

TARRY WOOD

Cornakinnegar Road | Craigavon



CONTEMPORARY COUNTRY HOMES

WELCOME TO TARRY WOOD
A DISTINCTIVE COLLECTION OF
TRADITIONALLY DESIGNED FAMILY
HOMES SETTLED COMFORTABLY WITHIN
BEAUTIFUL NATURAL SURROUNDINGS

THIS INSPIRED COLLECTION OF 3, 4 AND 5
BEDROOM HOMES IS PERFECTLY SUITED FOR
MODERN FAMILY LIFE.

The focus and design statement of Tarry Wood has been to create quality homes coupled with improved natural green spaces, resulting in a sought after community offering a quiet escape from the bustle of everyday life.

These elegantly crafted homes have merged traditional architectural styles with carefully considered contemporary interiors to create modern, convenient, family living spaces.

EXQUISITELY
DESIGNED HOMES
BACKING ON
TO ACRES
OF GLORIOUS
GREENSPACE
WITH
EVERYTHING YOU
COULD WANT ON
YOUR DOORSTEP



A | Ardross House Gardens
B | Newforge House, Restaurant
C | Newforge House
D | Lough Neagh Discovery Centre

(Images courtesy of Northern Ireland Tourist Board)

TARRY WOOD BOASTS A WONDERFUL
OPPORTUNITY TO EXPLORE ALL THAT
LURGAN HAS TO OFFER AND RETURN TO A
BEAUTIFUL HOME AT THE END OF THE DAY

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This exquisite development of superbly detailed family homes nestled into the local Countryside just off the highly sought after Cornakinnegar Road of Lurgan.

This on the edge of the town setting ensures that residents enjoy countryside life yet having the convenience of town centre amenities with St Teresa's Primary school & St Ronan's Secondary School being only a stroll away

These excellent homes offer convenience to the town centre, leading schools, the M1 motorway and a host of other amenities.

For those interested in leisure and recreational facilities the location of Tarry Wood could not be better. Lurgan boasts an excellent range of recreational facilities including the beautiful Lurgan Park, Kinnego Marina, Oxford Island, Lough Neagh Discovery Centre, golf courses and many rugby, football and hockey clubs.

Travel a little further afield and there is a greater choice for shoppers at Sprucefield or Rushmere, and also the Omniplex in Craigavon which offers a large multi-screen cinema and many new restaurants and leisure facilities to indulge your family in.

A PERFECT PLACE FOR THE FAMILY

With a superb range of outstanding family homes all cleverly incorporated in a delightfully planned site layout, this magnificent development offers an unrivalled specification and introduces a whole new choice of family living for Lurgan.



SPECIFICATION

TARRY WOOD
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A TOUCH OF QUALITY

KITCHENS & UTILITY ROOMS

- Contemporary 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
 - 4" Worktop splashback
 - Glass splashback (choice of colours) behind cooker
 - 2 no. USB charging sockets

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic tiling to Bathroom, Ensuite and WC floors
 - Tiled splashback around bath and sinks
 - Partial wall tiling in Bathroom
- Chrome heated towel radiator to Bathroom and Ensuite

INTERNAL FEATURES

- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
 - White 6 panel interior doors with quality ironmongery
 - Moulded skirting and architrave
 - Carpets to lounge, stairs, landing and bedrooms
 - Ceramic floor tiling to Entrance Hall
 - Wood burning stove with hearth in Lounge
 - Mains supply smoke and heat detectors
 - Carbon monoxide detector in living room
- Comprehensive range of electrical sockets, switches, TV and telephone points
 - 2 no. USB charging sockets in Lounge and Master Bedroom
 - Wired for satellite TV
 - Wired for HDMI cables
 - Wired for security alarm
 - Oil fired central heating system with a high efficiency boiler
 - Dyson 7 cordless vacuum with wired charge point
 - Positive Input Ventilation System

EXTERNAL FEATURES

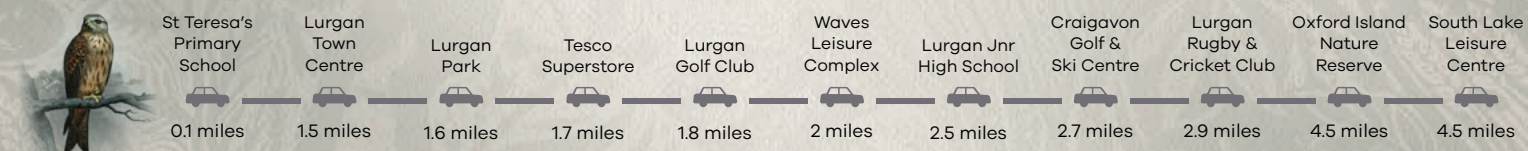
- 10 year warranty
- Front and rear gardens levelled and seeded, with feature planting
 - Bitmac driveway
 - Close boarded timber fencing to rear gardens
 - Bin screening area to rear gardens
 - Outside water tap
- Sliding sash windows in Heritage coloured cream frames to front elevation to match the traditional architectural period detailing
 - High performance composite front door
 - Feature light to front door and rear patio area
 - Landscaped communal green spaces



Images shown for illustration purposes only



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