



Site layout (not to scale)

welcome
to your
new home...

These stylish, contemporary homes are the definition of modern living. College Mews features a limited number of detached, semi detached homes and apartments within a small private mews style development. These spacious homes and apartments feature high specification kitchens and bathrooms, contemporary living areas and private rear gardens. The modern exteriors with full height glazing means that the rooms will be bright and airy, making College Mews a very desirable place to live.

...a prime
Location

At College Mews, convenience to local amenities, the town centre and further afield is excellent. A number of primary and secondary level schools are within easy reach and Ballymena's renowned shopping is within a 10 minute walk.



No. 1 & No. 13 (handed)
Total floor area: 1175 sq ft

| GROUND FLOOR | Metres |
|------------------------|-------------|
| Entrance Hall | |
| Lounge | 4.30 x 3.90 |
| Kitchen Dining (max) | 3.90 x 3.60 |
| Utility | 1.70 x 1.60 |
| Garden Room | 3.25 x 2.80 |
| WC | 1.74 x 0.95 |

| FIRST FLOOR | Metres |
|----------------|-------------|
| Master Bedroom | 2.95 x 2.85 |
| Ensuite | 2.15 x 1.25 |
| Dressing | 1.70 x 1.50 |
| Bedroom 2 | 3.05 x 2.70 |
| Study | 2.00 x 1.90 |
| Bathroom | 2.15 x 1.80 |

| SECOND FLOOR | Metres |
|--------------|-------------|
| Bedroom 3 | 3.89 x 3.60 |
| Ensuite | 2.85 x 1.00 |
| Store | |

No. 2 & No. 12 (handed)
Total floor area: 1150 sq ft

| GROUND FLOOR | Metres |
|------------------------|-------------|
| Entrance Hall | |
| Lounge (max) | 4.30 x 3.90 |
| Kitchen Dining (max) | 3.90 x 3.60 |
| Utility | 1.70 x 1.60 |
| Garden Room | 3.25 x 2.10 |
| WC | 1.75 x 0.95 |

| FIRST FLOOR | Metres |
|----------------|-------------|
| Master Bedroom | 2.95 x 2.85 |
| Ensuite | 2.15 x 1.25 |
| Dressing | 1.70 x 1.50 |
| Bedroom 2 | 3.05 x 2.70 |
| Study | 2.00 x 1.90 |
| Bathroom | 2.15 x 1.80 |

| SECOND FLOOR | Metres |
|--------------|-------------|
| Bedroom 3 | 3.89 x 3.60 |
| Ensuite | 2.85 x 1.00 |
| Store | |

No. 3 & No. 11 (handed)
Total floor area: 1131 sq ft

| GROUND FLOOR | Metres |
|------------------------|-------------|
| Entrance Hall | |
| Lounge (max) | 4.40 x 3.90 |
| Kitchen Dining (max) | 3.90 x 3.60 |
| Utility | 1.70 x 1.60 |
| Garden Room | 3.25 x 2.10 |
| WC | 1.75 x 0.95 |

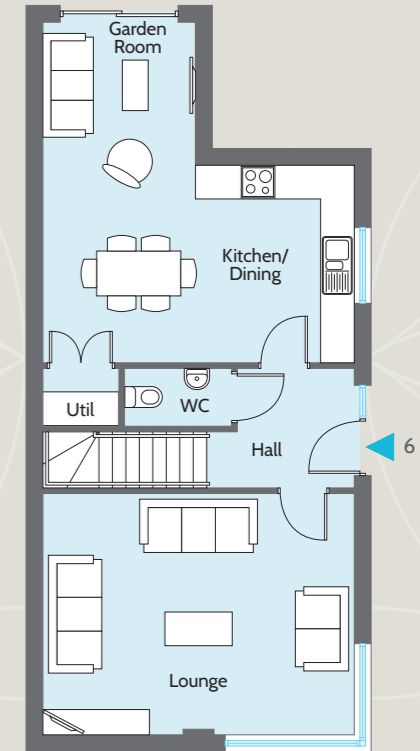
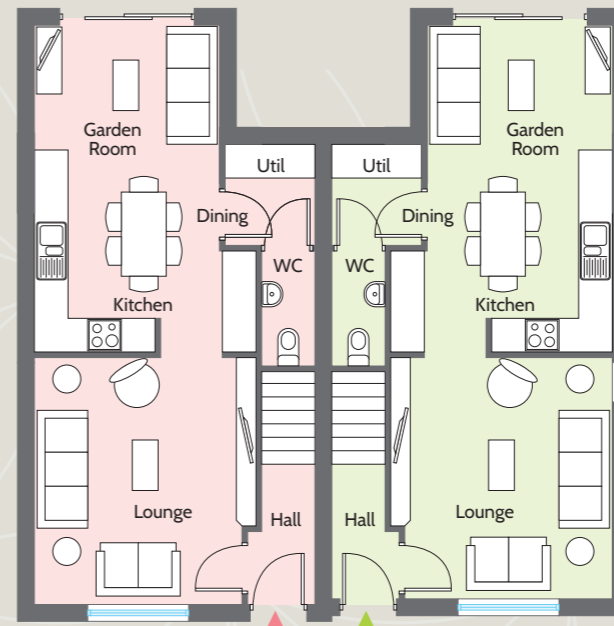
| FIRST FLOOR | Metres |
|----------------|-------------|
| Master Bedroom | 3.05 x 2.85 |
| Ensuite | 2.15 x 1.25 |
| Dressing | 1.70 x 1.50 |
| Bedroom 2 | 3.05 x 2.70 |
| Study | 2.00 x 1.90 |
| Bathroom | 2.15 x 1.80 |

| SECOND FLOOR | Metres |
|--------------|-------------|
| Bedroom 3 | 4.39 x 3.08 |
| Store | |

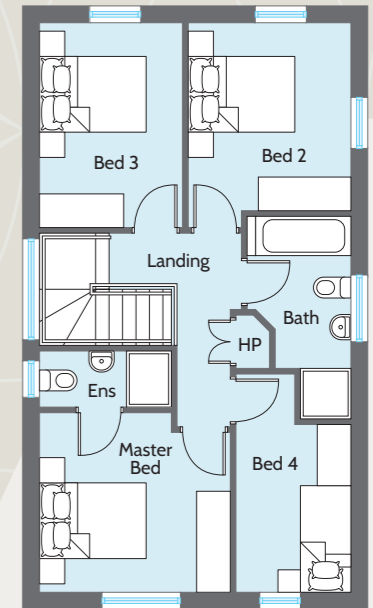
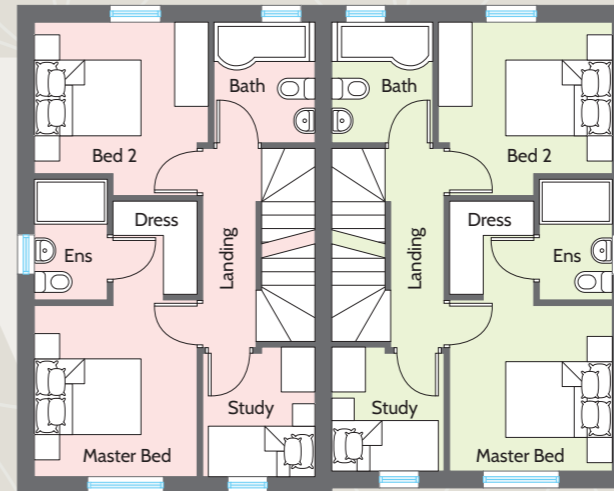
Note: Nos. 11, 12 and 13 will be handed versions of these plans
The window positions to the ground floor lounge and side elevation of No. 13 will differ slightly.



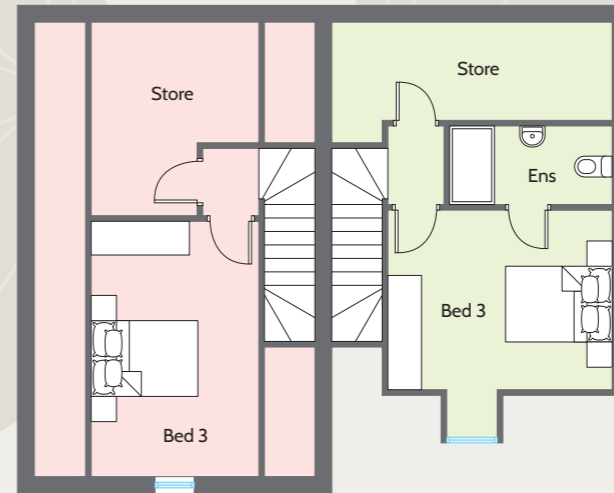
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



No. 4
Total floor area: 1131 sq ft

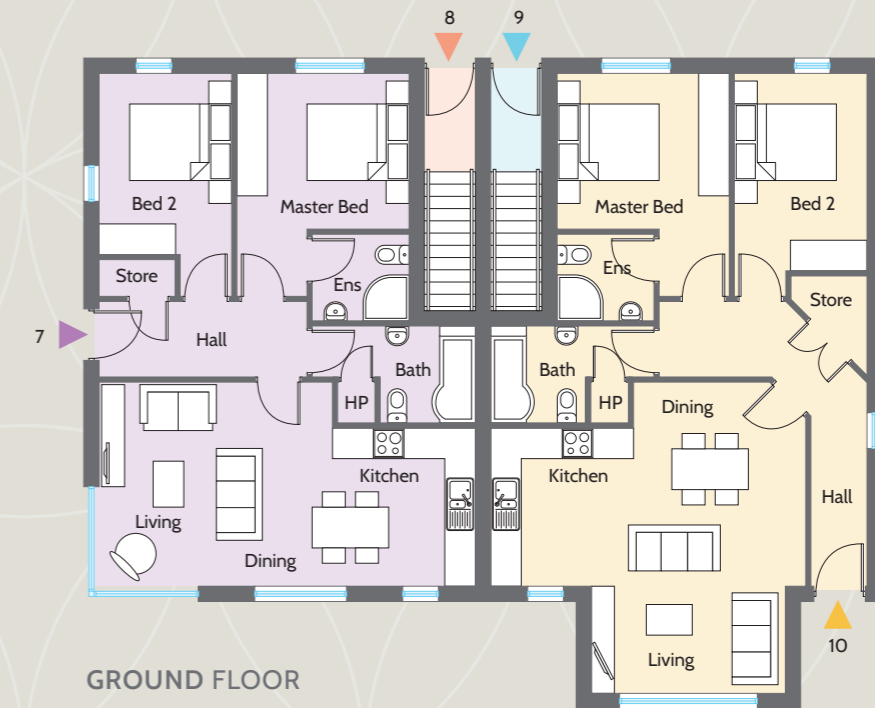
| GROUND FLOOR | | Metres |
|------------------------|-------------|--------|
| Entrance Hall | | |
| Lounge (max) | 4.40 x 3.90 | |
| Kitchen Dining (max) | 3.90 x 3.60 | |
| Utility | 1.70 x 1.60 | |
| Garden Room | 3.25 x 1.80 | |
| WC | 1.74 x 0.95 | |
| FIRST FLOOR | | Metres |
| Master Bedroom | 3.05 x 2.85 | |
| Ensuite | 2.15 x 1.25 | |
| Dressing | 1.70 x 1.50 | |
| Bedroom 2 | 3.05 x 2.70 | |
| Study | 2.00 x 2.00 | |
| Bathroom | 2.15 x 1.80 | |
| SECOND FLOOR | | Metres |
| Bedroom 3 | 4.39 x 3.04 | |
| Store | | |

No. 5
Total floor area: 1150 sq ft

| GROUND FLOOR | | Metres |
|------------------------|-------------|--------|
| Entrance Hall | | |
| Lounge (max) | 4.30 x 3.90 | |
| Kitchen Dining (max) | 3.90 x 3.60 | |
| Utility | 1.70 x 1.60 | |
| Garden Room | 3.30 x 1.80 | |
| WC | 1.74 x 0.95 | |
| FIRST FLOOR | | Metres |
| Master Bedroom | 2.95 x 2.85 | |
| Ensuite | 2.15 x 1.25 | |
| Dressing | 1.70 x 1.50 | |
| Bedroom 2 | 3.05 x 2.70 | |
| Study | 2.00 x 1.90 | |
| Bathroom | 2.15 x 1.80 | |
| SECOND FLOOR | | Metres |
| Bedroom 3 | 3.89 x 3.60 | |
| Ensuite | 2.85 x 1.00 | |
| Store | | |

No. 6
Total floor area: 1286 sq ft

| GROUND FLOOR | | Metres |
|------------------|-------------|--------|
| Entrance Hall | | |
| Lounge | 5.55 x 4.30 | |
| Kitchen Dining | 5.55 x 4.30 | |
| Utility | 1.35 x 1.03 | |
| Garden Room | 2.72 x 2.55 | |
| WC | 1.91 x 1.03 | |
| FIRST FLOOR | | Metres |
| Master Bedroom | 3.40 x 3.20 | |
| Ensuite | 2.35 x 1.00 | |
| Bedroom 2 | 3.35 x 2.90 | |
| Bedroom 3 | 3.65 x 2.55 | |
| Bedroom 4 | 3.00 x 2.05 | |
| Bathroom | 2.71 x 1.85 | |



APARTMENT 7

Total floor area: 735 sq ft

GROUND FLOOR

| | Metres |
|---------------------------------|-------------|
| Entrance Hall | |
| Kitchen Dining Living (max) | 7.37 x 4.00 |
| Master Bedroom (max) | 4.37 x 3.27 |
| Ensuite | 1.90 x 1.80 |
| Bedroom 2 | 3.55 x 2.60 |
| Bathroom | 3.20 x 1.90 |

APARTMENT 8

Total floor area: 812 sq ft

FIRST FLOOR

| | Metres |
|---------------------------------|-------------|
| Entrance Hall | |
| Kitchen Dining Living (max) | 7.37 x 4.38 |
| Master Bedroom (max) | 4.57 x 2.87 |
| Ensuite | 2.44 x 1.10 |
| Bedroom 2 | 3.27 x 3.20 |
| Bathroom | 2.40 x 2.09 |

APARTMENT 10

Total floor area: 821 sq ft

GROUND FLOOR

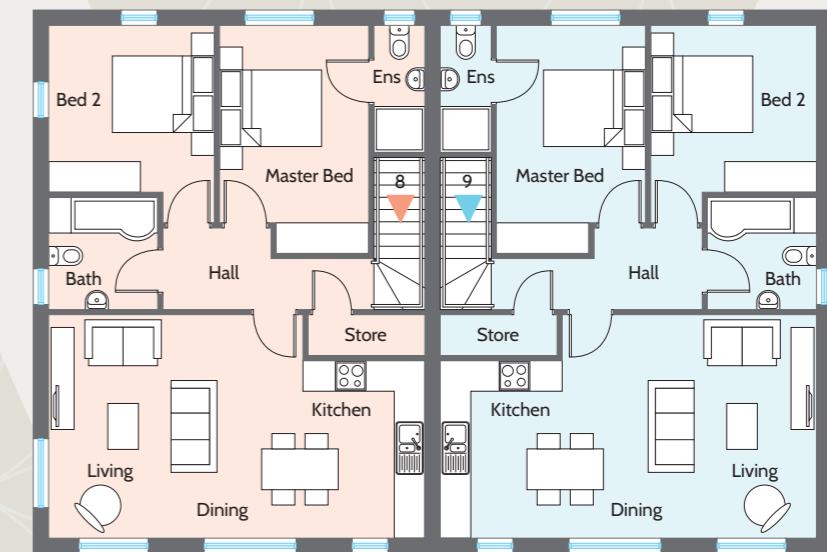
| | Metres |
|---------------------------------|-------------|
| Entrance Hall | |
| Kitchen Dining Living (max) | 6.17 x 6.15 |
| Master Bedroom (max) | 4.37 x 3.27 |
| Ensuite | 1.90 x 1.80 |
| Bedroom 2 | 4.37 x 2.60 |
| Bathroom | 3.20 x 1.90 |

APARTMENT 9

Total floor area: 812 sq ft

FIRST FLOOR

| | Metres |
|---------------------------------|-------------|
| Entrance Hall | |
| Kitchen Dining Living (max) | 7.37 x 4.38 |
| Master Bedroom (max) | 4.57 x 2.87 |
| Ensuite | 2.44 x 1.10 |
| Bedroom 2 | 3.27 x 3.20 |
| Bathroom | 2.40 x 2.09 |



designed with
you in mind...



KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles, worktops and upstands
- Integrated appliances in kitchen to include gas hob, electric oven, extractor hood, fridge freezer and dishwasher (Nos. 1 - 6 and 11 - 13 only)
- Freestanding washing machine to utility - washer / dryer in apartments
- Under unit lighting
- Choice of floor tiling to kitchen and dining area and garden room

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to kitchen/dining area, bathroom and ensuite
- Choice of floor tiling
- Choice of tiling to shower enclosure
- Thermostatically controlled showers
- Tiled splashback panel with wall mounted sinks
- Tiled splash back with full tiling to shower enclosure area over bath and shower screen
- Heated towel rail to bathroom & ensuite

INTERNAL FEATURES

- Painted handrail to stairs with painted spindles
- Interior painted finish to walls and ceilings
- Painted interior doors with quality doormongery
- Painted bevelled skirting and architrave
- Choice of carpet with underlay to lounge, stairs, landing and bedrooms
- Choice of floor tiling to hall
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Gas fired central heating

EXTERNAL FEATURES

- Pavior driveways and parking bays
- Front and rear gardens turfed
- Rear gardens to have perimeter timber fencing
- PVC window frames finished in grey
- GRP composite front door
- Painted smooth render
- 10 year NHBC warranty



A management company will be established to ensure the upkeep and maintenance of communal areas and grounds

joint selling agents:



028 2565 7700
ulsterpropertysales.co.uk



028 2563 7733
lynnandbrewster.com

developer:



dbbuildingcontracts.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.