedroom 4

ft 10'9" x 10'2" m 3.29 x 3.10

Bathroom

ft 8'9" x 7'9" m 2.70 x 2.40

FIRST FLOOR



SPECIFICATION

Exceptional craftsmanship
and ATTENTION TO DETAIL
in all our homes

KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites and wcs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Premium carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite and WC

HEATING

- Gas fired central heating
- Energy efficient boiler
- Choice of woodburning stove or fireplace

INTERNAL FINISHES

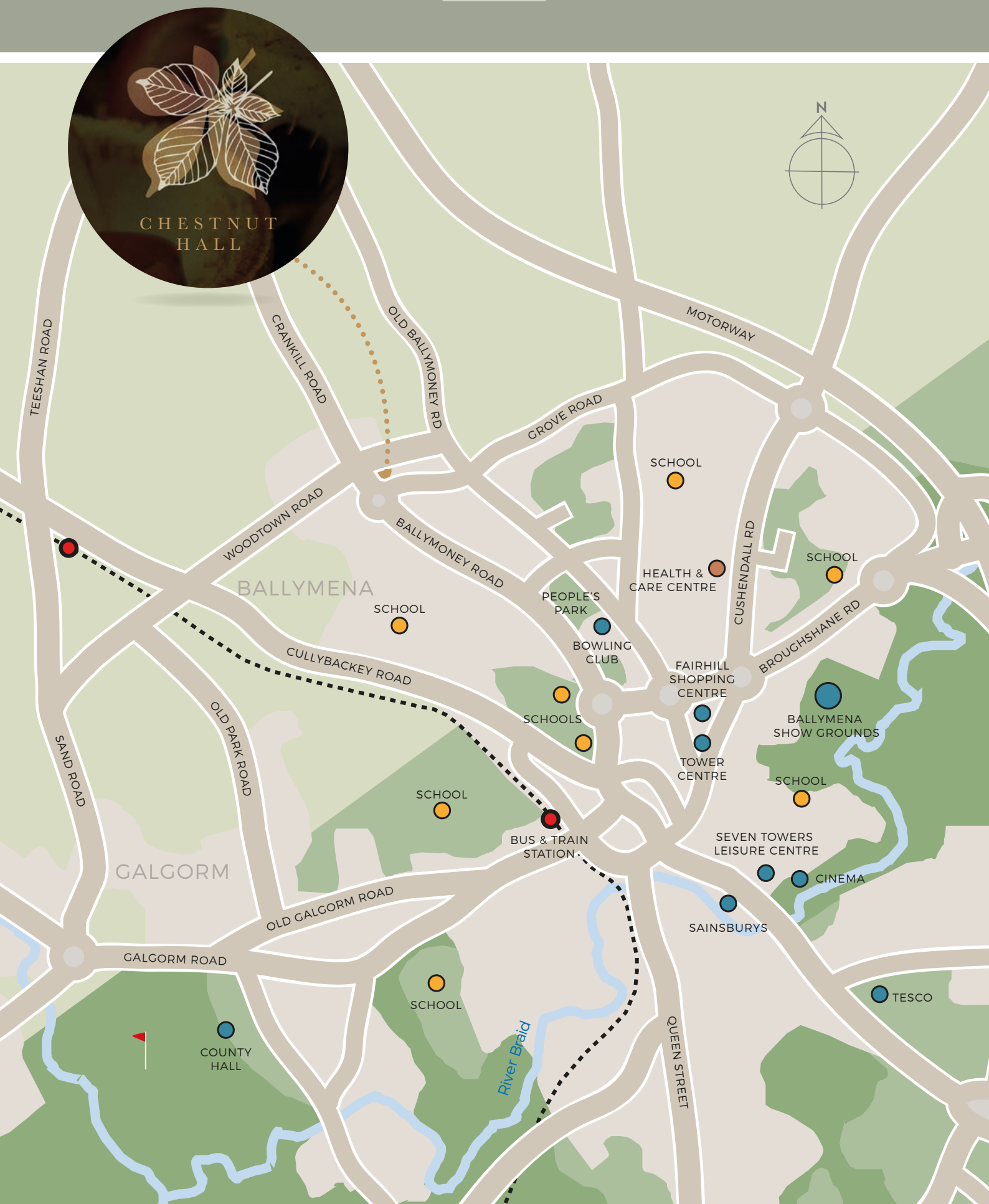
- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas and paths
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Garage



LOCATION MAP
- NOT TO SCALE -



DEVELOPMENT LAYOUT
- NOT TO SCALE -

WELL CONNECTED

FIRST CLASS EDUCATION

- Ballymena Primary School.....0.9 miles
- Carniny Primary School0.9 miles
- St Colmcilles Primary School1.2 miles
- St Louis Grammar School1.3 miles
- St Patrick's College2.1 miles
- Ballymena Academy2.0 miles
- Cambridge House Grammar2.2 miles
- Northern Regional College.....1.8 miles
- Camphill Primary School.....2.5 miles

SHOPPING, RETAIL AND LEISURE

- Fairhill Shopping Centre.....1.5 miles
- Tower Shopping Centre.....1.4 miles
- Sainsburys.....1.9 miles
- Tesco Superstore2.4 miles
- Town Centre.....1.1 miles
- IMC Cinema.....2.6 miles

SPORTING AND RECREATIONAL

- Galgorm Golf Resort.....2.1 miles
- Ballymena Golf Club3.7 miles
- All Saints GAC.....3.7 miles
- Ballymena Rugby Club3.6 miles
- Ballymena Showgrounds.....1.6 miles
- Seven Towers Leisure Centre1.9 miles
- Peoples Park Tennis Courts.....1.0 mile

TRANSPORT LINKS

- Ballymena Train Station1.5 miles
- Ballymena Bus Station.....1.7 miles



THE LYDIA



THE BECKLEY



THE COLUMBIA



THE HORTON



THE ELLIOT



CHESTNUT HALL



JOINT SELLING AGENTS

DEVELOPED BY



028 2565 6195
gerardraf@lineone.net



028 2564 5225
info@raineygregg.co.uk



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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.






BLOCK
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PROGRESS LIST













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ADDITIONAL NOTES:

-  Development address
-  Local Pics - named and correct resolution
-  Pics Credits - eg Tourism NI
-  Local Text
-  CGIs / Street Scenes - correct resolution

*****Require 3 Street Scenes in Higher Res. One House type as street scene*****

-  House Type Name
-  Floor Area sq ft
-  Floor Plans / Colour Coded / Furniture
-  Room names in space on plans
-  Dimensions
-  Point size for plans and dimensions
-  Floor plan disclaimer
-  Site Layout - colour coded
-  Site Layout key
-  Location Map with schools/amenities etc
-  Connections
-  Correct Specification text

*****To the best of my knowledge*****

-  Specification Images - correct resolution
-  Estate Agent Logos
-  Developer Logo
-  CGI disclaimer
-  Back Cover disclaimer
-  Page Count (multiples of 4)

***** 24 PAGES *****

-  Remove Spot colours (unless specified 5th colour)

Key:

-  Done
 -  In Progress
 -  Not Done
 -  Need Supplied
- (Info supplied but not yet placed)