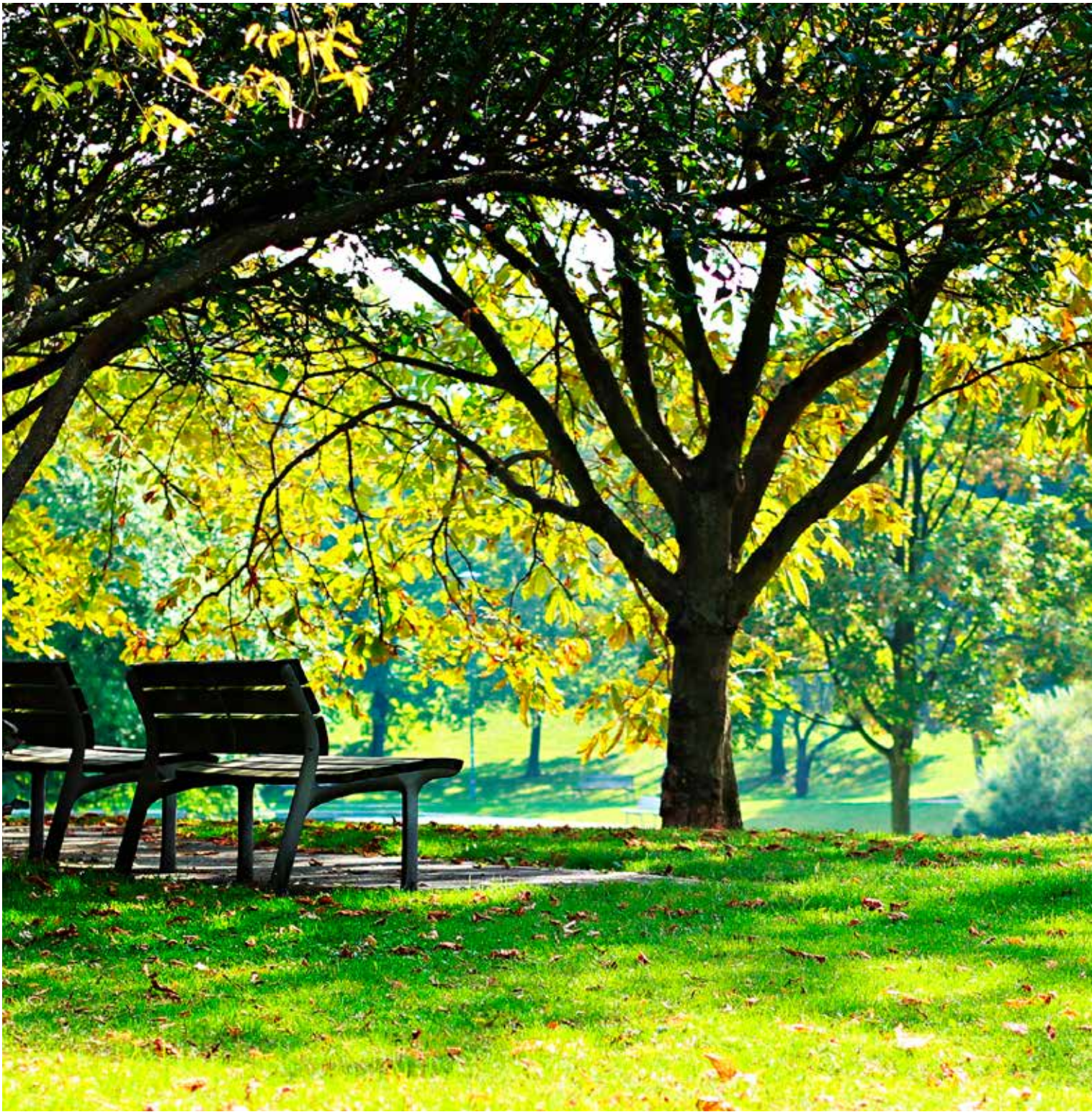




# LINEN GREEN

WARINGSTOWN

AN EXCLUSIVE DEVELOPMENT OF  
DETACHED AND SEMI-DETACHED, 3 BEDROOM HOMES  
IN AN IDYLIC RURAL SETTING





# LINEN GREEN

WARINGSTOWN

## AN EXCLUSIVE COLLECTION OF 3 BEDROOM HOMES

Linen Green, Waringstown is a select development with just 16 homes, ideally situated in the heart of the popular village location of Waringstown.

Much thought has gone into the design of these semi detached and detached homes, with many years of experience ensuring that they will appeal to first time buyers and families alike.

Each home will be finished internally to an exacting standard with a luxurious array of selections and finishes available to purchasers.

The village of Waringstown has much to offer, with a range of shops, amenities in addition to the highly regarded primary school and nursery within walking distance. It is also a popular location for those on the daily commute with the towns of Lurgan, Banbridge and A1 and M1 links all within easy reach.







# LINEN GREEN

## WARINGSTOWN

### A STUNNING RURAL LOCATION WITH MODERN AMENITIES.

Waringstown offers the perfect location, with local village amenities within walking distance whilst the larger town centre of Lurgan is only 3 miles away with it's bustling town centre shopping facilities.



LOCATION	DISTANCE	TIME*
Waringstown Primary School	0.2 miles	1 mins
Waringstown Cricket Club	0.6 miles	2 mins
Lurgan Park	2.2 miles	5 mins
Lurgan Golf Club	3 miles	8 mins
Lurgan Train Station	3 miles	9 mins
M1 Motorway Junction 10	4.4 miles	11 mins
Craigavon Leisure Centre & Lakes	4.9 miles	11 mins
Rushmere Shopping Centre	5.8 miles	12 mins
Banbridge	6.4 miles	10 mins

\* Travel times via car

# THE SPECIFICATION

## EXTERNAL FEATURES:

Beautifully designed homes by Gray Design

10 year warranty cover

Double glazed high performance lockable uPVC windows

GRP composite coloured front door with 5 point locking system

Oil fired central heating system with a high energy efficiency boiler

High thermal insulation & energy efficiency rating

Front and rear gardens levelled and seeded

Tarmac driveways and flagged footpaths

Timber fencing to rear garden boundaries

Traditional brickwork construction

Feature lighting outside front door

Outside Tap

## INTERNAL FEATURES:

Comprehensive range of electrical sockets throughout including TV and telephone points

Wired for intruder alarm

Downlighters in kitchen

TV point to all bedrooms

Shaker style 1 panel internal doors (white) with chrome ironmongery

Painted bevelled skirtings, architraves, stair handrails & balustrades (white)

All internal walls (grey) and ceilings (white) painted throughout

Smoke, heat & CO2 detectors as standard





## KITCHEN:

A choice of fully fitted kitchens

Integrated appliances where applicable including built-in oven and hob, extractor hood, fridge freezer and washer dryer

## BATHROOMS & WCs:

Contemporary white sanitary ware and chrome fittings

Shower over bath with shower screen

Feature downlighters in bathroom

## FLOOR COVERINGS & TILES:

Ceramic floor tiling to hall, kitchen/dining, bathroom and WC

Ceramic wall tiling with full height tiling above bath

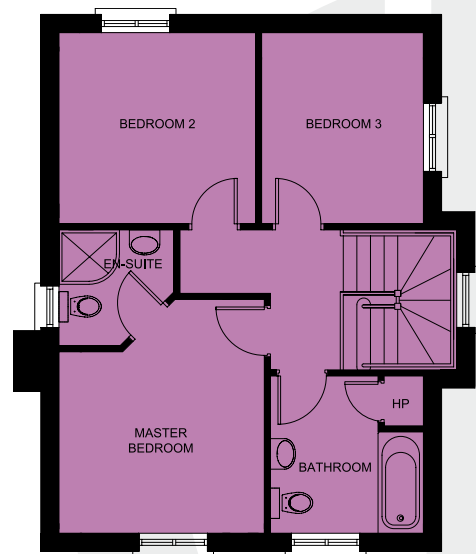
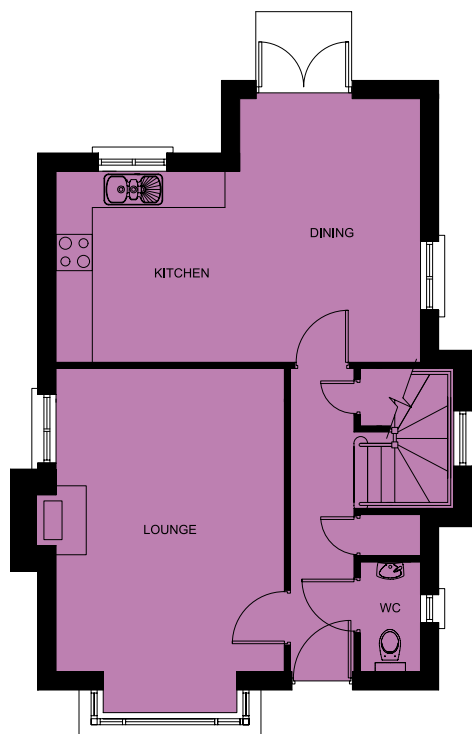
Splash back tiling to all wash hand basins

Carpets to lounge, bedrooms, stairs and landings

# TYPE A

## DETACHED

1127.4 sq.ft.  
104.78 sq.m.



### ROOM SIZES

Lounge	16'9" x 12'2"	5.1m x 3.72m plus bay
Kitchen/Dining	19'8" x 10'4"	6.0m x 3.16m
Snug	9'11" x 3'11"	3.0m x 1.2m
W.C.	5'11" x 2'11"	1.8m x 0.9m

Master Bedroom	12'6" x 11'2"	3.8m x 3.4m
Ensuite	6'3" x 6'3"	1.9m x 1.9m
Bedroom 2	10'8" x 10'4"	3.25m x 3.16m
Bedroom 3	10'4" x 8'9"	3.16m x 2.67m
Bathroom	8'6" x 8'2"	2.6m x 2.5m
Total	1127.4 sq.ft.	104.78 sq.m.

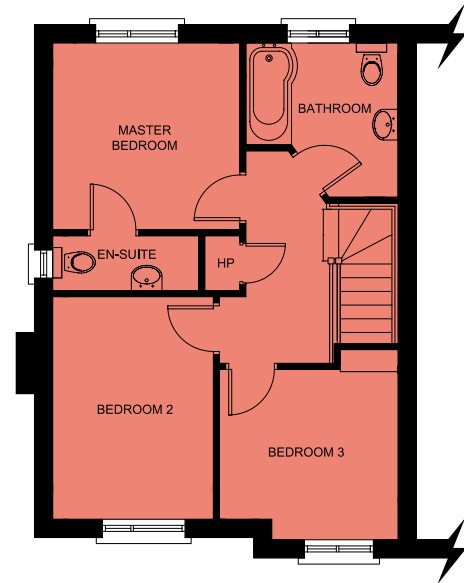
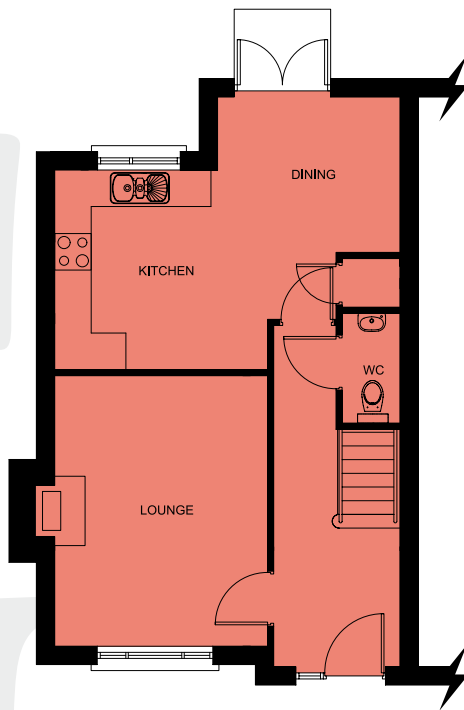




# TYPE B

## SEMI-DETACHED

1007.6 sq.ft.  
93.6 sq.m.



### ROOM SIZES

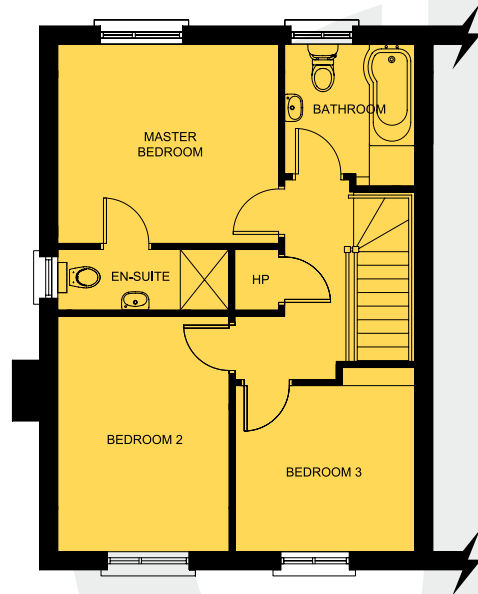
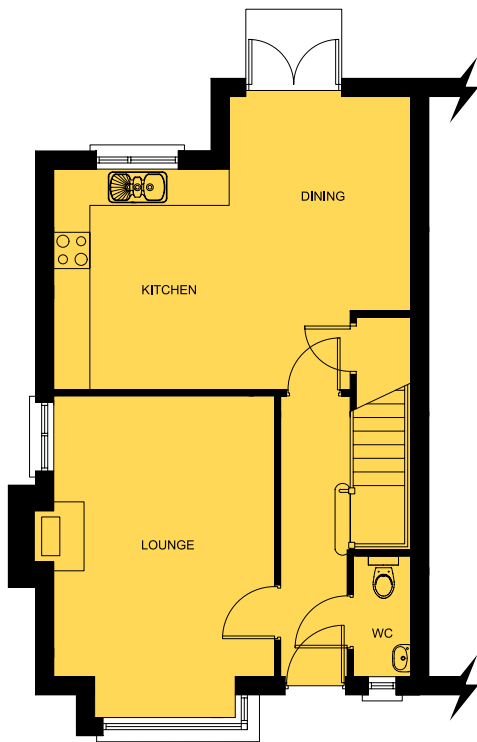
Lounge	14'7" x 11'6"	4.45m x 3.5m plus bay
Kitchen	10'9" x 11'6"	3.28m x 3.5m
Dining	8'2" x 6'11"	2.5m x 2.1m
W.C.	5'11" x 3'1"	1.8m x 0.95m

Master Bedroom	10'1" x 10'1"	3.07m x 3.07m
Ensuite	7'10" x 2'11"	2.4m x 0.9mm
Bedroom 2	11'11" x 7'10"	3.65m x 2.4m
Bedroom 3	9'6" x 8'2"	2.9m x 2.5m
Bathroom	8'2" x 8'2"	2.5m x 2.5m
Total	1007.6 sq.ft.	93.6 sq.m.

# TYPE C

## SEMI-DETACHED

1108 sq.ft.  
103 sq.m.



### ROOM SIZES

Lounge	15'3" x 11'11"	4.64m x 3.65m
Kitchen/Dining	19'4" x 11'11"	5.9m x 3.65m
Snug	9'11" x 3'11"	3.0m x 1.2m
W.C.	6'5" x 3'1"	1.95m x 0.95m

Master Bedroom	11'11" x 10'10"	3.65m x 3.3m
Ensuite	9'2" x 3'3"	2.8m x 1.0m
Bedroom 2	12'9" x 9'3"	3.9m x 2.83m
Bedroom 3	9'9" x 9'2"	2.97m x 2.8m
Bathroom	7'8" x 7'0"	2.35m x 2.15m
Total	1108 sq.ft.	103 sq.m.



# LINEN GREEN

WARINGSTOWN

## SITE MAP



### SITE MAP KEY

- TYPE A  
1127.4 sq.ft.
- TYPE B  
1007.6 sq.ft.
- TYPE C  
1108 sq.ft.

Optional Garage

◀◀ To LURGAN

MAIN STREET

To BANBRIDGE ▶▶

SELLING AGENT



2 West Street, Portadown, Co. Armagh, BT62 3PD

TEL: 028 3833 1111

[www.joyceclarke.team](http://www.joyceclarke.team)

DEVELOPER



9 Ryan Road, Mayobridge, BT34 2HZ

TEL: (028) 3085 1506

[roisin@poharelimited.co.uk](mailto:roisin@poharelimited.co.uk)

NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

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