



DM

# DRUMMAN MEADOWS

— ○ —  
OFF PORTADOWN ROAD  
ARMAGH

— BY —  
**NORTHLAND**  
SINCE 1996

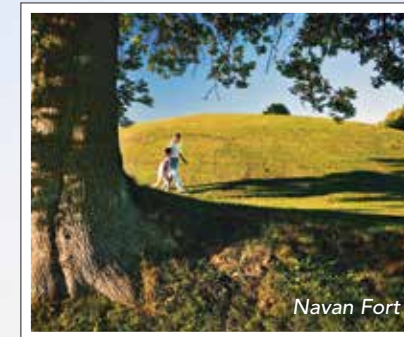
# THE VERY DEFINITION OF CONVENIENT, COMFORTABLE LIVING

**Situated just off the Portadown Road in the charming city of Armagh, the outstanding new homes at Drumman Meadows showcase the very definition of convenient, comfortable living.**

Home to a host of exciting facilities and beautiful outdoor spaces, Armagh long remains one of Northern Ireland's most sought-after places to live. Whether it's admiring the lush greenery at the popular Armagh Mall, spending a fun-filled family day out at the Armagh Observatory and Planetarium, or kicking back and relaxing at one of the many excellent shows at The Marketplace Theatre, this location truly offers something for every member of the family.

What's more, homeowners also have the opportunity to delve into the past and explore some of the city's many historic sites, including the renowned Navan Centre and Fort, the Franciscan Ruins of Armagh Friary or the highly regarded Armagh County Museum.

For those who love the great outdoors, Drumman Meadows is situated just a short drive away from a wealth of picturesque, open spaces. From the treelined paths at Peatlands Park to the impressive fairways at Armagh County Golf Club, this area is sure to appeal to those hoping to experience the tranquillity of nature.



DM





# SPACIOUS INTERIORS AND HIGH-QUALITY FIXTURES AND FITTINGS THROUGHOUT

Artist's impression of streetscene at Drumman Meadows

**Boasting an exceptional collection of detached homes, Drumman Meadows guarantees its residents nothing less than comfortable, modern living.**

Providing spacious interiors and featuring high-quality fixtures and fittings throughout, it goes without saying that these properties would be ideal for growing families wishing to settle down in an accessible area with a tight-knit community feel. Immaculately designed, the homes at Drumman Meadows certainly don't sacrifice comfort for style and are available in a number of striking finishes, including brick, render or Mourne stone.

Thanks to Northland Developments' impeccable design and careful attention to detail, homeowners are guaranteed a home that not only lends itself to easy maintenance, but also provides a luxurious haven for unwinding at the end of a long day. What's more, thanks to a chic turn-key specification, tailored to meet your requirements, residents of Drumman Meadows will find themselves with little to do on moving day.



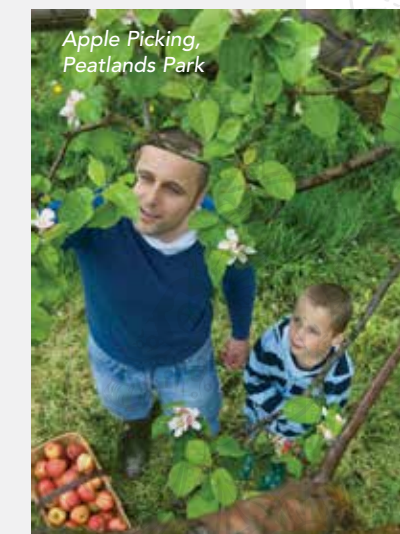
The Mall, Cricket Pavilion



Navan Centre & Fort



Armagh Observatory



Apple Picking, Peatlands Park



The Market Place Theatre & Arts Centre



LEADING  
THE WAY FOR  
OVER 20 YEARS

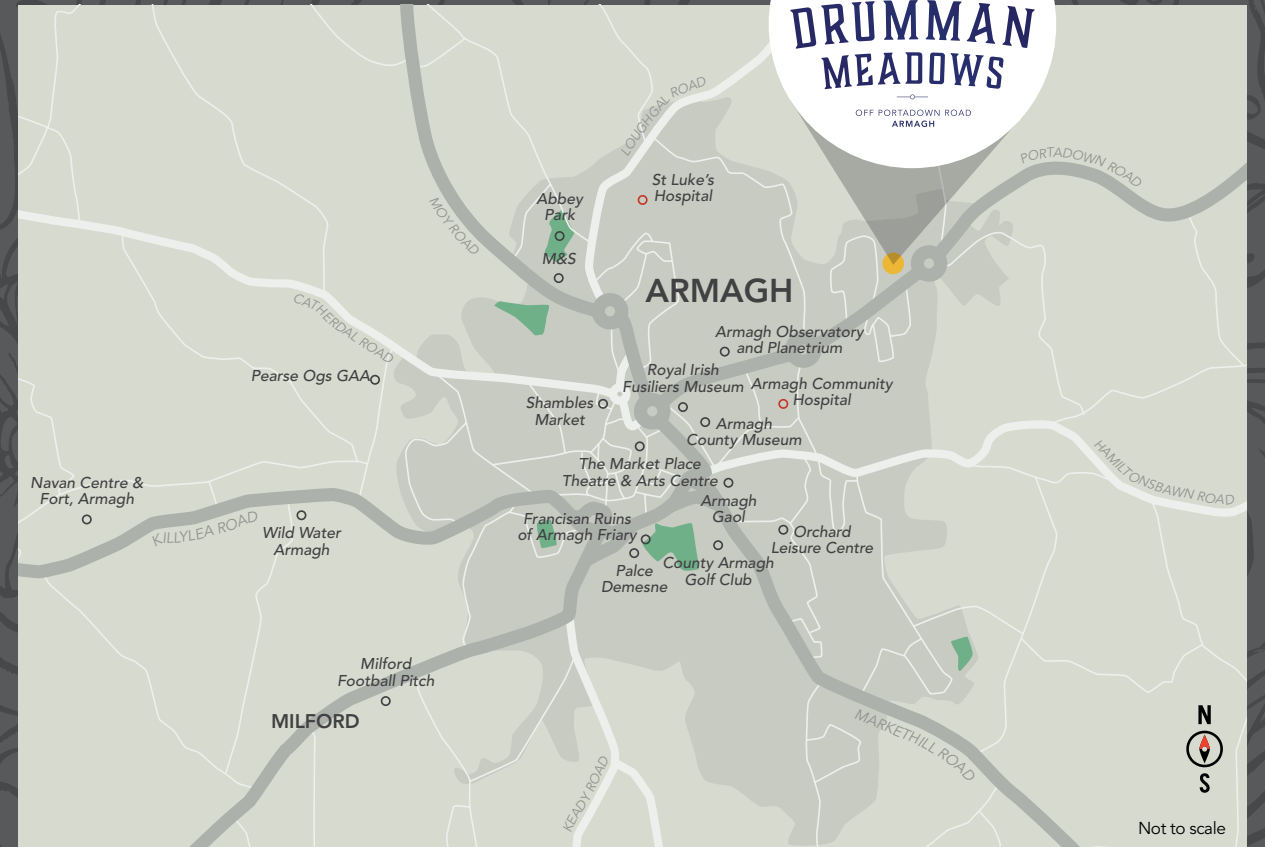


With over 20 years experience of building tailor-made homes in the North Down area, Northland Developments offer a reputable service catering to all needs, from first-time buyers to large families.

From one-to-one turnkey consultations and meetings with site managers, to an assigned person to answer any queries at the Conlig Sales Office, customers can enjoy a stress free process from start to finish. The commitment and dedication to high standards and excellent customer care has been duly recognised. Northland has not only received numerous quality rewards from CEF and NHBC, but has been hailed winner for 15 consecutive years of the prestigious Pride in the Job NHBC.

What's more, with unrivalled turnkey options and an outstanding back up service, it's not difficult to see why plenty of customers have chosen to buy their second home with Northland.

NORTHLAND  
DEVELOPMENTS



Not to scale

## TRAVELLING DISTANCES

- Armagh ● 1.3 miles
- Markethill ● 8.4 miles
- Moy ● 8.6 miles
- Portadown ● 9.2 miles
- Dungannon ● 14.3 miles
- Monaghan ● 18.9 miles
- Newry ● 19.5 miles
- Cookstown ● 23.9 miles
- Lisburn ● 31.5 miles
- Belfast ● 38.9 miles
- Belfast International Airport ● 38.6 miles
- George Best Belfast City Airport ● 43.5 miles



The Mall



St. Patricks Cathedral

## Previous Developments



BridgeLea, Bangor



Claremont at Riverhill, Newtownards



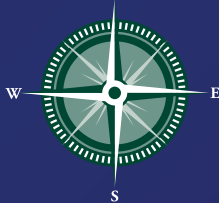
Tullynagardy, Newtownards



MAKE YOURS A  
**NORTHLAND**  
HOME

# MAKE YOURS A NORTHLAND HOME

**NORTHLAND  
DEVELOPMENTS**



1 Stonebridge Avenue, Green Road,  
Conlig, Newtownards BT23 7QL

**Telephone 028 9147 9277**

[www.northland-developments.co.uk](http://www.northland-developments.co.uk)



@NorthlandDevelopments

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# DRUMMAN MEADOWS

OFF PORTADOWN ROAD  
ARMAGH

Computer Visual

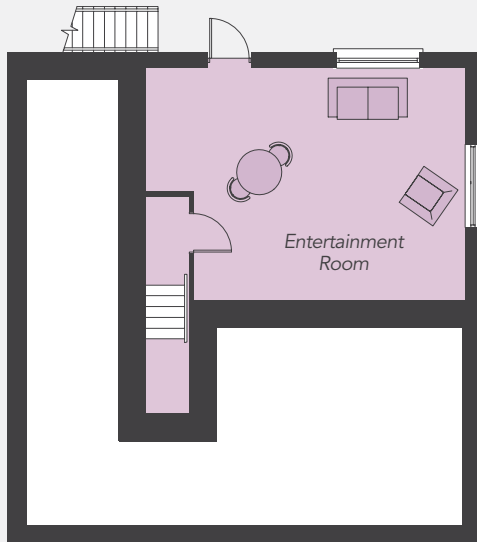
The Mulberry

Total Floor Area:  
2,483 sq ft approx.

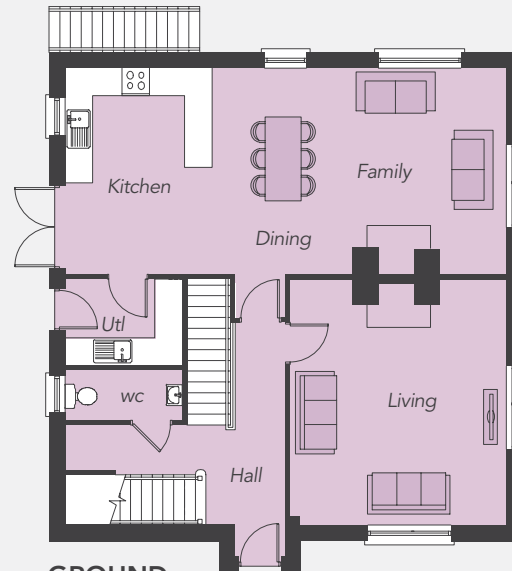


# DRUMMAN MEADOWS

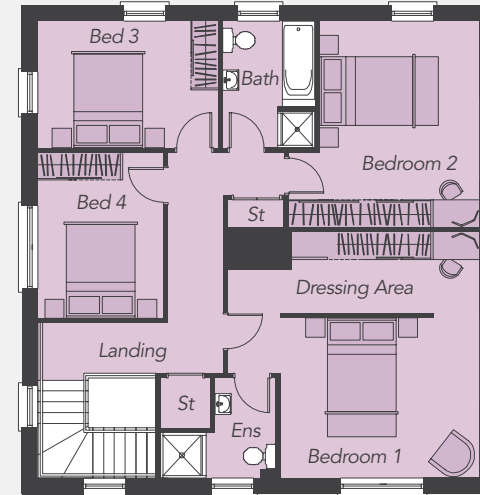
OFF PORTADOWN ROAD  
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

## The Mulberry

Total Floor Area:  
2,483 sq ft approx.

### LOWER GROUND FLOOR

Entertainment Room 19'5" x 16'7"

### GROUND FLOOR

Entrance Hall	
Living	17'7" x 15'5"
Kitchen / Dining / Family	31'7" x 14'9"
Utility Room	8'4" x 6'2"
WC	8'4" x 3'7"

### FIRST FLOOR

Bedroom 1 (min)	14'2" x 11'9"
Dressing Area (max)	18'0" x 5'10"
Ensuite (max)	8'3" x 7'2"
Bedroom 2 (max)	14'9" x 13'7"
Bedroom 3	12'11" x 9'0"
Bedroom 4	11'10" x 9'0"
Bathroom	9'0" x 6'6"



Computer Visual



**DRUMMAN  
MEADOWS**

OFFICE: BROWN ROAD  
DUBLIN 18

*Computer Visual*

# The Station House

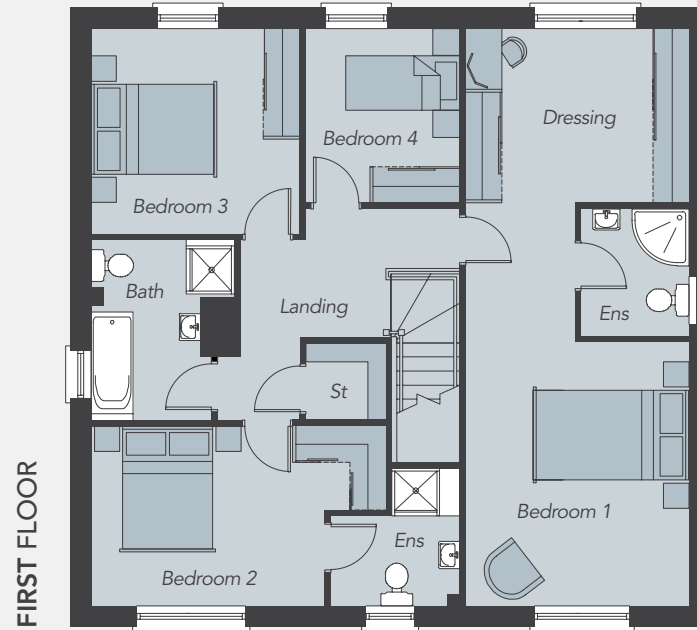
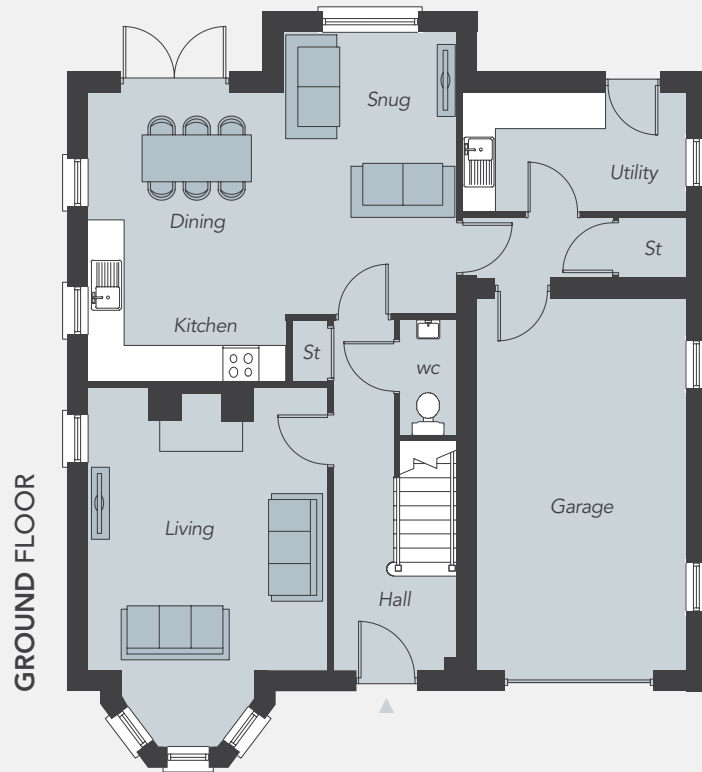
Total Floor Area:  
2,080 sq ft approx. (Including Garage)





# DRUMMAN MEADOWS

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## The Station House

Total Floor Area:  
2,080 sq ft approx. (Inc. Garage)

### GROUND FLOOR

Entrance Hall	
Living (plus bay)	15'5" x 13'1"
Kitchen / Dining (max)	15'9" x 10'9"
Snug (max)	15'5" x 9'5"
Utility Room	12'2" x 6'6"
WC	6'3" x 2'11"
Integral Garage	20'4" x 11'4"

### FIRST FLOOR

Bedroom 1	14'5" x 12'2"
Dressing Area	12'2" x 9'6"
Ensuite	6'11" x 5'10"
Bedroom 2 (max)	12'9" x 9'0"
Ensuite (max)	7'6" x 7'0"
Bedroom 3	11'4" x 11'3"
Bedroom 4	9'6" x 8'5"
Bathroom	9'10" x 7'4"





*Computer Visual*

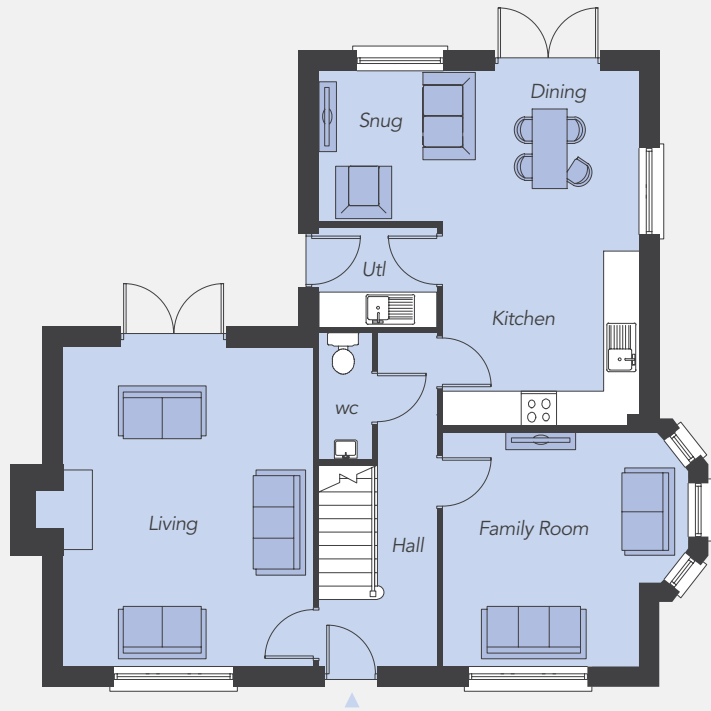
# The Gatelodge

Total Floor Area:  
1,710 sq ft approx.

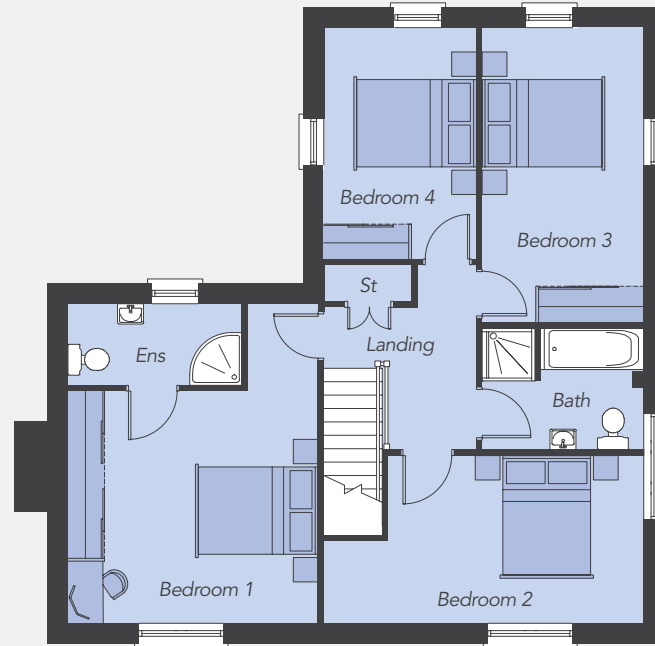


# DRUMMAN MEADOWS

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GROUND FLOOR



FIRST FLOOR

## The Gatelodge

Total Floor Area:  
1,710 sq ft approx.

### GROUND FLOOR

Entrance Hall	
Living	17'11" x 14'0"
Family Room (max)	13'2" x 11'0"
Kitchen	11'5" x 11'0"
Dining / Snug	17'11" x 8'5"
Utility Room	6'7" x 5'6"
WC	7'1" x 2'11"

### FIRST FLOOR

Bedroom 1 (max)	17'11" x 14'0"
Ensuite	9'9" x 4'7"
Bedroom 2 (max)	17'11" x 9'5"
Bedroom 3	16'6" x 9'0"
Bedroom 4	12'11" x 8'6"
Bathroom	9'0" x 6'9"



Computer Visual

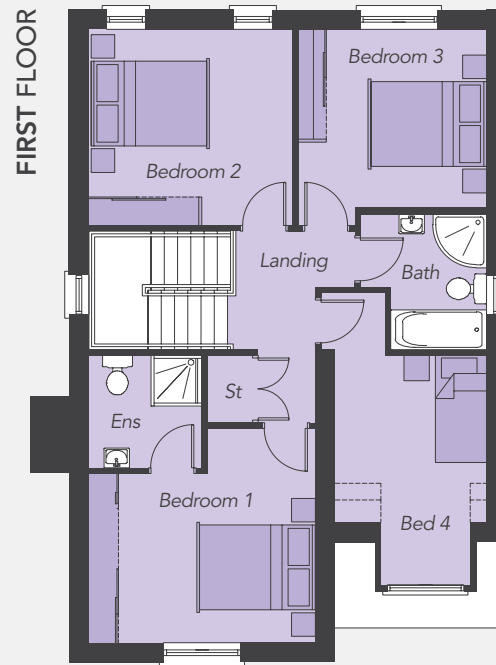
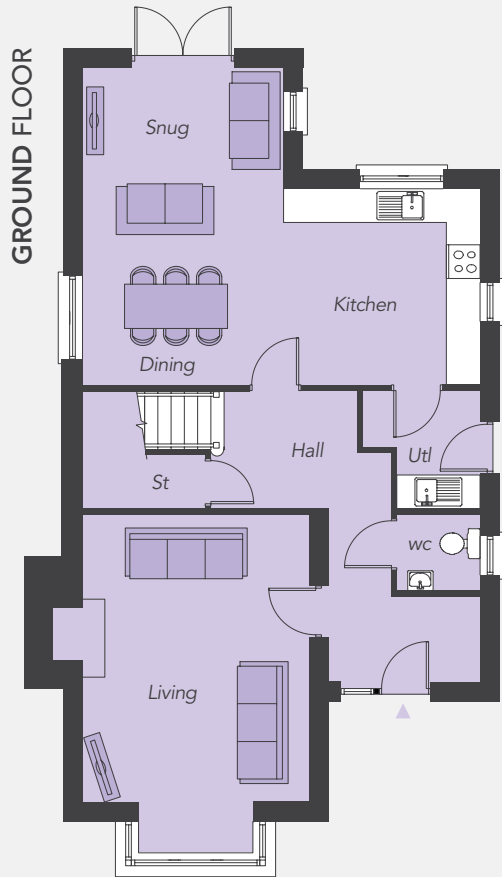


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## The Signal House

Total Floor Area:  
1,575 sq ft approx.



# DRUMMAN MEADOWS

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## The Signal House

Total Floor Area:  
1,575 sq ft approx.

### GROUND FLOOR

Entrance Hall	
Living (plus bay)	16'8" x 13'2"
Kitchen	11'5" x 11'4"
Dining / Snug (max)	18'5" x 11'8"
Utility Room (max)	6'10" x 6'9"
WC	4'10" x 4'5"

### FIRST FLOOR

Bedroom 1 (max)	13'2" x 12'5"
Ensuite	6'6" x 6'6"
Bedroom 2	11'10" x 11'4"
Bedroom 3 (max)	11'4" x 10'11"
Bedroom 4 (max)	13'3" x 8'9"
Bathroom	7'10" x 7'4"





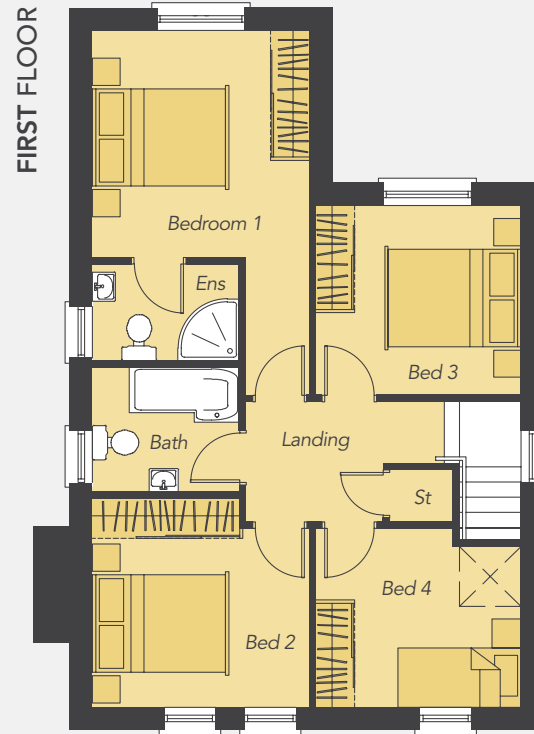
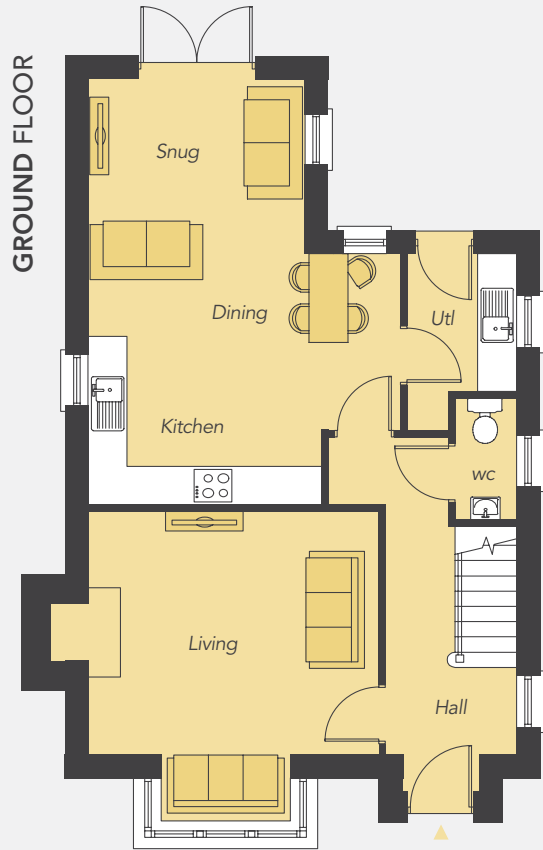
# DRUMMAN MEADOWS

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*Computer Visual*

Gardeners Cottage - Brick Finish

Total Floor Area:  
1,321 sq ft approx.



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# Gardeners Cottage

Brick Finish

Total Floor Area:  
1,321 sq ft approx.

## GROUND FLOOR

Entrance Hall	
Living (plus bay)	14'8" x 12'3"
Kitchen / Dining / Snug	21'6" x 11'9"
Utility Room (max)	8'11" x 5'6"
WC	6'1" x 3'1"

## FIRST FLOOR

Bedroom 1 (max)	11'5" x 10'1"
Ensuite	7'5" x 4'10"
Bedroom 2 (max)	10'11" x 10'6"
Bedroom 3	10'4" x 9'7"
Bedroom 4 (max)	10'4" x 9'0"
Bathroom	7'5" x 6'3"





# DRUMMAN MEADOWS

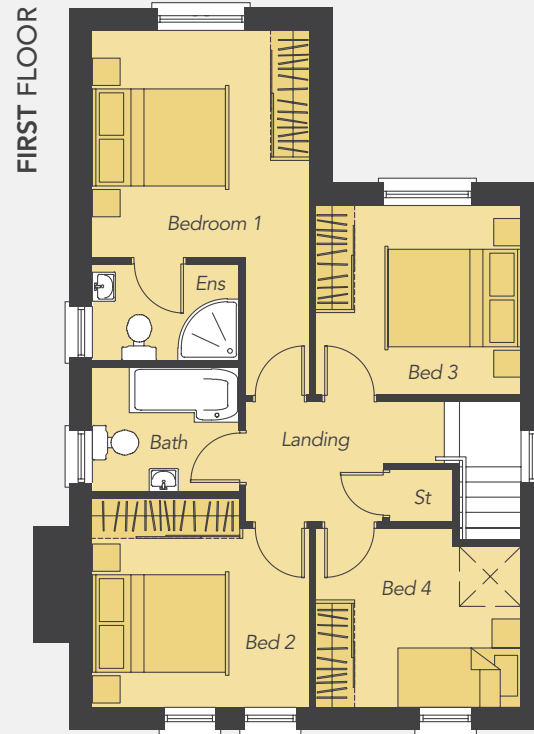
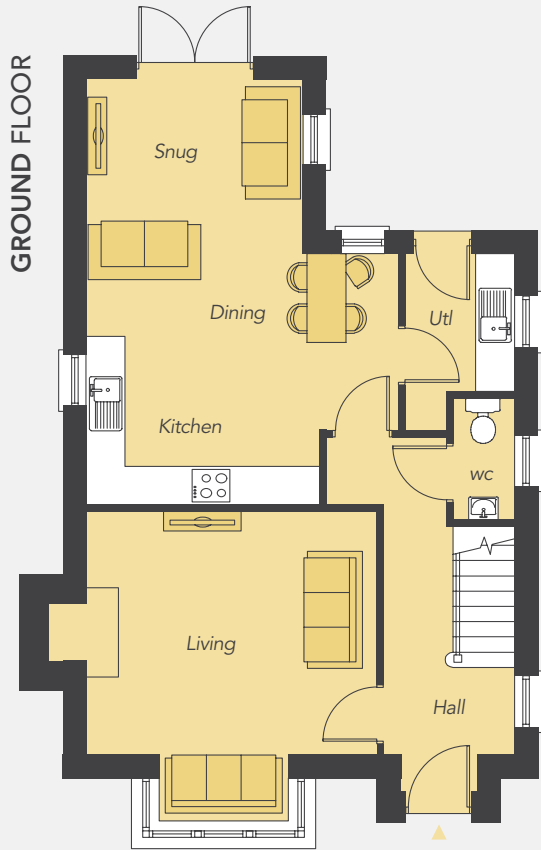
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*Computer Visual*

Gardeners Cottage - Render/Stone Finish

Total Floor Area:  
1,321 sq ft approx.





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# Gardeners Cottage

Render/Stone Finish

Total Floor Area:  
 1,321 sq ft approx.

## GROUND FLOOR

Entrance Hall	
Living (plus bay)	14'8" x 12'3"
Kitchen / Dining / Snug	21'6" x 11'9"
Utility Room (max)	8'11" x 5'6"
WC	6'1" x 3'1"

## FIRST FLOOR

Bedroom 1 (max)	11'5" x 10'1"
Ensuite	7'5" x 4'10"
Bedroom 2 (max)	10'11" x 10'6"
Bedroom 3	10'4" x 9'7"
Bedroom 4 (max)	10'4" x 9'0"
Bathroom	7'5" x 6'3"





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Computer Visual

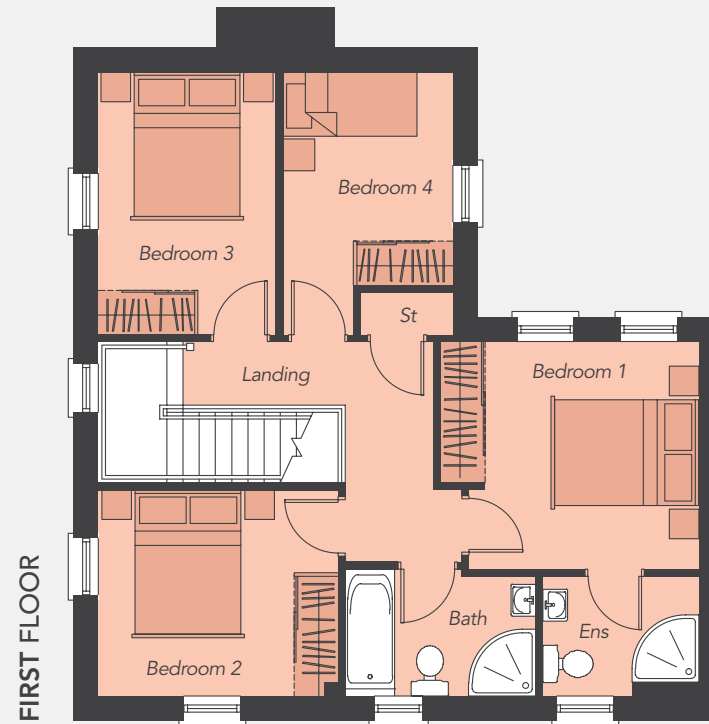
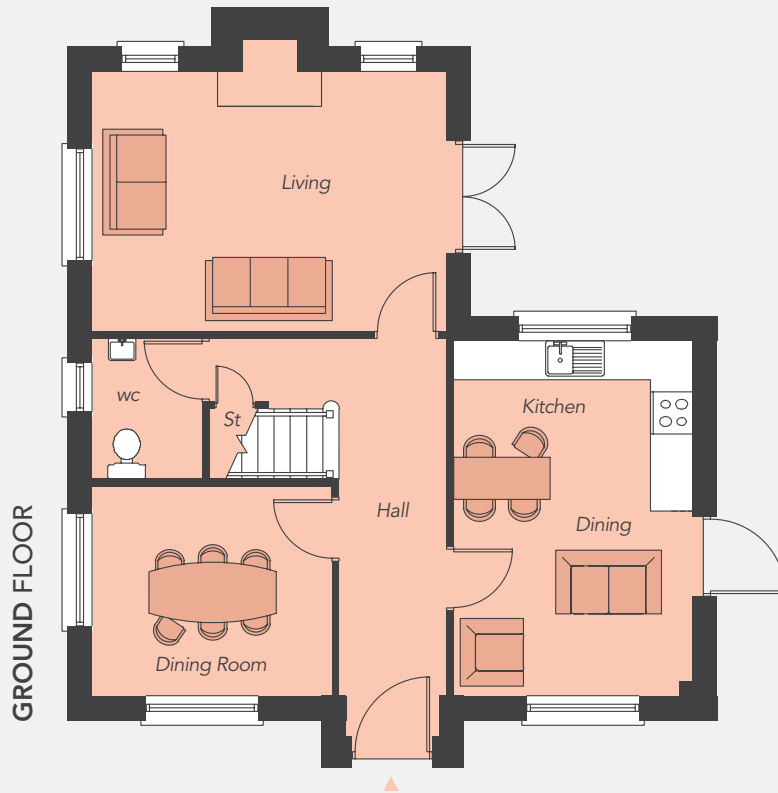
## The Coach House

Total Floor Area:  
1,345 sq ft approx.



# DRUMMAN MEADOWS

OFF PORTADOWN ROAD  
ARMAGH



## The Coach House

Total Floor Area:  
1,345 sq ft approx.

### GROUND FLOOR

Entrance Hall	
Living	16'5" x 12'1"
Kitchen/Dining	16'5" x 11'1"
Dining Room	11'1" x 9'7"
WC	7'10" x 6'6"

### FIRST FLOOR

Bedroom 1	12'0" x 10'7"
Ensuite	7'3" x 5'6"
Bedroom 2 (max)	11'1" x 9'7"
Bedroom 3	12'2" x 8'3"
Bedroom 4 (max)	12'2" x 7'10"
Bathroom	8'10" x 5'6"



Computer Visual

# HIGH QUALITY FINISHES AND DETAILS THROUGHOUT



**MOST OF THE TURNKEY SPECIFICATION CAN BE PICKED AT NORTHLAND'S SALES OFFICE TO MAKE THE WHOLE PROCESS AS STRESS-FREE AS POSSIBLE.**

## KITCHEN

- Bespoke kitchen designed & fitted with your wide choice of soft close doors & drawers, worktops (with upstands) and handles
- Hob splashback
- Appliances to include integrated fridge/freezer, washing machine, dishwasher, gas hob, electric oven and extractor fan (where applicable)
- Concealed chrome under cupboard lighting
- Recessed low voltage chrome down lighters to kitchen ceilings
- Choice of ceramic floor tiling from a superior range
- Thermostatically controlled shower to ensuite
- Extensive choice of floor tiles to bathroom, ensuite & cloakroom with tiled splashbacks to sinks
- Fully tiled shower enclosure to ensuite
- Recessed chrome down lighters to bathroom and ensuite ceilings

## GENERAL HOUSE FEATURES

- Superfast fibre-optic broadband FTTP with speeds of up to 330Mb/s
- Choice of carpets (with underlay) to lounge, hall, stairs, landing and bedrooms
- Wood burning stove
- Internal walls & ceilings painted in neutral colour
- Mains and battery supply smoke, heat & carbon monoxide detectors
- Pre-wire house alarm
- Painted, moulded skirting and architrave

## EXTERNAL FEATURES

- Extensive use of natural Mourne stone features to traditionally built homes finished in brick or render (site specific)
- Feature external lighting fitted front and rear
- Open space to be landscaped
- Pebble driveway
- Rear gardens enclosed with timber fencing (where applicable)
- Outside water tap
- Management company will be set-up to manage common areas

## BATHROOM / ENSUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel rail to bathroom and ensuites



Artist's impression of a streetscene at Drumman Meadows



THE VERY  
DEFINITION OF  
CONVENIENT,  
COMFORTABLE LIVING



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