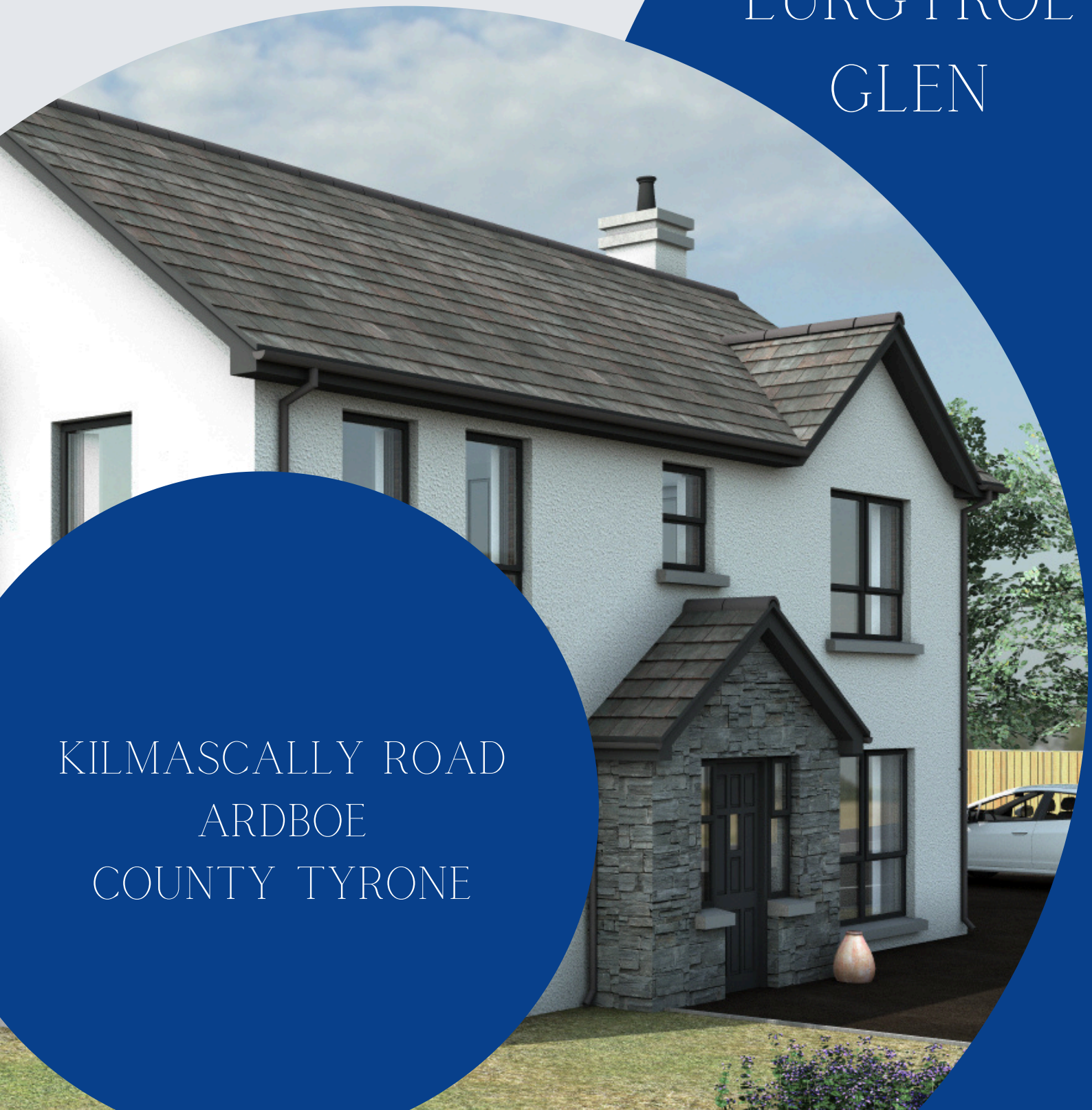


LURGYROE
GLEN

KILMASCALLY ROAD
ARDBOE
COUNTY TYRONE



THE BILBERRY
SEMI DETACHED -
c1120sq ft HTb



The Bilberry is a luxury three bedroom semi-detached home nestled in the rural area of Ardboe, County Tyrone.

The ground floor offers spacious living with an open plan kitchen and dining area, leading onto a generous utility room.

The lounge is ideally sized for hosting and entertaining friends and family.

On the first floor, comprised of 2 bedrooms and the master bedroom with ensuite for that extra privacy. The family bathroom offers a zen yet luxurious experience with the feature free standing bath, LED mirror as well as a spacious shower unit.



THE BILBERRY GROUND FLOOR



GROUND FLOOR

- KITCHEN/DINING 5.5M X 3.1M 18' X 10'1"
- UTILITY ROOM 3.3M X 1.6M 10'8" X 5'2"
- LOUNGE 4.6M X 3.3M 15' X 10'8"
- WC 2.1M X 0.95M 6'8" X 3'1"

The architectural perspective is for illustration purposes only, as such, the elevation shown may vary from the actual finish on site. Floor plans are not drawn to scale and dimensions are approximate. L-shaped kitchen standard. Whilst we endeavour to make our sales information accurate and reliable, they should not be relied upon as statements or representations of fact and do not constitute as part of an offer or contract.



THE BILBERRY FIRST FLOOR



FIRST FLOOR

- MASTER 4.1M X 3.3M 13'4" X 10'8"
- ENSUITE 2.6M X 1.5M 8'5" X 4'9"
- BEDROOM 2 4.2M X 2.9M 13'7" X 9'5"
- BEDROOM 3 3.2M X 2.5M 10'4" X 8'2"
- BATHROOM 2.6M X 2.1M 10'5" X 6'8"

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THE BUCKTHORNE

DETACHED - c1,930 sq ft HT E



The Buckthorne is a luxury four bedroom detached home nestled in the rural area of Ardboe, County Tyrone.

The ground floor offers spacious living with an open plan kitchen and dining area, leading onto the utility room.

The lounge and separate family room allow for an intimate space for your family whilst still having a dedicated space for hosting and entertaining.

On the first floor, comprised of 3 bedrooms and the master ensuite for that extra privacy. The family bathroom offers a zen yet luxurious experience with the feature free standing bath and LED mirror as well as a spacious shower unit.

THE BUCKTHORNE

DETACHED - c1,930 sq ft HT E



GROUND FLOOR

- KITCHEN/DINING 7.1M X 4.7M 23'4" X 15'5"
- FAMILY ROOM 4.1M X 3.2M 13'5" X 10'6"
- UTILITY ROOM 2.3M X 2M 7'7" X 6'7"
- LOUNGE 5.6M X 4.2M 18'4" X 13'9"
- WC 2.5M X 1M 8'2" X 3'3"
- CLOAKROOM 2M X 1M 6'7" X 3'3"

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THE BUCKTHORNE

DETACHED - c1,930 sq ft HT E



FIRST FLOOR




- BEDROOM 1 4.2M X 2.75M 13'9" X 9'
- BEDROOM 2 4.2M X 2.75M 13'9" X 9'
- BEDROOM 3 4.1M X 3.2M 13'5" X 10'6"
- MASTER BEDROOM 4.7M X 3.75M 15'5" X 12'4"
- ENSUITE 2.1M X 1.75M 6'11" X 5'9"
- DRESSING ROOM 2.5M X 1.75M 8'2" X 5'9"
- BATHROOM 2.7M X 2.3M 8'10" X 7'7"

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SITE MAP

KEY

-  The Bilberry (3 bed)
-  The Buckthorne (4 bed)
-  Optional garage



SPECIFICATION

INTERIORS

- Comprehensive range of electrical sockets throughout
- TV points in the kitchen, living room and all bedrooms
- USB sockets in living room, kitchen and master bedroom
- Chrome facings in all ground floor rooms
- Burglar alarm fitted
- 5 panel painted internal doors with chrome ironmongery
- Painted skirting, architraves, stair handrails and balustrades
- All internal walls and ceilings painted throughout
- Wood burning stove with granite hearth with inner chambers tiled
- Smoke, heat and CO2 detectors installed throughout

KITCHEN/UTILITY

- A choice of fully fitted kitchen and utility room (where applicable)
- Integrated appliances where applicable including, built in over and electric hob, extractor hood, dishwasher and fridge freezer
- Spotlights in kitchen/dining
- Feature vertical radiator in kitchen

BATHROOMS

- Contemporary white sanitary ware with chrome fittings including wall hung vanity in main bathroom
- Centrally heated chrome towel rail and spotlights in main and ensuite bathroom
- LED feature mirror in both main and ensuite bathroom
- Feature free standing bath

FLOORING & TILES

- Ceramic floor tiling in hall, kitchen/dining, utility room, bathroom, ensuite and WC
- Splash back tiling to WC Basin
- Carpeted stairs, landing and all bedrooms
- Laminate floor in living room
- Fully tiled bathroom and ensuite

EXTERIORS

- 10 year ICW structural warranty
- Beautifully designed by our in-house architects
- Front and rear rolled lawns
- Tarmac driveway with parking for 2 cars
- High close board timber fencing to rear garden boundaries with lockable side gate
- Traditional masonry construction with brickwork and render
- LED feature light to front and rear doors
- Paved paths and small patio area
- Mains gas central heating with high efficiency rating
- Double glazed high performance lockable UPVC windows





FOR ENQUIRIES AND
APPOINTMENTS
CONTACT



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