



APPLETON MEADOWS

DRUMNACANVY ROAD
PORTADOWN



SUPERB FAMILY HOMES SITUATED IN
A BEAUTIFUL RURAL LOCATION

River Bann, Portadown



Newry to Portadown Canal Towpath



Discover
a Finer
Way of Life



Portadown People's Park





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2



2



3



Near to Everything, Far from Ordinary

Striking the perfect balance between semi-rural living in an accessible area, Appleton Meadows boasts the best of both worlds. Encapsulated by beautiful mature trees, situated in the surrounding scenic countryside, Appleton Meadows is sure to appeal to buyers hoping to call this serene haven their home.

Thanks to the natural beauty of this picturesque landscape, it goes without saying that Appleton Meadows is ideal for those who love the great outdoors. Nestled just off the Drumnacanny Road in the charming town of Portadown, there is certainly no shortage of open, green spaces to explore. Whether it's hitting a ball on the lush fairways of Portadown Golf Club, cycling alongside the tranquil canal at the Newry-Portadown Towpath or enjoying a family picnic at the nearby Moneypenny's Lock, Appleton Meadows provides endless opportunities to create lasting memories with the entire family.

What's more, with close ties to Portadown Town Centre, a selection of renowned cafés, pubs and restaurants can be easily accessed within minutes. With Bennetts Bar, Zio Restaurant and the much-loved Seagoe Hotel all located just a short distance away, residents of Appleton Meadows are spoiled for choice when it comes to outstanding dining opportunities in the local area. Appleton Meadows also benefits from excellent rail and road links stretching to Lurgan, Lisburn, Belfast City Centre and beyond, guaranteeing hassle-free travel for those making the daily commute.



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- 1_ Portadown Town Centre
- 2_ Portadown Golf Club
- 3_ Crannagael House, Portadown
- 4_ Moneypenny's Lock, Newry - Portadown Canal
- 5_ Portadown Town Hall
- 6_ Moneypenny's Lock, Newry - Portadown Canal

Building Great Places For Life

Showcasing an impressive collection of exclusive detached and semi-detached homes, these stunning properties intertwine both a traditional design and stylish, contemporary finish. Carefully built with your needs in mind, the properties at Appleton Meadows guarantee that no detail has been overlooked in the pursuit to ensure an extraordinary, modern living experience.

Boasting spacious interiors, each finished to chic turn-key specification, homeowners will find themselves with little to do on moving day except kicking back and relaxing in their brand-new home. With traditional features, including striking bay windows and linking walls, woven throughout these properties, residents of Appleton Meadows can truly appreciate the unique originality of their home.

Whilst not only located in an area which offers the natural beauty of the surrounding landscape, Appleton Meadows is perfectly positioned just a stone's throw away from a multitude of all-important amenities. Leading primary, secondary, and senior schools are situated within the local Portadown area, alongside an array of shopping opportunities and recreational facilities within the town. With everything a homeowner may need positioned right on the doorstep, it's easy to see how this unbeatable location is one of the most sought-after living areas in all of Portadown.

HOUSE TYPE KEY

- The Wallace - A3.1
- The Croke - B.1
- The Coombe - B
- The Deane - D1a.3
- The Brooke - D1a.4
- The Hawkwell - D1a.5
- The Barland - D1a.6
- The Dobbin - L4H
- The Bartley - L4H-Bay



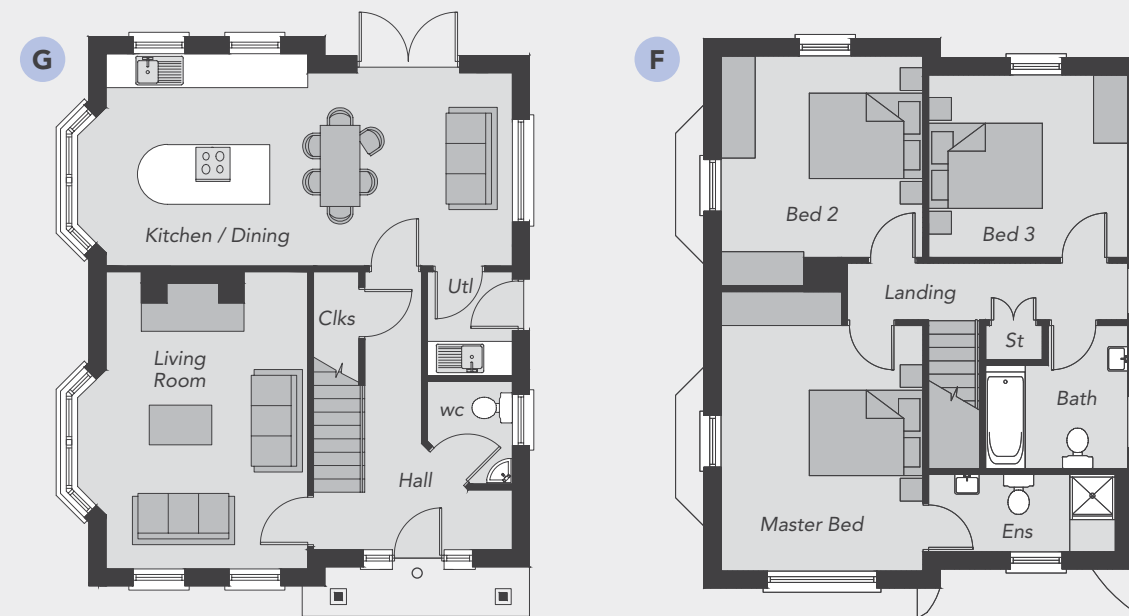
Not to scale

CHASEWOOD MANOR

DRUMCANNY ROAD



The Wallace - Type A3.1



GROUND FLOOR

Entrance Hall	
Living <i>Plus Bay</i>	17'0" x 11'7"
Kitchen / Dining <i>Max</i>	23'5" x 12'3"
Utility Room	
WC	

FIRST FLOOR

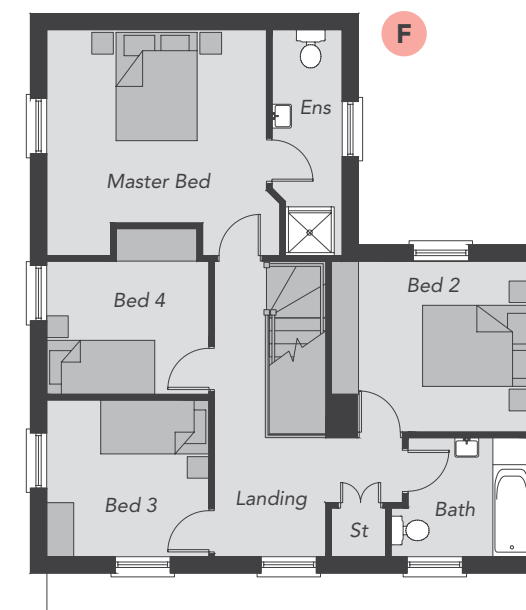
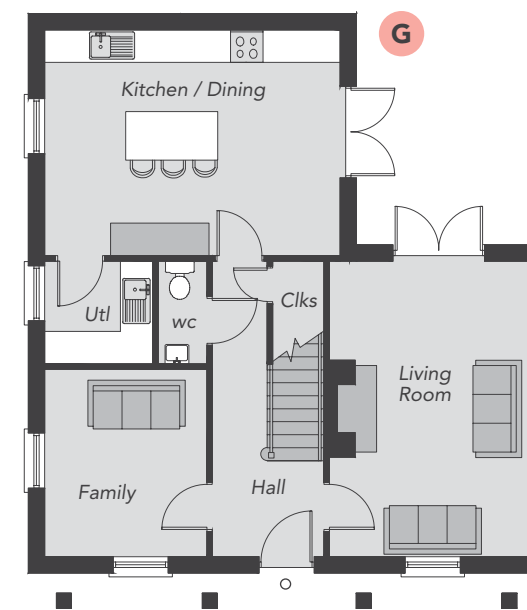
Master Bedroom <i>Max</i>	16'0" x 11'7"
Ensuite	11'5" x 4'5"
Bedroom 2 <i>Max</i>	15'3" x 11'7"
Bedroom 3	11'5" x 10'5"
Bathroom <i>Max</i>	8'2" x 8'2"

SITE NUMBER - 11
APPROXIMATE FLOOR AREA - 1,386 ft²



Computer Visual - Site 2

The Coombe - Type B



GROUND FLOOR

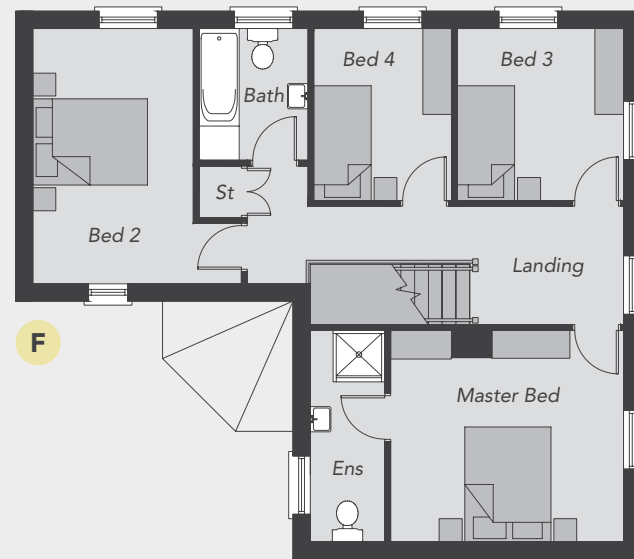
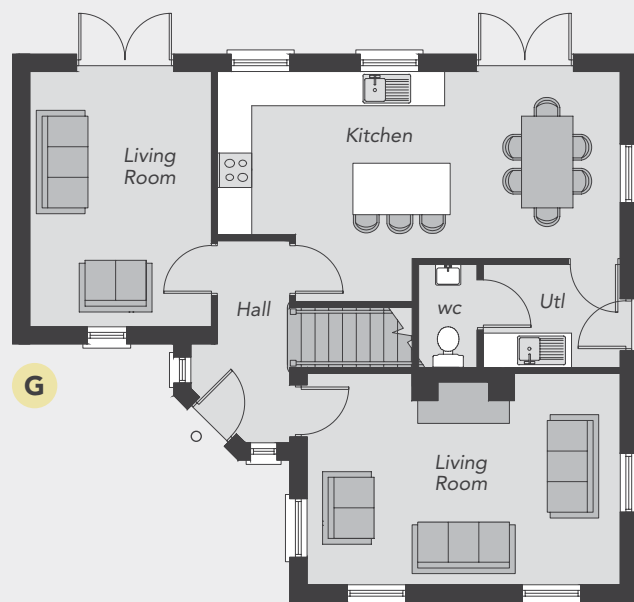
Entrance Hall	
Living	18'0" x 11'5"
Kitchen / Dining	16'4" x 13'9"
Family	11'5" x 10'9"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom	13'9" x 12'5"
Ensuite	
Bedroom 2	11'5" x 10'5"
Bedroom 3	10'2" x 9'6"
Bedroom 4	10'2" x 8'2"
Bathroom Max	7'10" x 7'2"

SITE NUMBERS - 20, 21, 25 & 28
APPROXIMATE FLOOR AREA - 1,560 ft²

The Crooke - Type B.1



GROUND FLOOR

Entrance Hall	
Living	18'0" x 12'1"
Kitchen / Dining Max	22'10" x 10'6"
Family	14'3" x 10'2"
Utility Room	
WC	

FIRST FLOOR

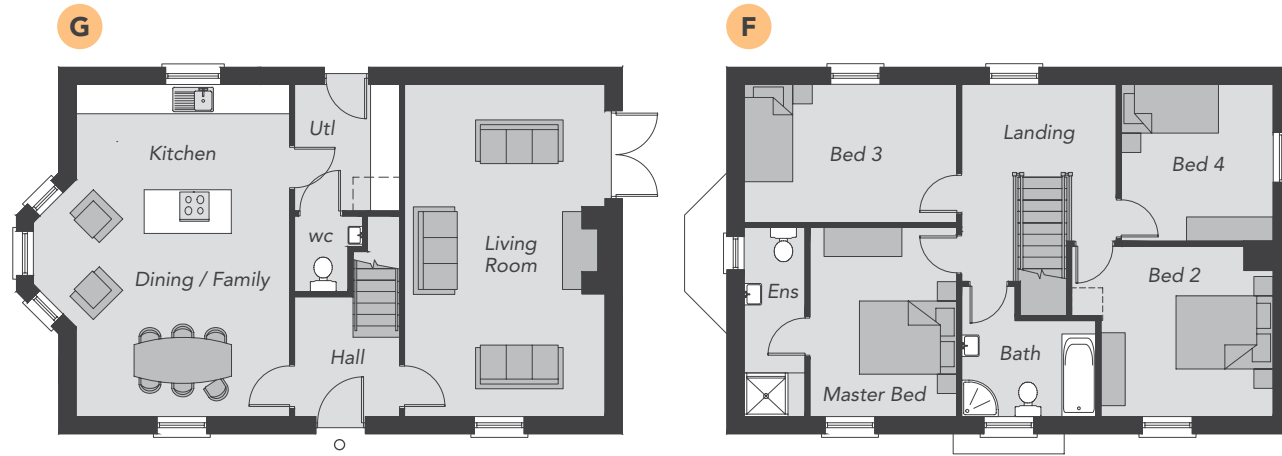
Master Bedroom	13'5" x 11'11"
Ensuite	11'11" x 4'1"
Bedroom 2	14'7" x 9'2"
Bedroom 3	9'10" x 9'6"
Bedroom 4	9'10" x 7'10"
Bathroom	7'6" x 6'2"

SITE NUMBERS - 2 & 19
APPROXIMATE FLOOR AREA - 1,518 ft²

Computer Visual - Site 28



The Deane - Type D1a.3



GROUND FLOOR

Entrance Hall	
Living	22'4" x 13'5"
Kitchen / Dining <i>Plus Bay</i>	22'4" x 13'9"
Utility Room	
WC	

FIRST FLOOR

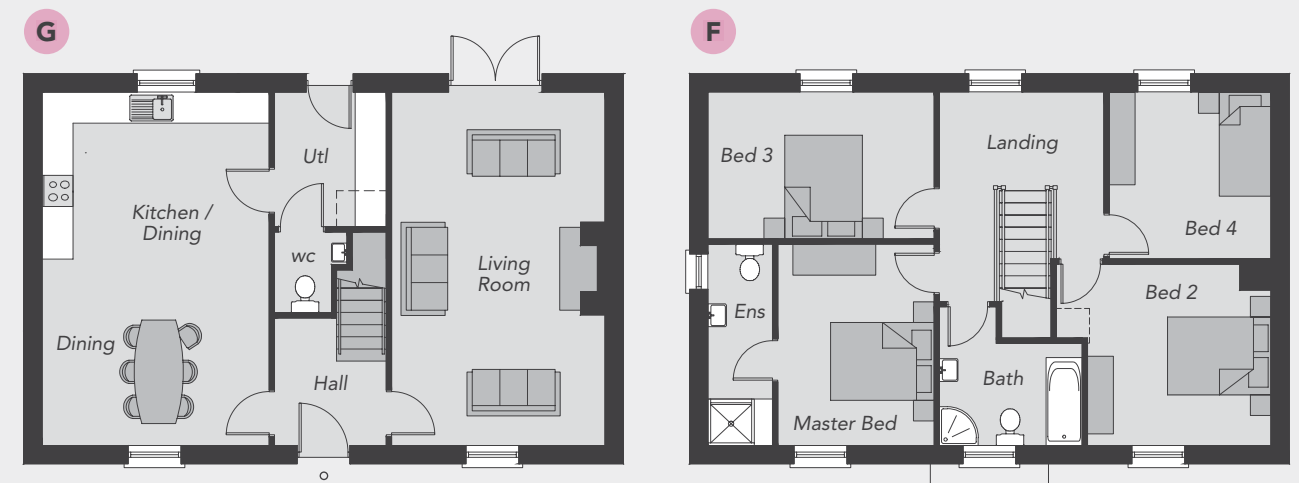
Master Bedroom	12'5" x 9'10"
Ensuite	12'5" x 4'10"
Bedroom 2	11'5" x 11'5"
Bedroom 3	14'5" x 9'2"
Bedroom 4	10'5" x 10'2"
Bathroom <i>Max</i>	8'10" x 6'2"

SITE NUMBERS - 7 & 12
APPROXIMATE FLOOR AREA - 1,650 ft²

Computer Visual - Site 5



The Brooke - Type D1a.4



GROUND FLOOR

Entrance Hall	
Living	22'4" x 13'5"
Kitchen / Dining	22'4" x 13'9"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom	12'7" x 9'10"
Ensuite	12'7" x 4'10"
Bedroom 2	11'5" x 11'5"
Bedroom 3	14'5" x 9'2"
Bedroom 4	10'5" x 10'2"
Bathroom <i>Max</i>	8'10" x 6'2"

SITE NUMBER - 5
APPROXIMATE FLOOR AREA - 1,603 ft²

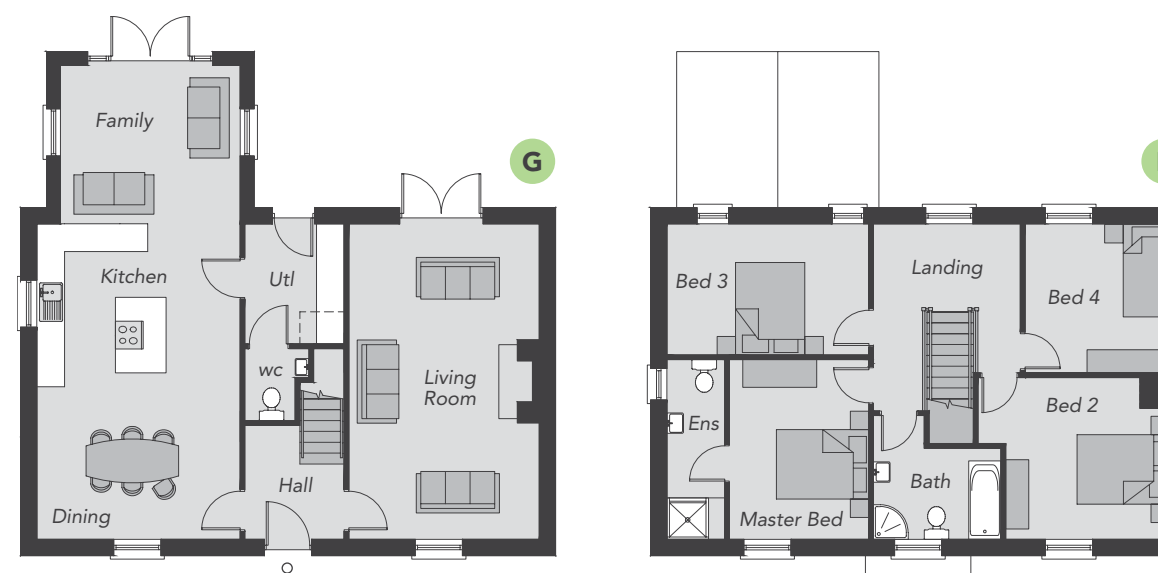
Computer Visual - Site 12





Computer Visual - Site 1

The Barland - Type D1a.6



GROUND FLOOR

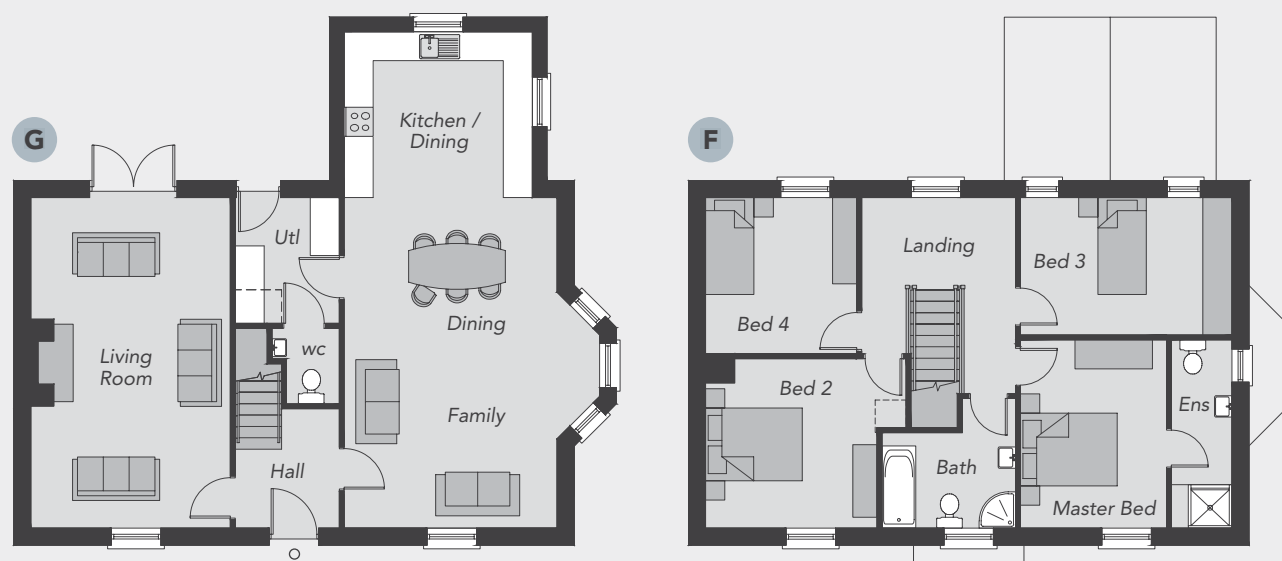
Entrance Hall	
Living Plus Bay	22'4" x 13'5"
Kitchen / Dining / Family Max	33'7" x 14'5"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom	12'8" x 9'10"
Ensuite	12'8" x 4'11"
Bedroom 2	11'5" x 11'5"
Bedroom 3	14'5" x 9'2"
Bedroom 4	10'5" x 10'2"
Bathroom Max	8'10" x 6'2"

SITE NUMBERS – 3, 4, & 29
APPROXIMATE FLOOR AREA – 1,733 ft²

The Hawkwell - Type D1a.5



GROUND FLOOR

Entrance Hall	
Living	22'4" x 13'3"
Kitchen / Dining Plus Bay	33'7" x 14'5"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom	12'5" x 9'10"
Ensuite	12'5" x 4'1"
Bedroom 2	11'5" x 11'5"
Bedroom 3	14'5" x 9'2"
Bedroom 4	10'5" x 10'2"
Bathroom Max	8'10" x 6'2"

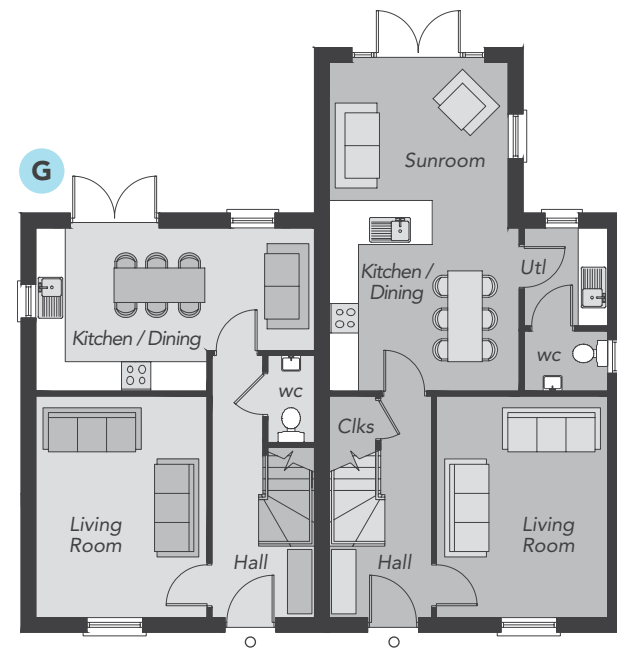
SITE NUMBERS – 1, 6, 8 & 24
APPROXIMATE FLOOR AREA – 1,776 ft²

Computer Visual Site 3



The Dobbin - Type L4H

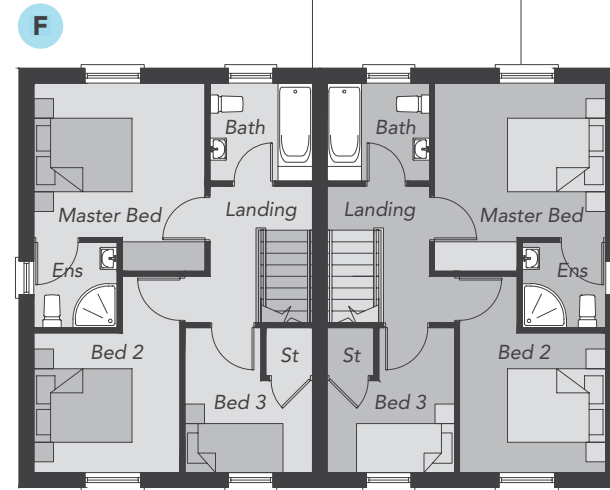
SITE NUMBERS – 9, 10, 13-18, 22, 23, 26, 27, 31 & 32
 APPROXIMATE FLOOR AREA (No Sunroom) – 1,098 ft²
 APPROXIMATE FLOOR AREA (With Sunroom) – 1,124 ft²



The Dobbin is available with a sunroom on Sites 14, 15, 22, 23, 27, 31 & 32.

The Dobbin also features as a detached on Sites 22 & 23.

Please see Site Layout for further details.



GROUND FLOOR - No Sunroom

Entrance Hall	
Living	14'9" x 11'5"
Kitchen / Dining Max	18'7" x 10'10"
WC	

GROUND FLOOR - With Sunroom

Entrance Hall	
Living	14'9" x 11'5"
Kitchen / Dining / Sunroom Max	22'11" x 12'9"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom Min	11'5" x 11'5"
Ensuite	5'7" x 5'4"
Bedroom 2 Max	13'1" x 10'2"
Bedroom 3 Max	9'8" x 8'6"
Bathroom	7'6" x 6'10"



Computer Visual - Sites 15 & 16

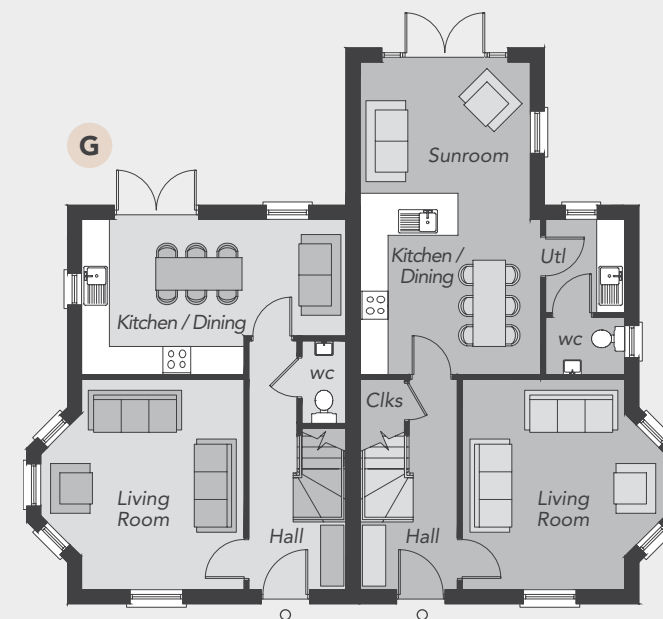


Computer Visual Site 30

Computer Visual Sites 34 & 35

The Bartley - Type L4Hsp

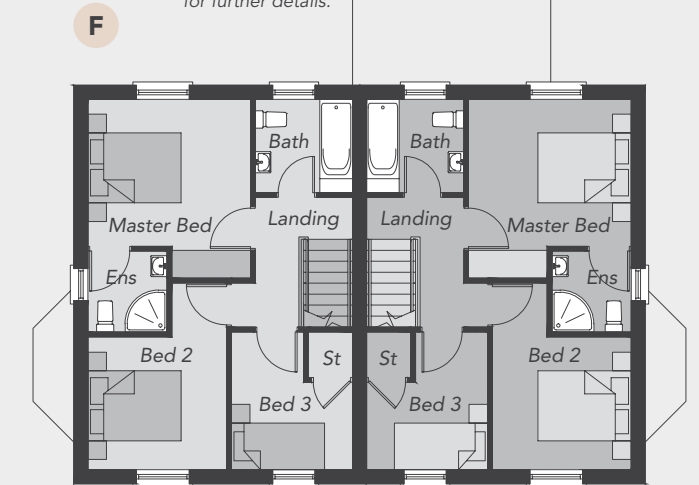
SITE NUMBERS – 30 & 33-37
 APPROXIMATE FLOOR AREA (No Sunroom) – 969 ft²
 APPROXIMATE FLOOR AREA (With Sunroom) – 1,119 ft²



The Bartley is available with a sunroom on Sites 35 & 36.

The Bartley also features as a detached on Sites 30 & 33.

Please see Site Layout for further details.



GROUND FLOOR - No Sunroom

Entrance Hall	
Living Plus Bay	14'9" x 11'5"
Kitchen / Dining Max	18'7" x 12'0"
WC	

GROUND FLOOR - With Sunroom

Entrance Hall	
Living Plus Bay	14'9" x 11'5"
Kitchen / Dining / Sunroom Max	22'11" x 12'9"
Utility Room	
WC	

FIRST FLOOR

Master Bedroom Min	11'5" x 11'5"
Ensuite	5'8" x 5'4"
Bedroom 2 Max	13'1" x 10'2"
Bedroom 3 Max	9'8" x 8'6"
Bathroom	7'6" x 6'10"

The Finer Details



KITCHEN & UTILITY

- Quality kitchen with choice of doors and handles
- Laminate worktop with stainless steel undermounted bowl (laminated worktop in utility – where applicable)
- Integrated appliances to include oven, hob, fridge freezer and dishwasher
- Energy efficient LED down lights to kitchen area

BATHROOM, ENSUITE AND CLOAKS

- Contemporary white sanitary ware with chrome fittings
- All bathrooms have a shower bath or shower enclosure
- Chrome towel radiators to bathroom and ensuite
- Energy efficient LED down lights bathroom and ensuite

TILING & FLOORING COVERINGS

- Ceramic floor tiling to dining area, kitchen, utility (where applicable), cloaks, bathroom and ensuite floors
- Full height tiling to shower enclosure
- Selective wall tiling to bath area
- Feature splash back wall tile to cloaks, bathroom and ensuite where the sink is fitted
- Carpets to lounge, hall, bedrooms, stairs and landings with quality underlay

INTERNAL FEATURES

- Walls, ceilings and all woodwork painted
- Contemporary internal doors and ironmongery
- Smoke and carbon monoxide alarms fitted to building control standards
- Generous range of points for electrical sockets, switches, telephone and tv points
- One USB charging socket to kitchen, lounge and master bedroom

EXTERNAL FEATURES

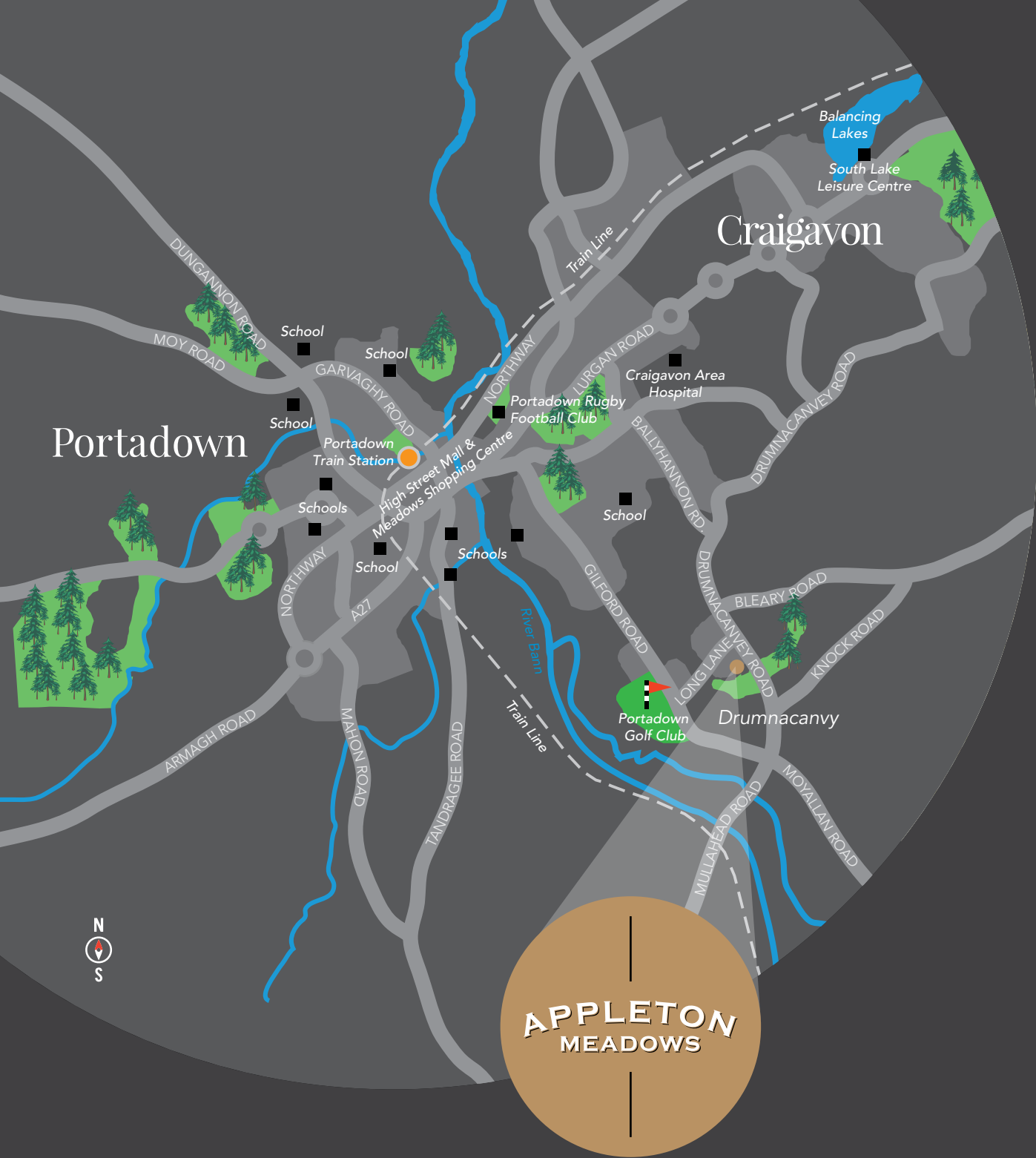
- High standard of floor, wall and loft insulation to reduce heat loss
- Black flat roof tiles
- uPVC fascia, soffit, gutter and rain water down pipes
- uPVC windows and rear doors
- Quality GRP panelled front door with a 6 point locking system
- Driveways to finished in bitmac
- Flagged patio area
- Boundary fencing to the rear of the property with a single timber side gate
- Top soiled and seeded garden to front and back
- External water tap
- External lighting to front and rear doors

WARRANTY

- Each home will be issued with a 10 year structural warranty

Images are merely indicative of the style of finish that can be achieved at Appleton Meadows and are for illustrative purposes only.





All Within Easy Reach

Portadown 3 miles	Banbridge 8.5 miles	Lisburn 18 miles	George Best Belfast City Airport 29 miles
Craigavon 3.5 miles	Moira 10 miles	Dungannon 18.5 miles	Belfast International Airport 24.5 miles
Lurgan 5.5 miles	Armagh 13 miles	Belfast 26 miles	



Selling Agent



28 West Street, Portadown,
Craigavon BT62 3JQ
Telephone 028 3833 4157
www.williams-estateagents.co.uk

Mortgage Advice



28 West Street, Portadown,
Craigavon BT62 3JQ
Telephone 028 3844 0750
www.farrellfinancialsolutions.co.uk

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