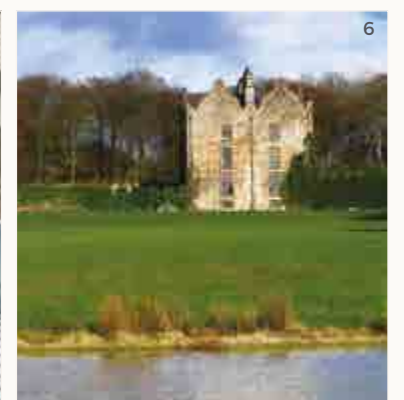
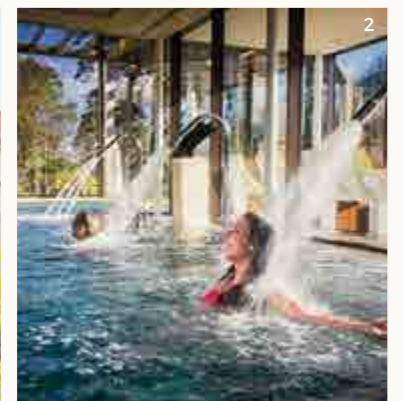


CONTEMPORARY CLASSICAL LIVING





A FINE LOCATION

This green and leafy part of Ballymena is highly sought after. An ideal location opposite Galgorm Castle and within walking distance of historic Gracehill, Galgorm Village, Galgorm Golf Club, Ballymena Academy and Cambridge House School, yet within easy access to the town centre.

Galgorm Resort and Spa, Northern Ireland's premier luxury hotel featuring award winning restaurants and thermal village is just a few minutes drive away.

Development name is subject to approval.



DISCOVER CASTLEWOOD

a beautifully designed collection
of characterful detached and
semi detached homes



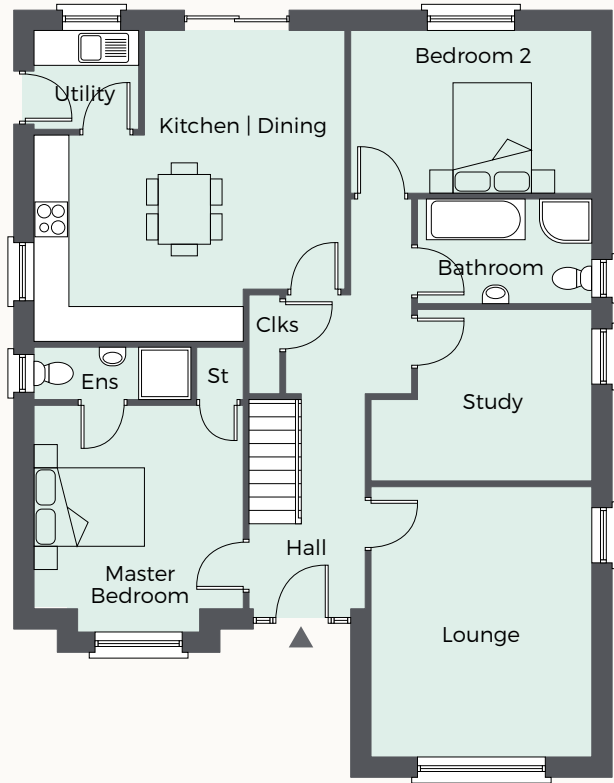


THE ADAIR (2)

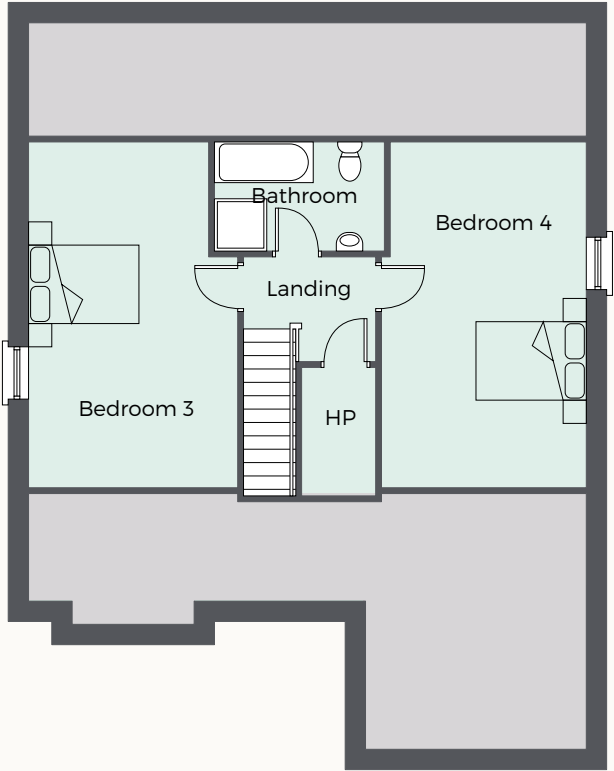
2 BEDROOM (PLUS STUDY) DETACHED FAMILY HOME | TOTAL FLOOR AREA 1098 sq. ft. approx

FIRST FLOOR CONVERSION IS AVAILABLE AS AN OPTIONAL EXTRA, CREATING A
4 BEDROOM (PLUS STUDY) DETACHED FAMILY HOME | TOTAL FLOOR AREA 1600 sq. ft. approx

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	ft/in	metres
Entrance Hall		
Lounge	15'3" x 12'5"	4.65 x 3.80
Kitchen Dining Living	max 17'6" x 17'4"	5.35 x 5.28
Utility	6'3" x 5'6"	1.90 x 1.70
Master Bedroom plus bay	11'8" x 11'5"	3.60 x 3.49
Ensuite	8'10" x 3'0"	2.70 x 0.90
Bedroom 2	13'7" x 9'2"	4.15 x 2.80
Study	12'5" x 9'7"	3.80 x 2.95
Bathroom	9'9" x 5'9"	3.00 x 1.80

FIRST FLOOR	ft/in	metres
Bedroom 3	19'6" x 11'8"	5.95 x 3.60
Bedroom 4	19'6" x 11'6"	5.95 x 3.52
Bathroom	9'6" x 6'2"	2.92 x 1.87



THE BELMONT (R)

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1484 sq. ft. approx

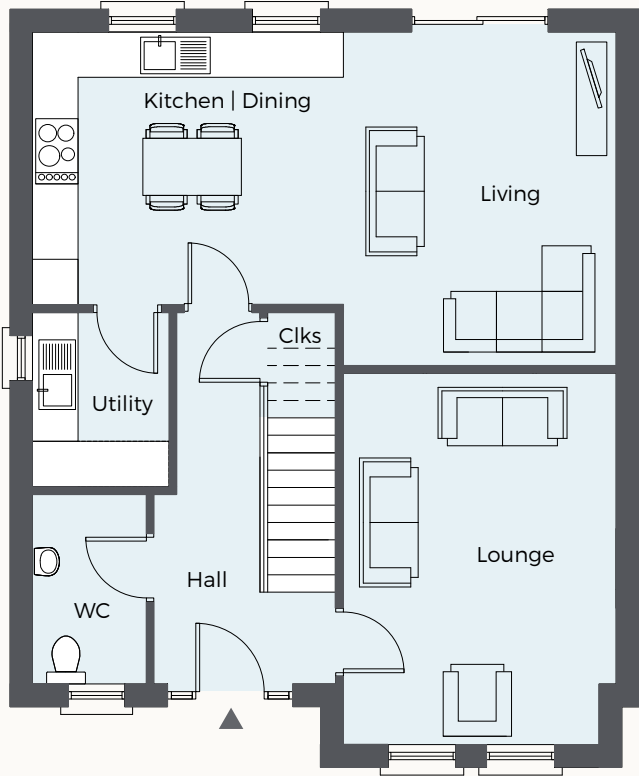


THE BELMONT (B)

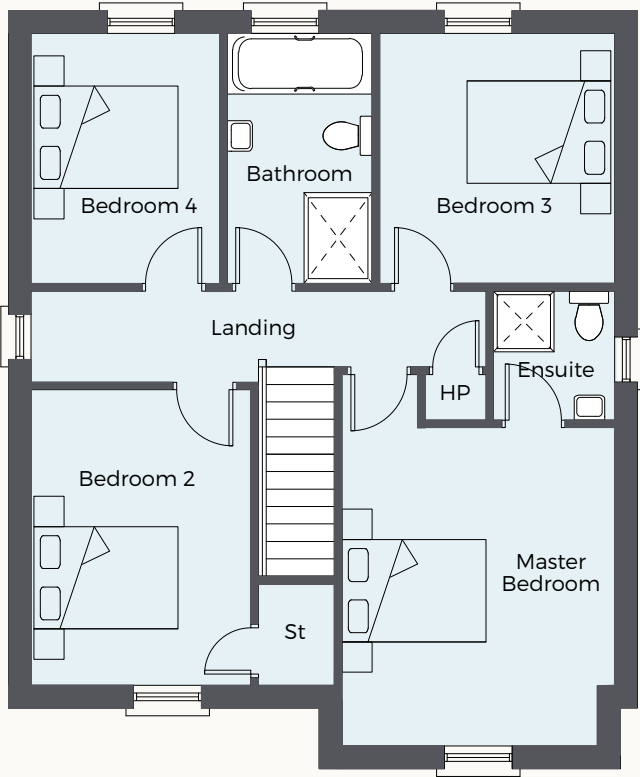


THE BELMONT (M)

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC & Cloakroom		
Lounge	16'1" x 11'9"	4.90 x 3.60
Kitchen Dining Living max	25'3" x 14'5"	7.70 x 4.40
Utility	7'5" x 5'9"	2.30 x 1.80

FIRST FLOOR	ft/in	metres
Master Bedroom max	16'1" x 11'9"	4.90 x 3.60
Ensuite	5'6" x 5'3"	1.70 x 1.60
Bedroom 2	12'6" x 9'3"	3.85 x 2.85
Bedroom 3	10'9" x 10'2"	3.30 x 3.10
Bedroom 4	10'9" x 8'2"	3.30 x 2.49
Bathroom	10'9" x 6'3"	3.30 x 1.91



THE CENNICK (R)

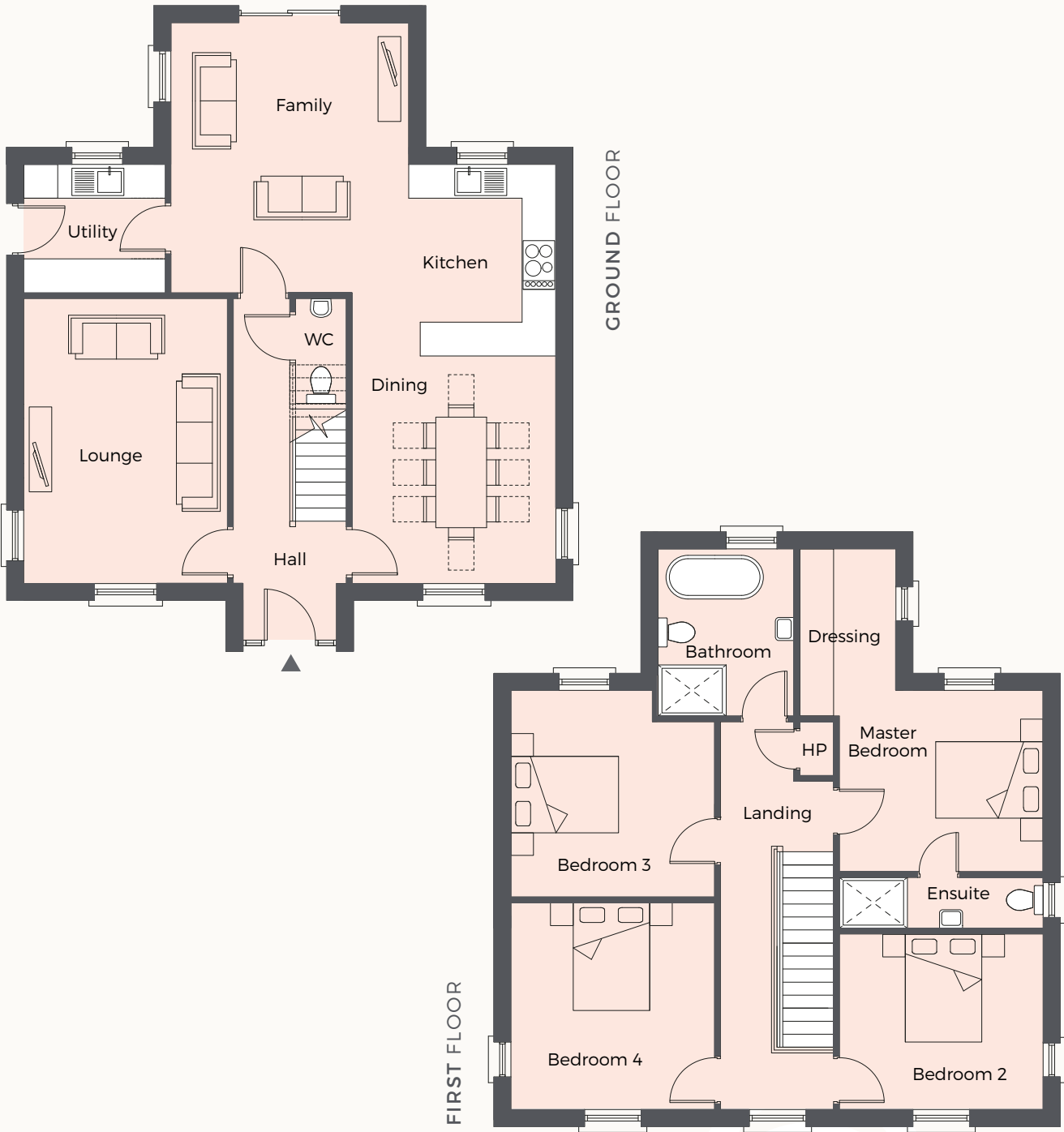
4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1741 sq. ft. approx



THE CENNICK (B)



THE CENNICK (M)



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Lounge	16'4" x 11'9"	5.00 x 3.60
Family max	15'7" x 14'2"	4.77 x 4.30
Kitchen Dining max	24'3" x 11'9"	7.40 x 3.60
Utility	8'2" x 7'4"	2.50 x 2.26

FIRST FLOOR	ft/in	metres
Master Bedroom	11'9" x 10'5"	3.60 x 3.20
Dressing	9'5" x 5'7"	2.90 x 1.70
Ensuite	11'9" x 2'10"	3.60 x 0.90
Bedroom 2	11'7" x 10'2"	3.60 x 3.10
Bedroom 3	11'11" x 11'9"	3.65 x 3.60
Bedroom 4	11'11" x 11'9"	3.65 x 3.60
Bathroom	9'8" x 7'9"	2.97 x 2.40

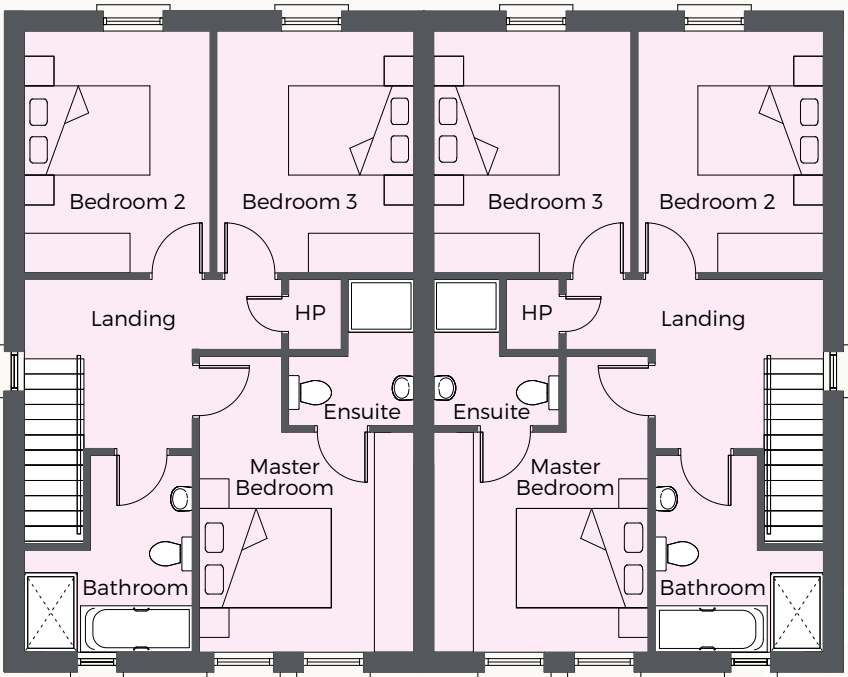
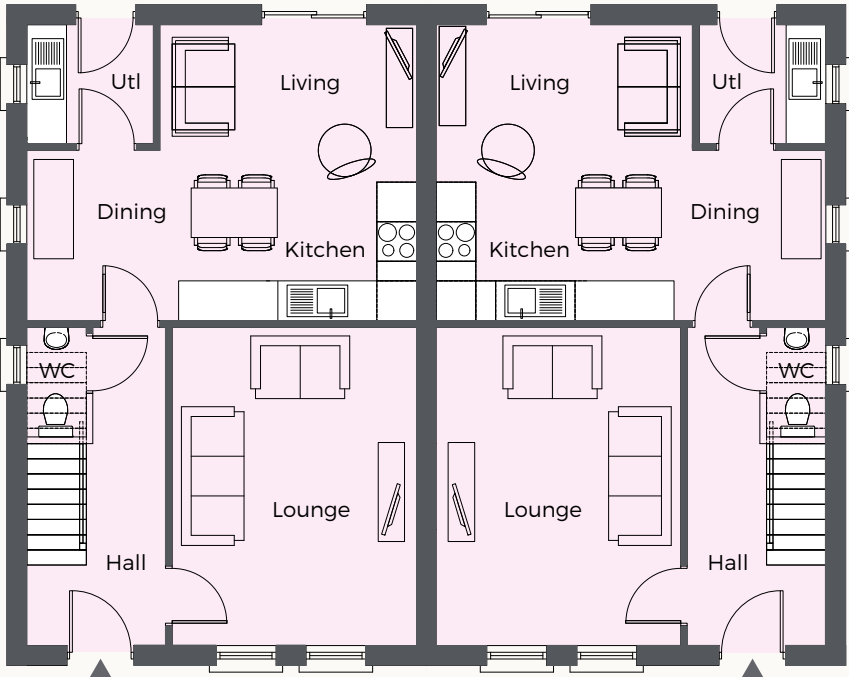


THE DEAN (R)

3 BEDROOM SEMI DETACHED FAMILY HOME | TOTAL FLOOR AREA 1224 sq. ft. approx



THE DEAN (B)



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Lounge	15'9" x 12'1"	4.82 x 3.70
Kitchen Dining Living max	19'4" x 14'8"	5.90 x 4.48
Utility	6'3" x 5'9"	1.91 x 1.80

FIRST FLOOR	ft/in	metres
Master Bedroom	11'0" x 10'7"	3.33 x 3.25
Ensuite	7'3" x 6'2"	2.21 x 1.90
Bedroom 2	12'0" x 9'2"	3.66 x 2.81
Bedroom 3	12'0" x 9'8"	3.66 x 2.98
Bathroom max	9'8" x 8'2"	2.98 x 2.50



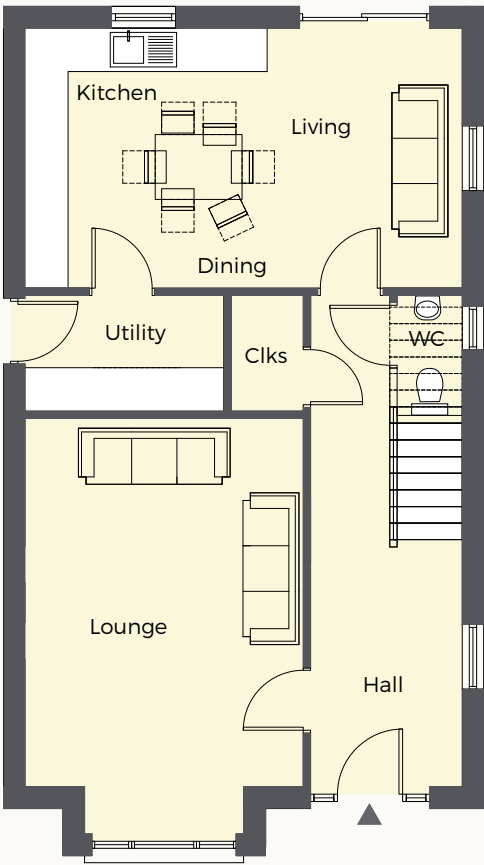
THE FORGE (R)

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1400 sq. ft. approx

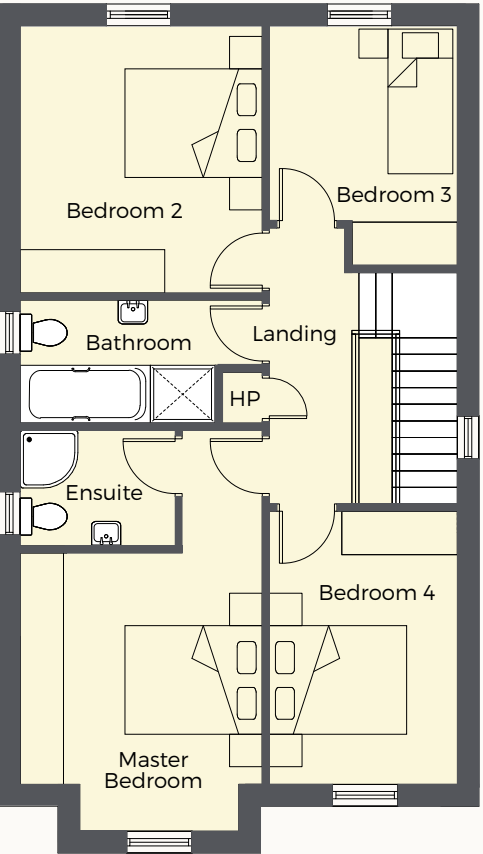


THE FORGE (B)

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

	ft/in	metres
Entrance Hall with separate WC & Cloakroom		
Lounge plus bay	18'7" x 12'7"	5.75 x 3.85
Kitchen Dining Living	19'10" x 11'8"	6.05 x 3.59
Utility	9'0" x 5'3"	2.75 x 1.60

FIRST FLOOR

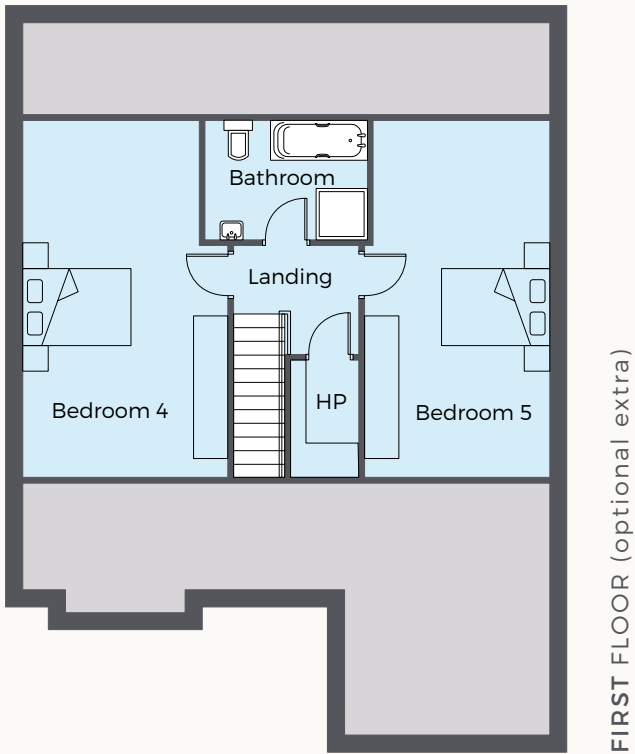
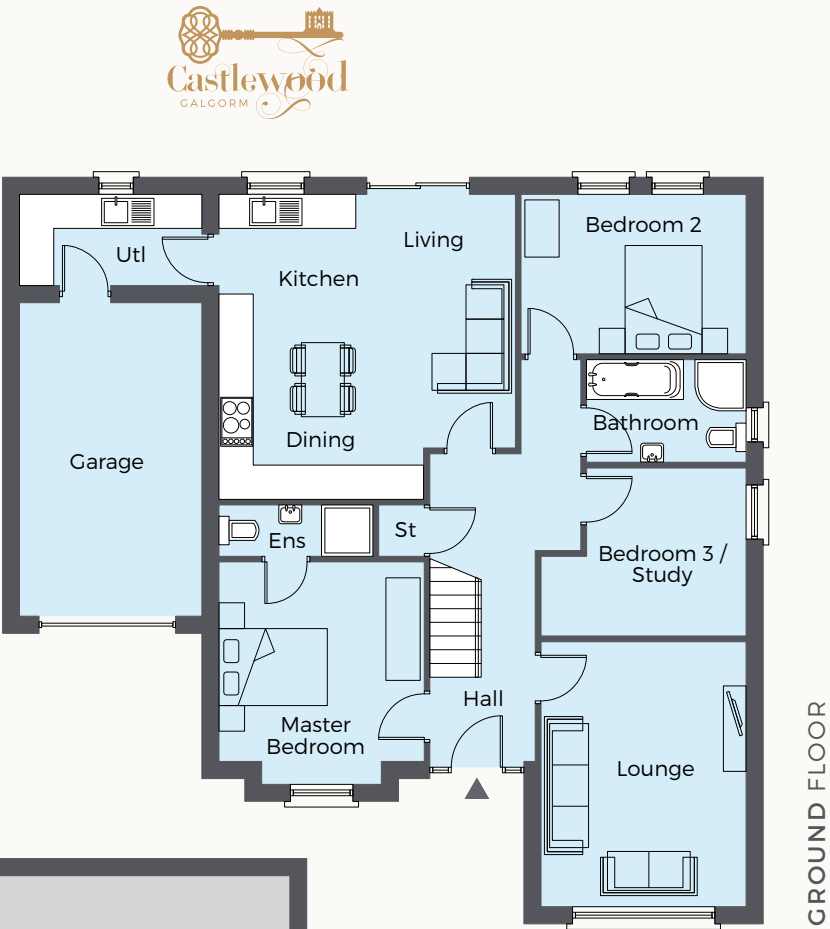
	ft/in	metres
Master Bedroom max	18'0" x 10'8"	5.50 x 3.35
Ensuite	5'2" x 5'0"	1.60 x 1.54
Bedroom 2	12'0" x 11'0"	3.70 x 3.35
Bedroom 3	10'9" x 8'6"	3.32 x 2.60
Bedroom 4	12'5" x 8'6"	3.78 x 2.60
Bathroom	10'8" x 5'8"	3.35 x 1.70



THE GATCOMBE

3 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1160 sq. ft. approx

FIRST FLOOR CONVERSION IS AVAILABLE AS AN OPTIONAL EXTRA, CREATING A
5 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1782 sq. ft. approx



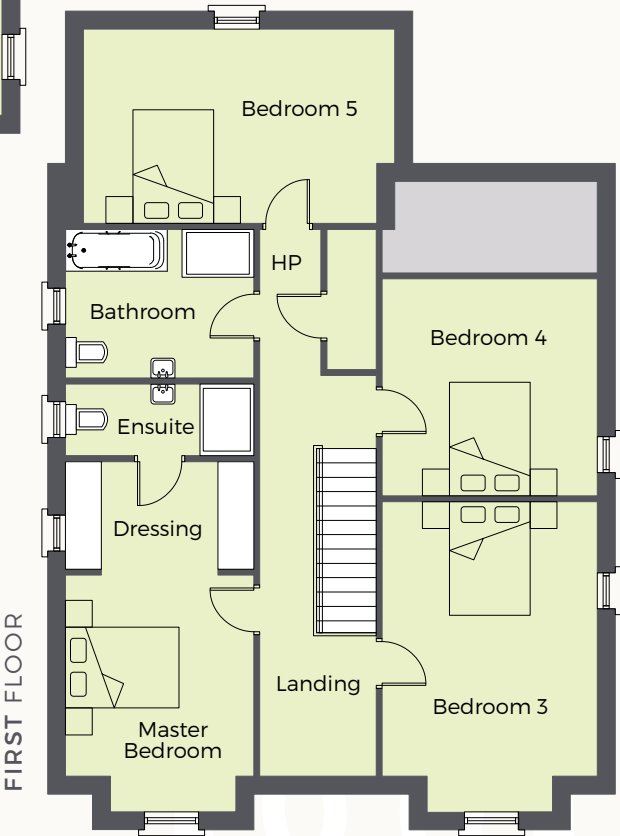
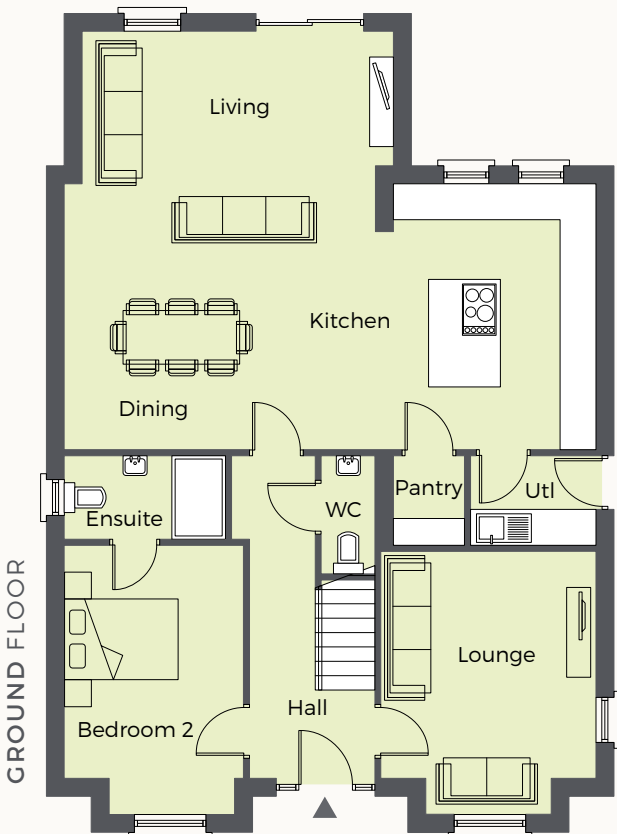
GROUND FLOOR	ft/in	metres
Entrance Hall		
Lounge	15'3" x 11'8"	4.65 x 3.60
Kitchen Dining Living max	17'6" x 16'6"	5.35 x 5.02
Utility	10'5" x 5'3"	3.20 x 1.60
Master Bedroom into bay	12'8" x 11'8"	3.90 x 3.60
Ensuite	8'9" x 2'10"	2.70 x 0.90
Bedroom 2	12'10" x 9'2"	3.95 x 2.80
Bathroom	9'5" x 5'10"	2.85 x 1.80
Bedroom 3 / Study	11'9" x 9'8"	3.60 x 2.95
Garage	18'1" x 10'5"	5.50 x 3.20

FIRST FLOOR (opt extra)	ft/in	metres
Bedroom 4	20'5" x 11'8"	6.26 x 3.60
Bedroom 5	20'5" x 10'7"	6.26 x 3.25
Bathroom	9'3" x 6'9"	2.85 x 2.09



THE INGRAM

5 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 2178 sq. ft. approx



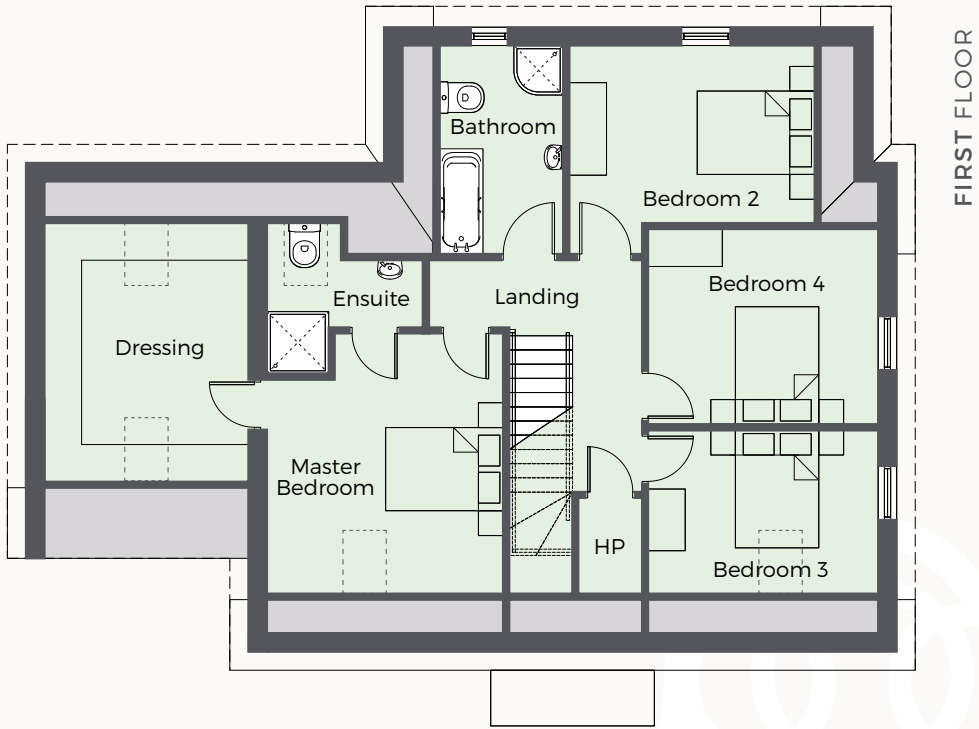
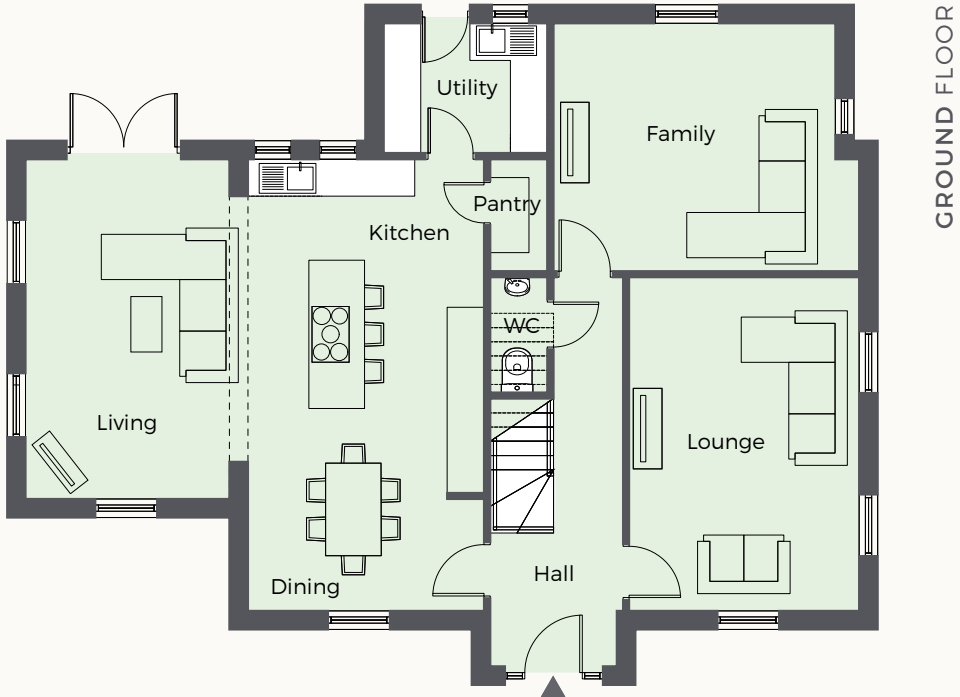
GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Lounge	14'4" x 11'8"	4.40 x 3.60
Kitchen Dining Liv max	29'2" x 22'10"	8.90 x 7.00
Utility	6'9" x 4'9"	2.10 x 1.50
Pantry	4'9" x 3'9"	1.50 x 1.19
Bedroom 2 into bay	14'8" x 9'9"	4.50 x 3.00
Ensuite	8'9" x 4'6"	2.70 x 1.40

FIRST FLOOR	ft/in	metres
Master Bedroom max	19'2" x 10'3"	5.86 x 3.15
Ensuite	10'3" x 3'10"	3.15 x 1.20
Bedroom 3 into bay	17'1" x 11'9"	5.19 x 3.60
Bedroom 4	11'10" x 11'9"	3.62 x 3.60
Bedroom 5	17'1" x 10'7"	5.21 x 3.25
Bathroom max	10'3" x 8'1"	3.15 x 2.48



THE KINGSLEY

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 2182 sq. ft. approx

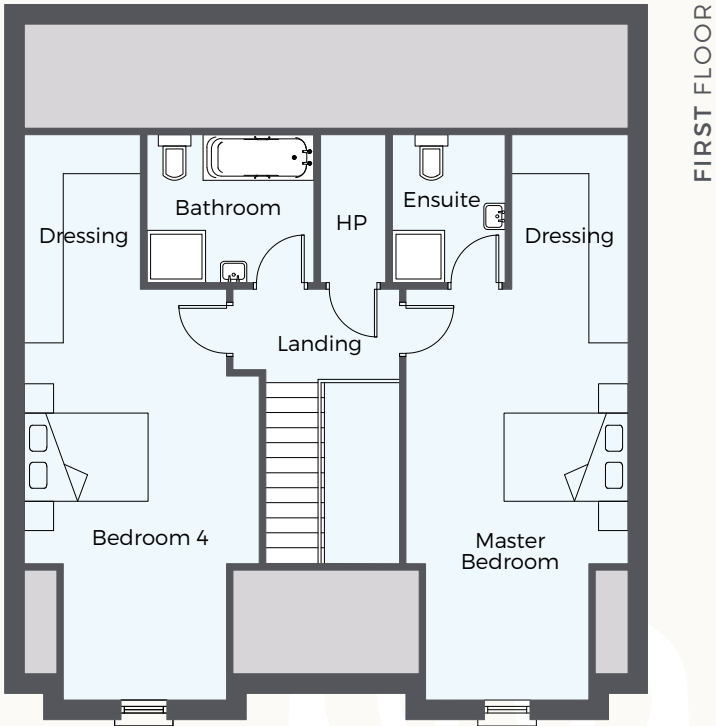
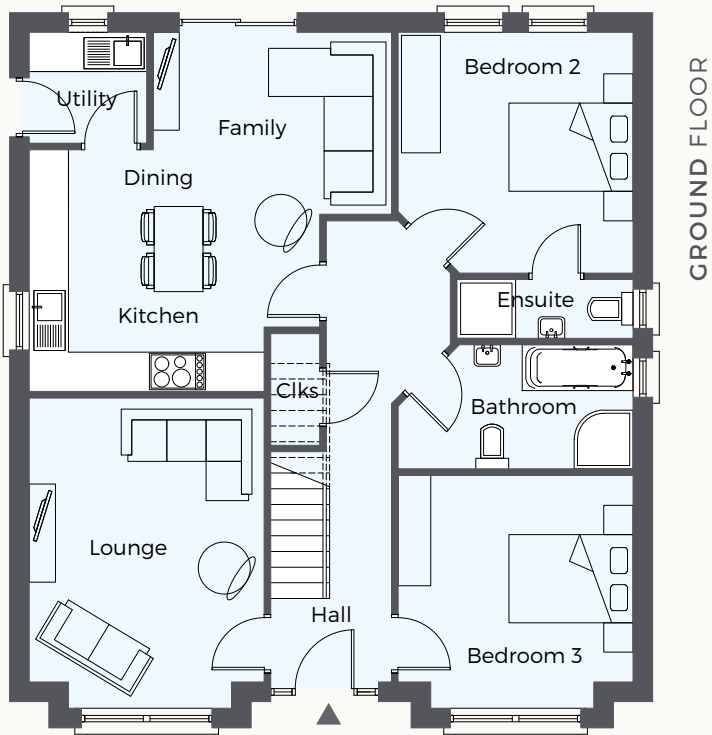


GROUND FLOOR	ft/in	metres	FIRST FLOOR	ft/in	metres
Entrance Hall with separate WC			Master Bedroom max	13'9" x 12'6"	4.20 x 3.82
Lounge	17'8" x 12'2"	5.40 x 3.72	Ensuite	8'3" x 7'11"	2.52 x 2.43
Kitchen Dining	23'11" x 13'2"	7.31 x 4.02	Dressing	13'8" x 10'9"	4.18 x 3.30
Utility	8'8" x 6'10"	2.65 x 2.10	Bedroom 2 max	12'9" x 9'5"	3.91 x 2.87
Pantry	5'10" x 3'1"	1.81 x 0.92	Bedroom 3 max	12'3" x 8'8"	3.72 x 2.64
Living	18'1" x 10'9"	5.50 x 3.30	Bedroom 4 max	12'3" x 10'4"	3.72 x 3.15
Family Room	16'3" x 13'2"	4.95 x 4.01	Bathroom	11'1" x 6'6"	3.37 x 2.00



THE TURLEY

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1778 sq. ft. approx



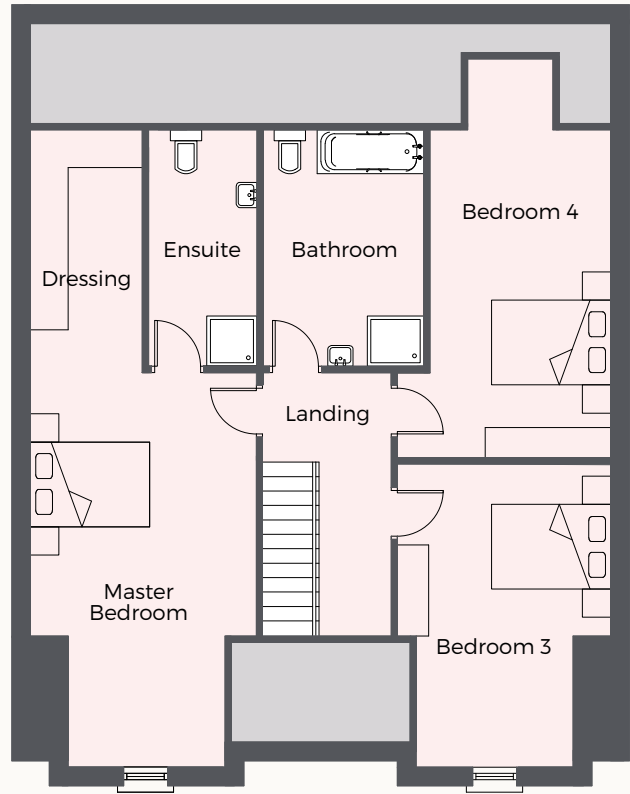
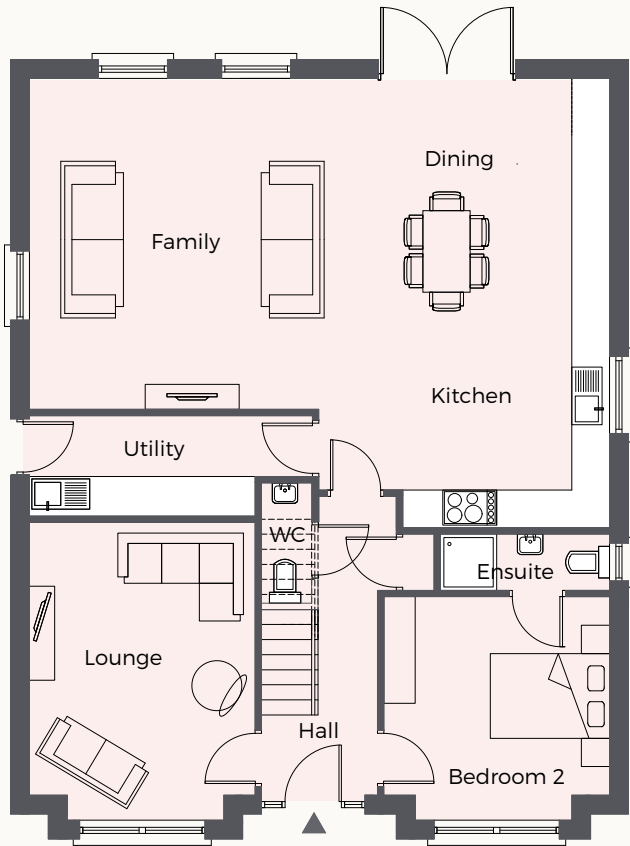
GROUND FLOOR	ft/in	metres
Entrance Hall with separate Cloakroom		
Lounge	15'7" x 11'9"	4.75 x 3.60
Kitchen Dining Family	18'1" x 14'7"	5.49 x 4.45
Utility	5'10" x 5'7"	1.80 x 1.70
Bedroom 2	12'1" x 11'9"	3.68 x 3.60
Ensuite	8'8" x 2'10"	2.64 x 0.90
Bedroom 3	11'9" x 11'7"	3.60 x 3.56
Bathroom	11'9" x 6'3"	3.60 x 1.90

FIRST FLOOR	ft/in	metres
Master Bedroom max	20'7" x 11'2"	6.29 x 3.40
Ensuite	7'5" x 5'7"	2.26 x 1.73
Dressing	7'8" x 5'10"	2.36 x 1.78
Bedroom 4 max	20'7" x 11'9"	6.29 x 3.60
Dressing	7'8" x 5'10"	2.36 x 1.78
Bathroom	8'4" x 7'5"	2.56 x 2.26



THE TAPTON

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 2091 sq. ft. approx



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Lounge	15'7" x 11'9"	4.75 x 3.60
Kitchen Dining Family	30'4" x 21'10"	9.25 x 6.66
Utility	14'8" x 5'3"	4.48 x 1.60
Bedroom 2	11'9" x 11'8"	3.60 x 3.56
Ensuite	8'10" x 2'10"	2.70 x 0.90

FIRST FLOOR	ft/in	metres
Master Bedroom max	20'7" x 11'9"	6.29 x 3.60
Ensuite	12'4" x 5'8"	3.76 x 1.73
Dressing	12'4" x 5'9"	3.76 x 1.78
Bedroom 3 max	15'9" x 11'2"	4.83 x 3.40
Bedroom 4 max	20'9" x 9'5"	6.35 x 2.88
Bathroom	12'4" x 8'5"	3.76 x 2.56



LOCATION MAP

- not to scale -

WELL CONNECTED



CGI shown for illustration purposes only

SITE LAYOUT

- not to scale -

SEE HOUSE TYPES IN BROCHURE FOR SITE SPECIFIC FINISHES

Styling & Specification

GENERAL FEATURES

- Highly energy efficient homes (B Rating EPC)
- Gas high efficiency boiler with thermostatically controlled radiators
- UPVC Triple glazed windows
- Internal doors: prefinished oak with chrome handles
- Internal walls, woodwork, ceilings painted in neutral colours throughout
- Choice of carpet from range with underlay to lounge, stairs, landing and bedrooms, wood finish flooring to hallway (option of tiling from range at additional cost)
- Electric fire from selected range
- Extensive electrical specification to include prewire for burglar alarm (can be fitted at additional cost), BT and Sky plus, down lighters to kitchen area, bathroom and ensuite
- Mains supply smoke, heat & carbon monoxide detectors

KITCHEN

- Choice of soft closing doors & drawers, worktop, matching upstand & handle to kitchen & utility area
- Under unit lighting to kitchen units
- Appliances to include gas hob, extractor hood, oven, integrated fridge freezer & dishwasher

BATHROOM, ENSUITE & WC

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

TILING

- Choice of floor tiling from range to hall (as option), kitchen/dining areas, utility, WC, bathroom & ensuite
- Choice of wall tiling from range;
 - Tiling surround to WC vanity unit, ensuite and bathroom vanity units
 - Fully tiled shower cubicles and 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;
 - Self-coloured render or traditional brick with rendered features depending on house type and site position
 - Composite front and rear doors
 - Seamless aluminium guttering and PVC downpipes
- Front & rear gardens turfed (as applicable)
- Bitmac parking areas & footpaths
- Complementary communal landscaping
- Close boarded timber fencing to boundaries with parkland fencing to selected areas

WARRANTY

- 10 year structural defect insurance by ICW - International Construction Warranties



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



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