

LG

LINEN GREEN

TAUGHEY ROAD, BALNAMORE

BEAUTIFULLY CRAFTED
CONTEMPORARY FAMILY HOMES

WELCOME TO
LINEN GREEN

modern, contemporary family
homes, a few minutes from
Ballymoney



LINEN GREEN
TAUGHEY ROAD, BALNAMORE

ON YOUR DOORSTEP

The location offers accessibility to a fantastic combination of amenities and activities. The local area of Balnamore has a primary school and post office a few minutes walk away whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities in Ballymoney are a few minutes drive away.



These homes tastefully capture the essence of modern family living in Balnamore within easy reach of open countryside yet only a few minutes drive from Ballymoney. The contemporary exterior styling is carried through to the interiors - generous window heights and bright, spacious rooms combine with modern, comfortable open plan living to create the perfect family homes.

- 1 / Grace Hill Golf Course
- 2 / River Bann
- 3 / Ballymoney Mini Rugby
- 4 / The Dark Hedges
- 5 / Marina on River Bann

NOTE: The development has been called Linen Green for marketing purposes only and may be subject to change

AERIAL CGI



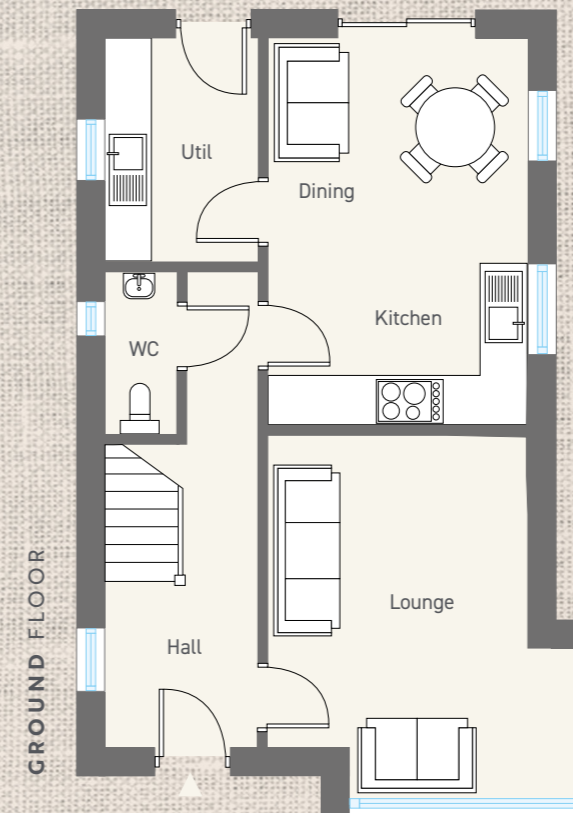


THE DAMASK

3 Bedroom Detached Family Home

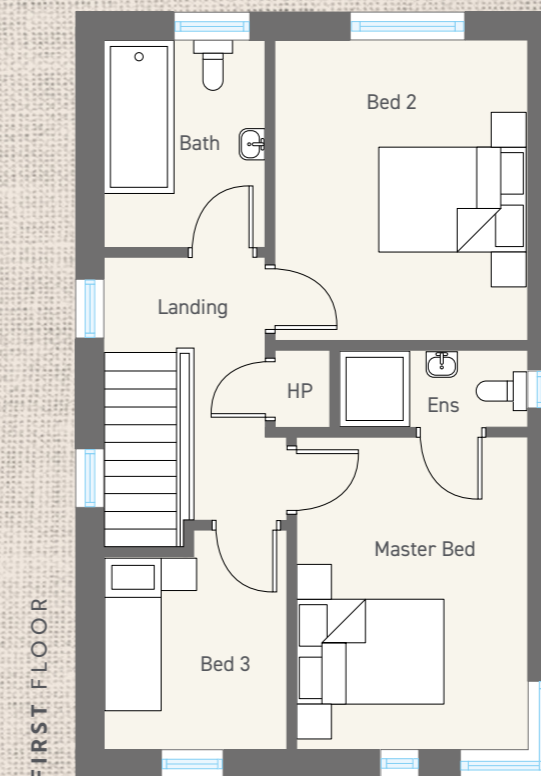
TOTAL FLOOR AREA: 1015 sq ft

Site nos. 4, 20



GROUND FLOOR

Entrance Hall with separate WC	
Lounge (max)	
ft 15'4" x 13'2"	m 4.69 x 4.02
Kitchen Dining	
ft 16'5" x 11'1"	m 5.00 x 3.37
Utility	
ft 9'5" x 6'7"	m 2.89 x 2.00



FIRST FLOOR

Master Bedroom	
ft 13'2" x 9'10"	m 4.00 x 3.00
Ensuite	
ft 8'0" x 3'3"	m 2.45 x 1.00
Bedroom 2	
ft 12'9" x 10'9"	m 3.90 x 3.27
Bedroom 3	
ft 8'3" x 7'9"	m 2.50 x 2.37
Bathroom	
ft 8'10" x 6'9"	m 2.70 x 2.10

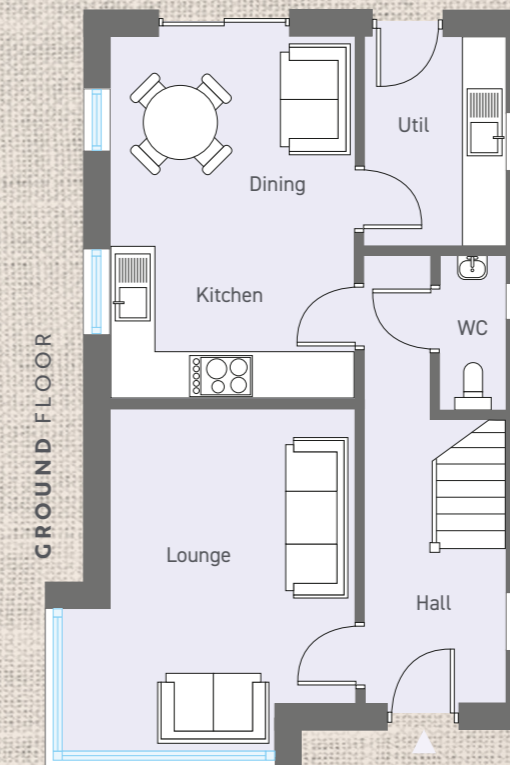


THE MODAL

3 Bedroom Detached Family Home

TOTAL FLOOR AREA: 1015 sq ft

Site nos. 5, 21



GROUND FLOOR

Entrance Hall with separate WC

Lounge (max)

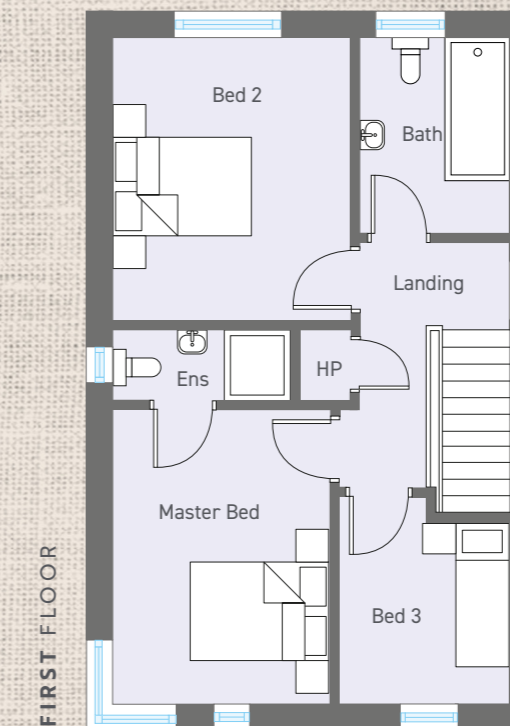
ft 15'4" x 13'2" m 4.69 x 4.02

Kitchen | Dining

ft 16'5" x 11'1" m 5.00 x 3.37

Utility

ft 9'5" x 6'7" m 2.89 x 2.00



FIRST FLOOR

Master Bedroom

ft 13'2" x 9'10" m 4.00 x 3.00

Ensuite

ft 8'0" x 3'3" m 2.45 x 1.00

Bedroom 2

ft 12'9" x 10'9" m 3.90 x 3.27

Bedroom 3

ft 8'3" x 7'9" m 2.50 x 2.37

Bathroom

ft 8'10" x 6'9" m 2.70 x 2.10



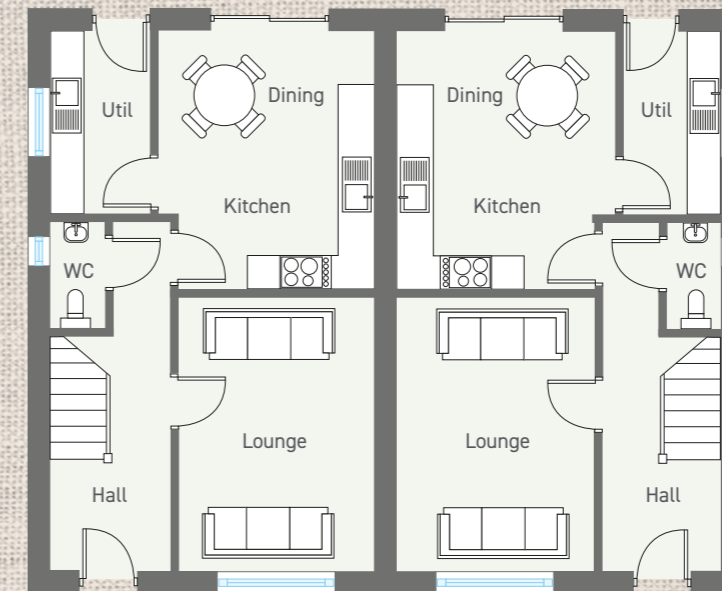
THE CHENILLE

3 Bedroom Semi Detached Family Home

TOTAL FLOOR AREA: 1035 sq ft

Site nos. 2, 3, 6, 7, 11, 12, 13, 14, 18, 19, 22, 23

GROUND FLOOR



GROUND FLOOR

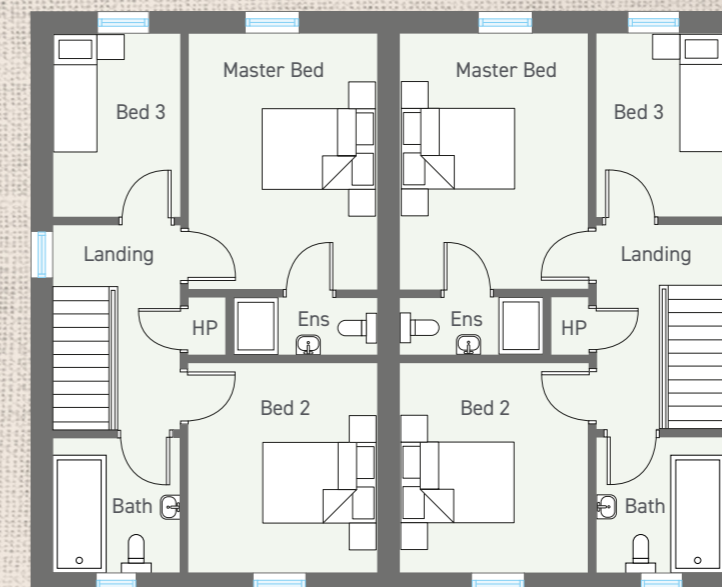
Entrance Hall with separate WC

Lounge
ft 15'1" x 10'9" m 4.60 x 3.30

Kitchen | Dining
ft 14'3" x 12'0" m 4.35 x 3.65

Utility
ft 10'2" x 5'6" m 3.10 x 1.70

FIRST FLOOR



FIRST FLOOR

Master Bedroom
ft 14'3" x 10'6" m 3.50 x 3.20

Ensuite
ft 8'0" x 3'3" m 2.45 x 1.00

Bedroom 2
ft 11'6" x 10'6" m 3.50 x 3.20

Bedroom 3
ft 10'2" x 7'3" m 3.10 x 2.20

Bathroom
ft 7'6" x 7'3" m 2.30 x 2.20

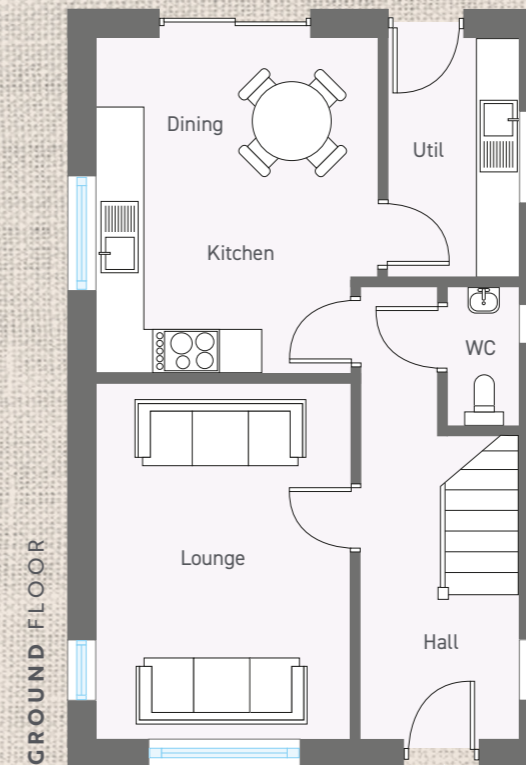


THE CHIFFON

3 Bedroom Detached Family Home

TOTAL FLOOR AREA: 1035 sq ft

Site nos. 8, 9, 10, 24



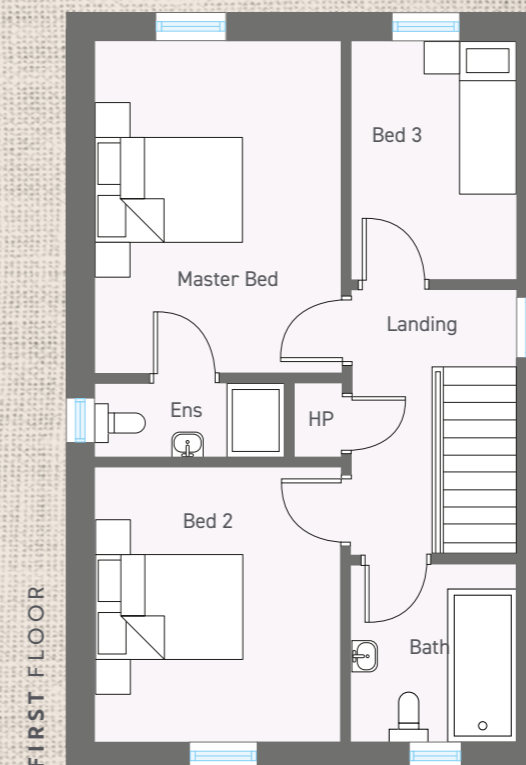
GROUND FLOOR

Entrance Hall with separate WC

Lounge
ft 15'1" x 10'9" m 4.60 x 3.30

Kitchen | Dining
ft 14'3" x 12'0" m 4.35 x 3.65

Utility
ft 10'2" x 5'6" m 3.10 x 1.70



FIRST FLOOR

Master Bedroom (max)
ft 14'3" x 10'6" m 3.50 x 3.20

Ensuite
ft 8'0" x 3'3" m 2.45 x 1.00

Bedroom 2
ft 11'6" x 10'6" m 3.50 x 3.20

Bedroom 3
ft 10'2" x 7'3" m 3.10 x 2.20

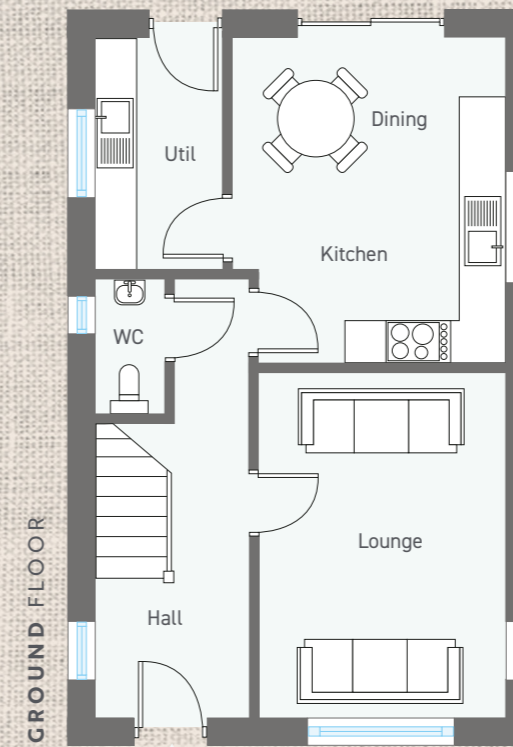
Bathroom
ft 7'6" x 7'3" m 2.30 x 2.20



THE GINGHAM

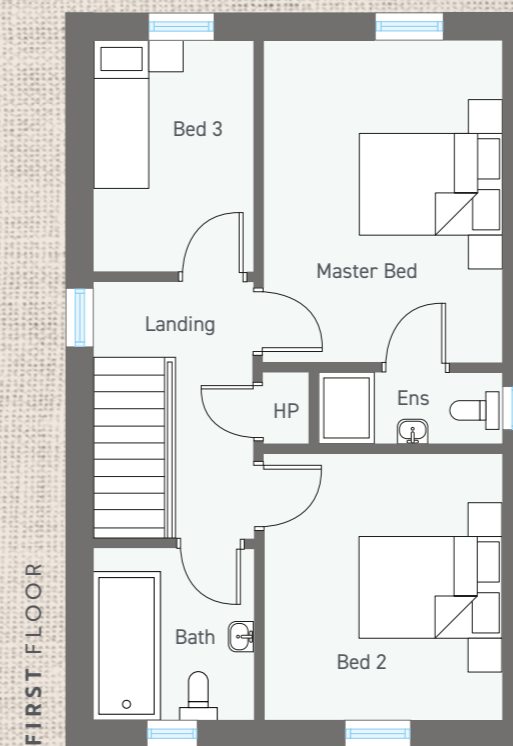
3 Bedroom Detached Family Home

TOTAL FLOOR AREA: 1035 sq ft
Site nos. 1, 15, 16, 17



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 15'1" x 10'9"	m 4.60 x 3.30
Kitchen Dining	
ft 14'3" x 12'0"	m 4.35 x 3.65
Utility	
ft 10'2" x 5'6"	m 3.10 x 1.70



FIRST FLOOR

Master Bedroom	
ft 14'3" x 10'6"	m 3.50 x 3.20
Ensuite	
ft 8'0" x 3'3"	m 2.45 x 1.00
Bedroom 2	
ft 11'6" x 0'6"	m 3.50 x 3.20
Bedroom 3	
ft 10'2" x 7'3"	m 3.10 x 2.20
Bathroom	
ft 7'6" x 7'3"	m 2.30 x 2.20

CONTEMPORARY ELEGANCE

FEATURING AN
ELEVATED LEVEL OF FINISH



GENERAL FEATURES

- Highly energy efficient homes (B Rating EPC)
- Oil high efficiency boiler with thermostatically controlled radiators
- UPVC double glazed windows
- Painted internal doors with modern handles
- Internal walls, woodwork, ceilings painted in neutral colours throughout
- Choice of carpet from range with underlay to lounge, hall, stairs, landing and bedrooms
- Electric fire from selected range
- Extensive electrical specification to include prewire for burglar alarm (can be fitted at additional cost) and BT
- Mains supply smoke, heat & carbon monoxide detectors



KITCHEN

- Choice of doors, worktop, matching upstand & handle to kitchen & utility area
- Appliances to include electric hob, extractor hood, integrated oven, integrated fridge freezer and freestanding washing machine



BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware to downstairs WC, ensuite and bathroom
- Thermostatically controlled shower to ensuite
- Heated towel rails
- Soft close toilet seat and cover



TILING

- Waterproof tile effect timber flooring to bathroom and ensuite
- Choice of floor tiling from range to kitchen/dining areas, utility and WC
- Choice of wall tiling from range for splashbacks to bathroom, ensuite and WC sinks.
- Fully tiled shower cubicles and partial tiling to bath area

EXTERNAL FEATURES

- External lighting to front and rear doors
- Option of outside water tap at additional cost
- Low maintenance finishes including:
 - Render or traditional brick depending on house type and site position
 - Composite front and rear PVC doors
 - Seamless aluminium guttering and PVC downpipes
- Front & rear gardens sown out
- Coloured gravel driveways and shared surfaces
- Complementary communal landscaping
- Close boarded timber fencing to boundaries

WARRANTY

10 year structural defect insurance

A management company will be established to cover maintenance and upkeep of communal areas



LINEN GREEN
TAUGHEY ROAD, BALNAMORE



SELLING AGENT

DEVELOPED BY

mcafee

028 2766 7676
mcafeeproperties.co.uk

HOMESURE
PROPERTY MANAGEMENT LTD

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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.

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