

BYRON HALT

Kinnegar Drive
Holywood
BT18 9JQ

HAGAN[®]

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CREATING
HOMES
SINCE 1988

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we are not developers;
We are home builders.*



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www.haganhomes.co.uk



Convenient living with everything on your doorstep

Designed and built with your needs in mind, no detail has been overlooked in the pursuit to ensure a contemporary, city-suburb home which guarantees easy access to every amenity a homeowner may require.

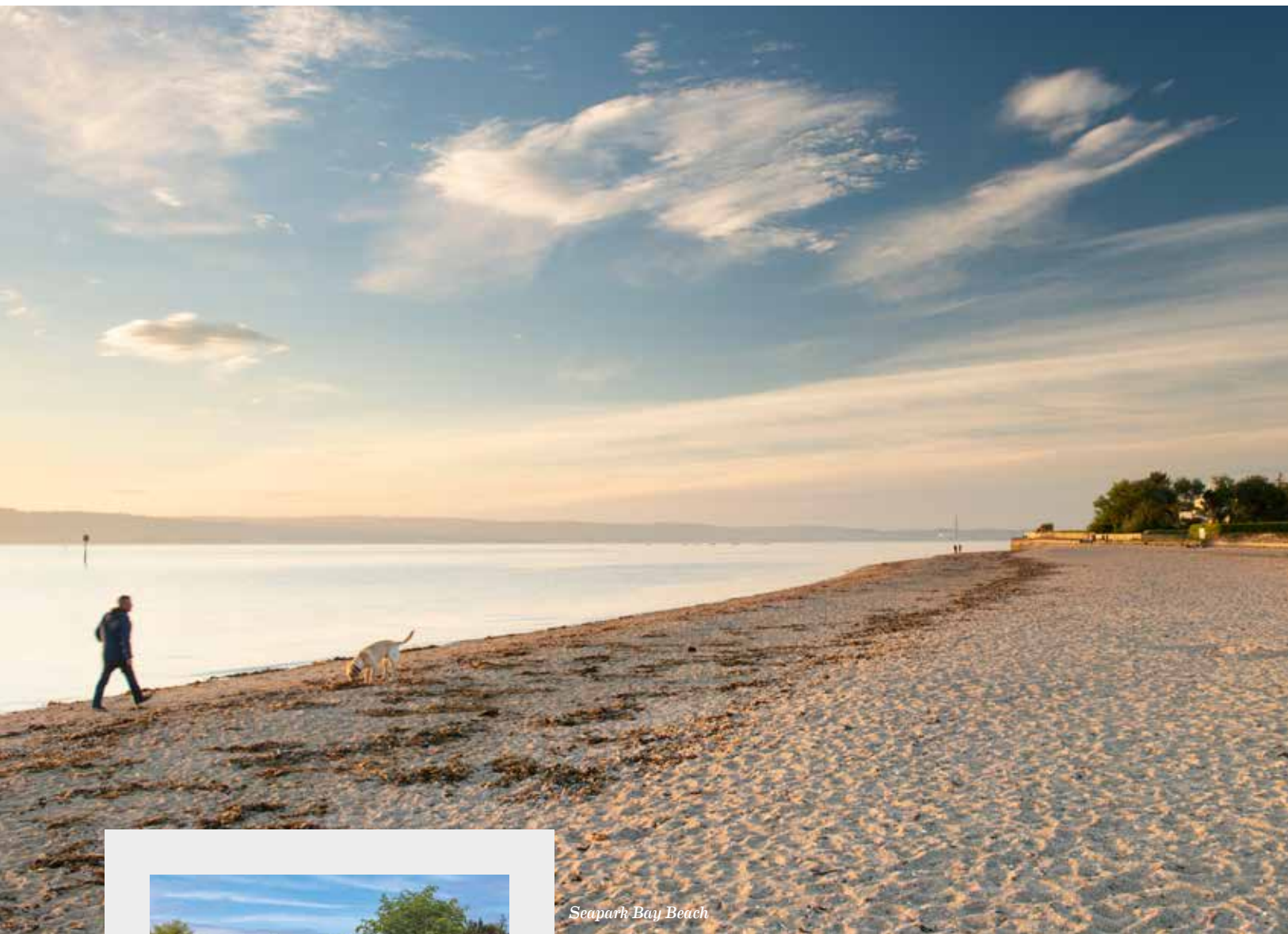
Byron Halt is situated at the gateway to some of Belfast's most spectacular landscapes, with coastal views and a multitude of beautiful, green spaces located right on the doorstep.

Homeowners can benefit from easy access to a wealth of nearby retail opportunities at the Holywood Exchange, including Sainsbury's, Tesco, B&Q and the exclusivity of Northern Ireland's only IKEA store.

Conveniently located, Byron Halt is positioned just minutes away from the prestigious Holywood Golf Club and the esteemed Royal Belfast Golf Club, perfect for those hoping to kick back and relax with a leisurely round of golf.

Thanks to excellent rail links providing hassle-free transportation, stretching from Holywood Train Station to Belfast City Centre, residents of Byron Halt can experience all of the hustle and bustle that the iconic capital has to offer.





Seapark Bay Beach



Hollywood Exchange



Culloden Estate & Spa



Hollywood Train Station

An Ultra Connected Location

By Foot...

Dirty Duck Alehouse	<i>3 minutes</i>
Hollywood Yacht Club	<i>3 minutes</i>
Hollywood Train Station	<i>7 minutes</i>
Hollywood Town Centre	<i>8 minutes</i>
Tesco Express	<i>11 minutes</i>
Seapark Bay Beach	<i>13 minutes</i>

By Car...

Hollywood Golf Club	<i>1.5 miles</i>
Redburn Country Park	<i>1.6 miles</i>
Culloden Estate & Spa	<i>2.1 miles</i>
Sainsbury's	<i>2.2 miles</i>
Hollywood Exchange	<i>2.3 miles</i>
Tesco Extra, Knocknagoney	<i>2.7 miles</i>
Belfast City Centre	<i>6.0 miles</i>
George Best Belfast City Airport	<i>3.4 miles</i>
Belfast International Airport	<i>23.5 miles</i>



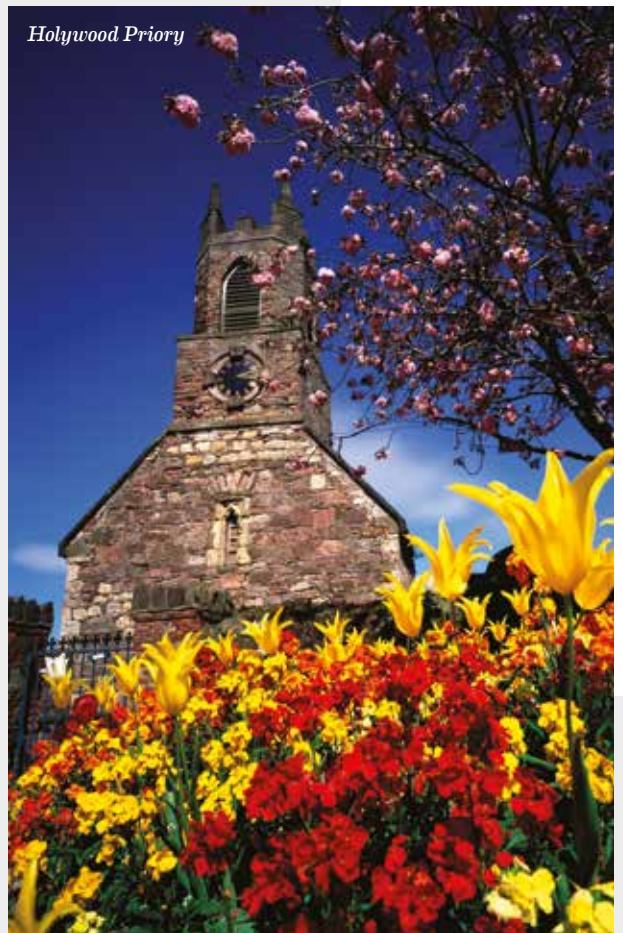
Royal Belfast Golf Club



Royal North of Ireland Yacht Club



The Dirty Duck



Hollywood Priory

Homes in an exclusive neighbourhood

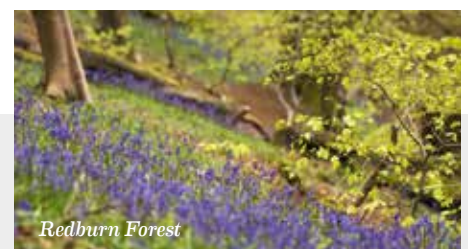
Nestled on the southern shores of Belfast Lough, it's easy to see how the charming town of Holywood is dubbed as one of Northern Ireland's most sought-after places to live. Presenting an exclusive collection of beautifully designed apartments, Byron Halt is sure to appeal to a wide variety of buyers seeking the balance between the hustle and bustle of city living and the serenity provide by a tranquil haven in which to call home.

Showcasing both character and sophistication, these outstanding apartments form a sleek architecturally designed mews style, coupled with a creative selection of unique brick colouring, exhibiting striking yet elegant exteriors. Thanks to spacious interiors which feature high-quality fixtures and fittings throughout, residents of Byron Halt can expect the very best in contemporary living, with ease of maintenance guaranteed.

With an ideal seaside location, Byron Halt provides breath-taking views across picturesque landscapes, where residents have the unique opportunity to experience peaceful strolls along the coastline at their leisure. An array of open, green spaces can be found just a stone's throw away, allowing homeowners to escape the stresses of urban life, and experience the stillness of nature. The historic Royal Belfast Golf Club, and Holywood Golf Club can be accessed within minutes - perfect for those hoping to enjoy a round of golf on the lush fairways of these prestigious courses. Plus the prestigious Royal North of Ireland Yacht Club, designed by renowned local architect Des Ewing is also minutes away by car.

With the Holywood Rail Halt situated right on the doorstep, Byron Halt offers endless possibilities to explore Belfast City Centre and beyond. This superb location ensures that transportation has never been easier for those making the daily commute, with the addition of the nearby George Best City Airport guaranteeing hassle-free travel for those roaming further afield.

Aside from travel, the charismatic town of Holywood boasts numerous benefits for any prospective homeowner. Whether it's sampling the exquisite cuisine at The Dirty Duck restaurant, delving into the past at the historic ruins of Holywood Priory, or spending a relaxing weekend getaway at the luxurious Culloden Estate and Spa, residents of Byron Halt truly have access to it all. The Holywood Exchange also provides a multitude of retail opportunities, ensuring that every amenity a homeowner could possibly need can be easily accessed at their convenience.





The Dirty Duck



Vintage Car Rally at Cultra Manor



Hollywood Golf Club - Home course of Rory McIlroy



Royal North of Ireland Yacht Club



Yacht racing on Belfast Lough



Belfast Lough from Cultra





Making your new apartment a home

Careful attention to detail has been given in every element of design and construction at Byron Halt giving these homes a distinct charm.

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT, Sky Q and Virgin Media with Ultrafast broadband speeds of up to 1000 Mps available



Kitchen

- A quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



Making your new apartment a home

Bathroom / Ensuite / Shower Room



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Vanity unit to bathroom, ensuite and shower rooms



External

- External lighting to apartment entrance doors
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company

Urban & chic apartment living

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White four panel doors with oval knobs / handles
- Extensive electrical specification to include pre-wire for BT, Sky Q and Virgin Media with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Floor tiling to halls, living / kitchen / dining areas
- Carpets to bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

KITCHEN

- Quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Ceramic floor tiling from superior range
- Appliances to include electric oven, hob and stainless steel & glass extractor hood
- Integrated fridge freezer
- Integrated washer / dryer machine
- Integrated dishwasher

BATHROOM / ENSUITE / SHOWER ROOM

- Contemporary white sanitary ware
- Thermostatically controlled shower and glass screen
- Soft close toilet seat and cover
- Vanity unit to bathroom, ensuite and shower rooms
- Clicker waste system in wash hand basin
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

EXTERNAL FEATURES

- External lighting to entrance doors
- Lifts serving apartments on upper floors in Blocks A, B, C & D
- Communal entrance hallways with audio intercom communication via the keypad at the main communal door
- Keypad and fob entry to communal entrance doors
- Acoustic glazing and ventilation system to rear and side elevations
- Outside communal water tap
- Decorative paving around apartment blocks with bitmac parking areas
- Electric entrance gates to secure communal carparking
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed



Images used are taken from the
Byron Halt Show Apartment.

Hollywood Golf Club



*Culloden
Estate & Spa*



Site Layout

Not to scale.

KINNEGAR COURT

KINNEGAR DRIVE

PAVILIONS OFFICE PARK



Possible Future Townhouse

The Praeger Block A 1-6

The Praeger Block B 7-15

The Praeger Block C 16-24

The Praeger Block D 25-30

Electronic Entrance Gates

The Grant Block E 31-35

Bin Store

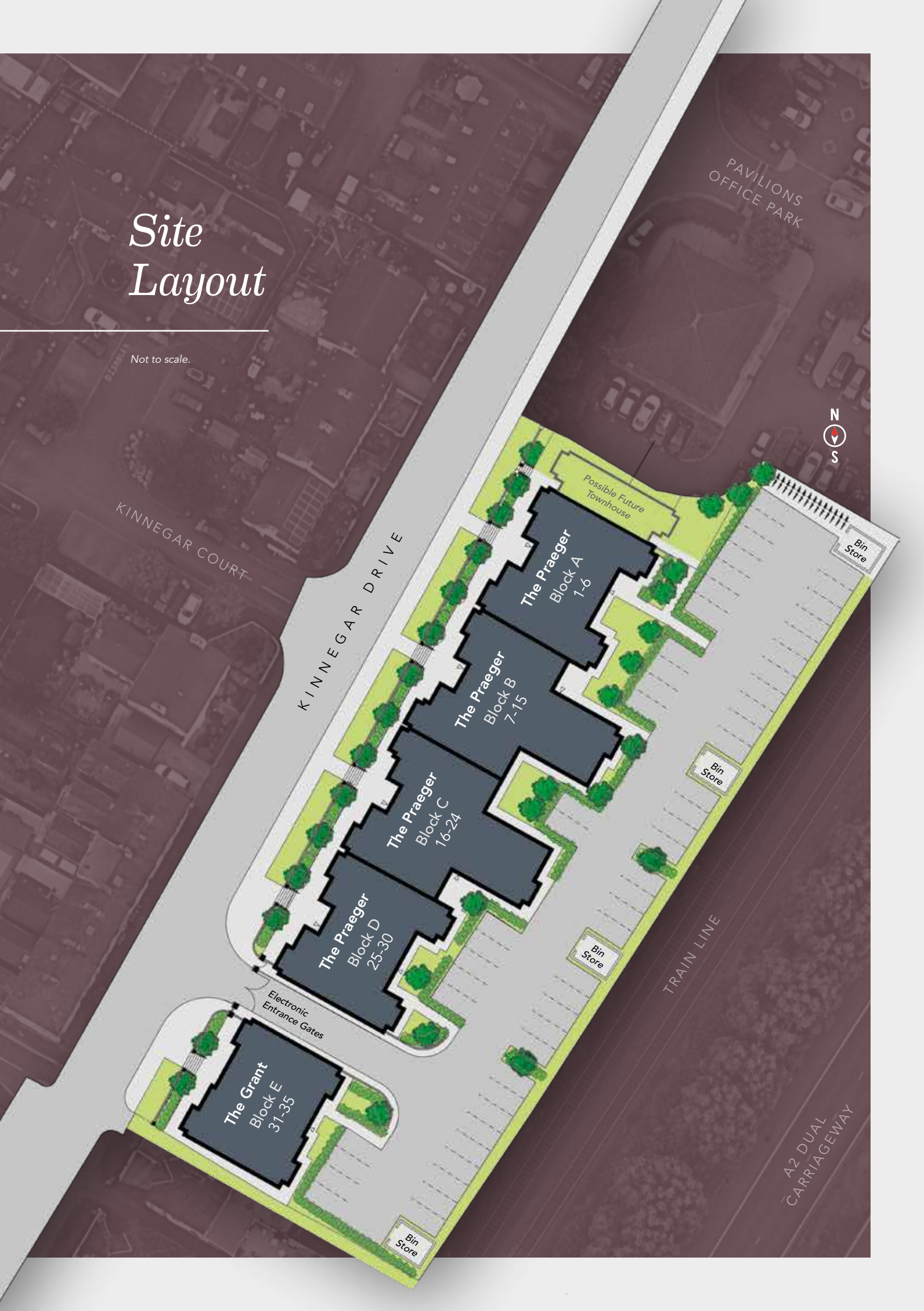
Bin Store

Bin Store

Bin Store

TRAIN LINE

A2 DUAL CARRIAGEWAY



*Architecturally designed
homes in a mews setting
and unbeatable location*



The Praeger
Block A / Apts 1-6

The Praeger
Block B / Apts 7-15

The Praeger
Block C / Apts 16-24

The Praeger
Block D / Apts 25-30

The Grant
Block E / Apts 31-35



The Praeger

Ground Floor

- Block A** - Apartments 1-2
- Block B** - Apartments 7-9
- Block C** - Apartments 16-18
- Block D** - Apartments 25-26



Apartment 1 - Block A

LIVING / KITCHEN / DINING max	20'1" x 18'5"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'6"
BATHROOM	7'3" x 5'8"

Total Floor Area: 782 sq ft approx.

Apartment 2 - Block A

LIVING / KITCHEN / DINING max	20'1" x 18'11"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'0"
BATHROOM	7'3" x 5'8"

Total Floor Area: 801 sq ft approx.

Apartment 7 - Block B

LIVING / KITCHEN / DINING max	23'4" x 12'10"
BEDROOM 1 max	14'2" x 9'4"
BEDROOM 2	9'11" x 9'4"
SHOWER ROOM	6'11" x 5'5"

Total Floor Area: 557 sq ft approx.

Apartment 8 - Block B

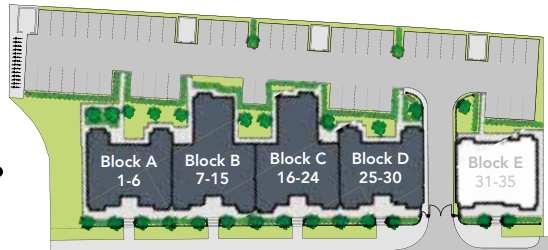
LIVING / KITCHEN / DINING max	18'11" x 16'4"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"

Total Floor Area: 699 sq ft approx.

Apartment 9 - Block B

LIVING / KITCHEN / DINING max	18'11" x 18'6"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"

Total Floor Area: 722 sq ft approx.



KINNEGAR DRIVE

Site Layout

Not to scale.



Block C
Apartments 16-18

Block D
Apartments 25-26

Apartment 16 - Block C

LIVING / KITCHEN / DINING max	23'4" x 12'10"
BEDROOM 1 max	14'2" x 9'4"
BEDROOM 2	9'11" x 9'4"
SHOWER ROOM	6'11" x 5'5"
Total Floor Area: 557 sq ft approx.	

Apartment 17 - Block C

LIVING / KITCHEN / DINING max	18'11" x 18'6"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"
Total Floor Area: 722 sq ft approx.	

Apartment 18 - Block C

LIVING / KITCHEN / DINING max	18'11" x 16'4"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"
Total Floor Area: 699 sq ft approx.	

Apartment 25 - Block D

LIVING / KITCHEN / DINING max	20'1" x 18'11"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'0"
BATHROOM	7'3" x 5'8"
Total Floor Area: 801 sq ft approx.	

Apartment 26 - Block D

LIVING / KITCHEN / DINING max	20'1" x 18'5"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 782 sq ft approx.	

The Praeger

First Floor

- Block A** - Apartments 3-4
- Block B** - Apartments 10-12
- Block C** - Apartments 19-21
- Block D** - Apartments 27-28



Block A
Apartments 3-4

Block B
Apartments 10-12

Apartment 3 - Block A

LIVING / KITCHEN / DINING max	20'2" x 18'8"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"
Total Floor Area: 799 sq ft approx.	

Apartment 4 - Block A

LIVING / KITCHEN / DINING max	20'2" x 19'2"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"
Total Floor Area: 818 sq ft approx.	

Apartment 10 - Block B

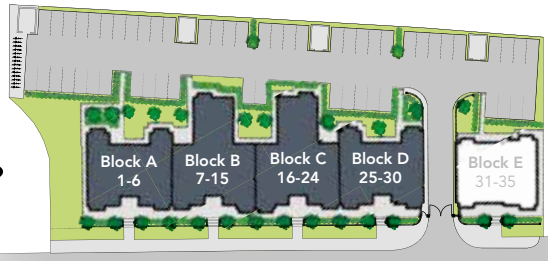
LIVING / KITCHEN / DINING max	23'3" x 12'10"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"
Total Floor Area: 665 sq ft approx.	

Apartment 11 - Block B

LIVING / KITCHEN / DINING max	19'2" x 16'5"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 712 sq ft approx.	

Apartment 12 - Block B

LIVING / KITCHEN / DINING max	19'2" x 18'8"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 736 sq ft approx.	



KINNEGAR DRIVE

Site Layout
Not to scale.



Apartment 19 - Block C

LIVING / KITCHEN / DINING max	23'3" x 12'10"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"
Total Floor Area: 665 sq ft approx.	

Apartment 20 - Block C

LIVING / KITCHEN / DINING max	19'2" x 18'8"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 736 sq ft approx.	

Apartment 21 - Block C

LIVING / KITCHEN / DINING max	19'2" x 16'5"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 712 sq ft approx.	

Apartment 27 - Block D

LIVING / KITCHEN / DINING max	20'2" x 19'2"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"
Total Floor Area: 818 sq ft approx.	

Apartment 28 - Block D

LIVING / KITCHEN / DINING max	20'2" x 18'8"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"
Total Floor Area: 799 sq ft approx.	

The Praeger

Second Floor

- Block A** - Apartments 5-6
- Block B** - Apartments 13-15
- Block C** - Apartments 22-24
- Block D** - Apartments 29-30



Apartment 5 - Block A

LIVING / KITCHEN / DINING	18'8" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"

Total Floor Area: 762 sq ft approx.

Apartment 6 - Block A

LIVING / KITCHEN / DINING max	19'2" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"

Total Floor Area: 781 sq ft approx.

Apartment 13 - Block B

LIVING / KITCHEN / DINING max	20'8" x 13'1"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"

Total Floor Area: 647 sq ft approx.

Apartment 14 - Block B

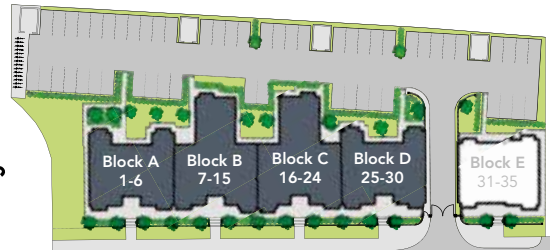
LIVING / KITCHEN / DINING	19'2" x 13'10"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"

Total Floor Area: 693 sq ft approx.

Apartment 15 - Block B

LIVING / KITCHEN / DINING max	19'2" x 16'1"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"

Total Floor Area: 716 sq ft approx.



KINNEGAR DRIVE

Site Layout

Not to scale.



Apartment 22 - Block C

LIVING / KITCHEN / DINING max	20'8" x 13'1"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"
Total Floor Area: 647 sq ft approx.	

Apartment 23 - Block C

LIVING / KITCHEN / DINING max	19'2" x 16'1"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 716 sq ft approx.	

Apartment 24 - Block C

LIVING / KITCHEN / DINING	19'2" x 13'10"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 693 sq ft approx.	

Apartment 29 - Block D

LIVING / KITCHEN / DINING max	19'2" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"
Total Floor Area: 781 sq ft approx.	

Apartment 30 - Block D

LIVING / KITCHEN / DINING	18'8" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"
Total Floor Area: 762 sq ft approx.	

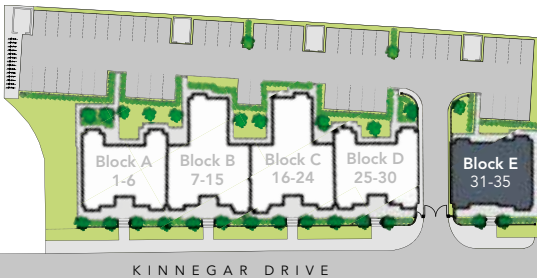


The Grant
Block E / Apts 31-35

The Grant

Site Layout

Not to scale.



Ground Floor



Block E
Apartments 31-32

Apartment 31 - Block E

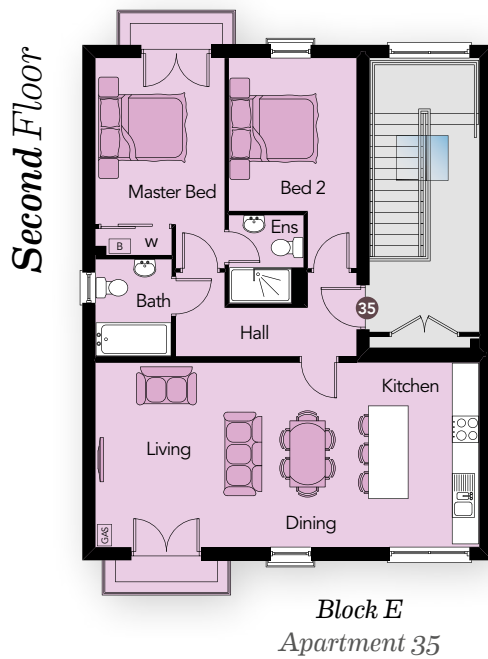
LIVING / KITCHEN / DINING max	28'5" x 16'2"
MASTER BED max	18'1" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'6" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 847 sq ft approx.	

Apartment 32 - Block E

LIVING / KITCHEN / DINING	19'3" x 17'9"
MASTER BED max	19'7" x 9'8"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	17'0" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 783 sq ft approx.	



Computer Visual - Rear Elevation



Apartment 33 - Block E

LIVING / KITCHEN / DINING max	28'7" x 16'2"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'7"
BEDROOM 2 max	15'8" x 9'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 859 sq ft approx.	

Apartment 34 - Block E

LIVING / KITCHEN / DINING	19'5" x 15'4"
MASTER BED max	17'1" x 9'7"
ENSUITE	6'7" x 5'7"
BEDROOM 2 max	17'1" x 9'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 758 sq ft approx.	

Apartment 35 - Block E

LIVING / KITCHEN / DINING	28'7" x 13'9"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'7"
BEDROOM 2 max	15'8" x 9'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 827 sq ft approx.	

An aerial photograph of the Hollywood area in Belfast, Northern Ireland. The image shows a dense residential and commercial district with a mix of brick and stone buildings. A major road, Kinnegar Drive, runs diagonally across the lower right portion of the frame. In the bottom right corner, a modern high-speed train is visible on a track. The background features a hazy landscape with distant hills and industrial structures under a blue sky with light clouds.

BYRON HALT

Kinnegar Drive
Holywood
BT18 9JQ

*Aerial view of Hollywood looking towards
Byron Halt and Belfast*



Current Developments



ASHDENE WOOD
Dundonald BT16 1XS



MULBERRY
Coleraine BT52 2FA



MEDWAY
Belfast BT4 1GA



BALLYVEIGH
Antrim BT41 2GW



ENLER VILLAGE
Comber BT23 5ZP



FOXLEIGH MEADOW
Ballymoney BT53 6FE



EBRINGTON HALL
Belfast BT4 3HX

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Multi Award Winning Home Builders

PropertyPal Awards
Community (CSR)
Award Winner 2022

Development
Company of the Year
Award Winner 2022

Best Property
Marketing Campaign
of Year
Award Winner 2022

AIB Business Eye
Community (CSR)
Award Winner
2022 & 2021

FSB Small Business
Community Award
Winner 2020

Business Eye
Business Awards 2018
Highly Commended

Belfast Telegraph
Property Marketing
Award 2022 & 2018

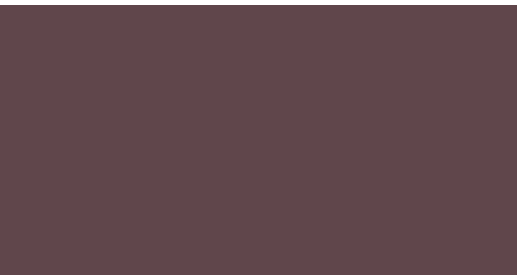
Residential
Development
of the Year -
Highly Commended
2022

CEF - Private Housing
Development
Award Winner 2008,
2012, 2014 & 2015

Daily Telegraph
What House?
Award Winner

Sunday Express
National House Builder
Award

Daily Express
British National House
Builder Award



Raising Standards. Protecting Homeowners



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