



THE SADDLERY
— PARKGATE —

A SMALL EXCLUSIVE DEVELOPMENT OF
DETACHED AND SEMI DETACHED HOMES

WELCOME TO



THE SADDLERY

PARKGATE

- A SMALL, SECLUDED DEVELOPMENT
IN THE BEAUTIFUL VILLAGE OF PARKGATE.



OUT AND ABOUT



1. Tweedies Bar

2. Loughanmore Point to Point

3. Parkgate Primary School

4. Tardree Forest

5. Coleman's Garden Centre

6. Kingfisher Golf & Country Club

7. Antrim Castle Gardens

8. Six Mile Water

9. The Rabbit Hotel & Retreat





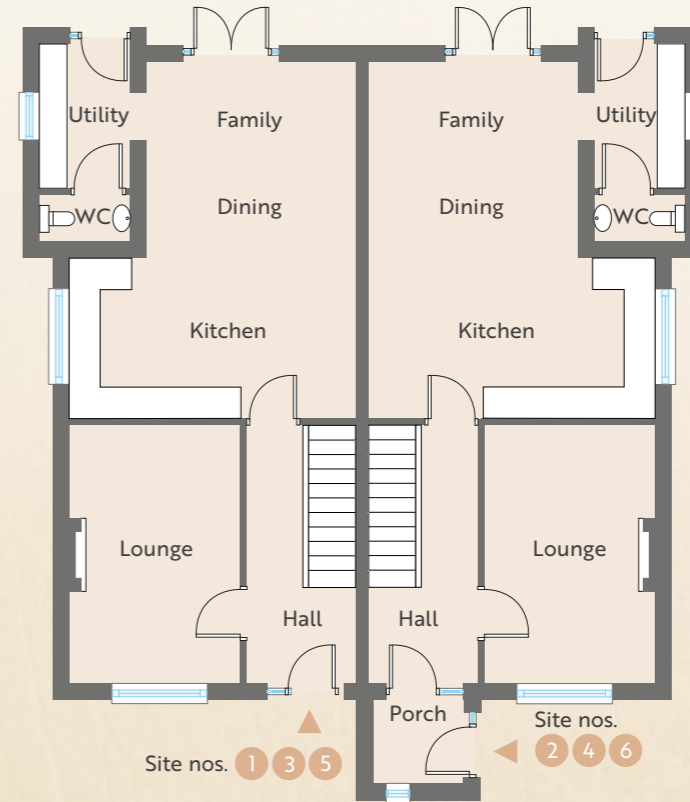
SITE Nos.
1, 2, 3, 4,
5 & 6

3/4 Bedroom Semi Detached Home

Floor area of site nos. 2, 4, 6:
1350 sq ft approx

Floor area of site nos. 1, 3, 5:
1320 sq ft approx

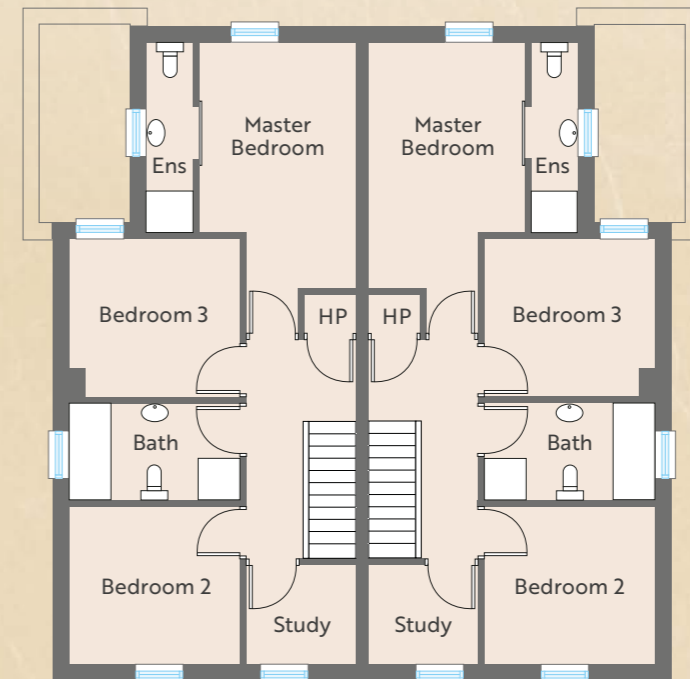
GROUND FLOOR



GROUND FLOOR

Entrance Hall		
Lounge	ft 16'0" x 11'0"	m 4.90 x 3.25
Kitchen Dining Family	ft 21'9" x 17'9"	m 6.64 x 5.41
Utility WC	ft 12'0" x 5'5"	m 3.65 x 1.65

FIRST FLOOR



FIRST FLOOR

Master Bedroom	ft 15'0" x 9'8"	m 4.60 x 2.95
Ensuite	ft 11'10" x 2'10"	m 3.61 x 0.90
Bedroom 2	ft 9'10" x 9'10"	m 3.00 x 3.00
Bedroom 3	ft 10'6" x 9'10"	m 3.20 x 3.00
Study	ft 7'6" x 6'3"	m 2.30 x 1.90
Bathroom	ft 10'6" x 6'1"	m 3.20 x 1.85

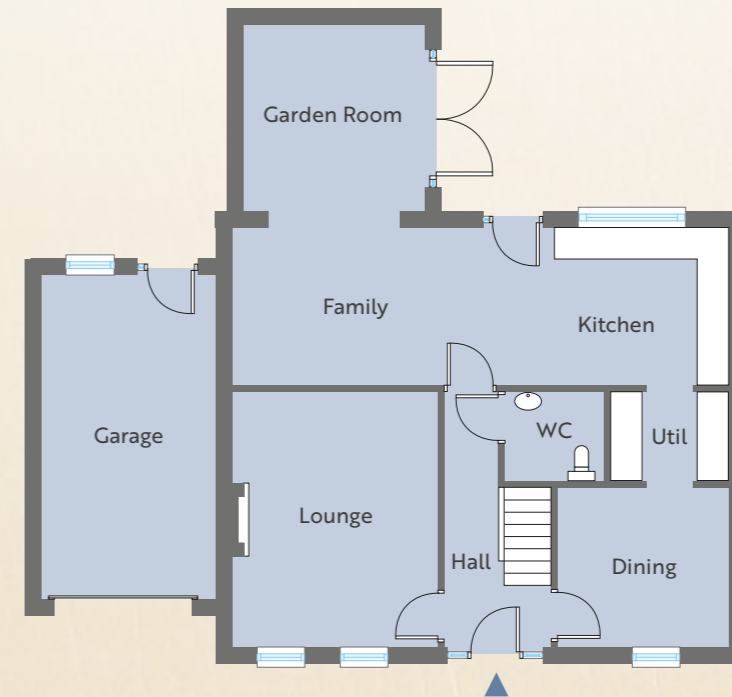


SITE No.
8

4 Bedroom Detached Home
Floor area:
1700 sq ft approx plus garage



GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	ft 15'10" x 12'9" m 4.84 x 3.90
Kitchen Family	ft 30'5" x 9'10" m 9.30 x 3.00
Utility	ft 7'7" x 5'7" m 2.20 x 1.70
Dining	ft 10'8" x 9'11" m 3.25 x 3.03
Garden Room	ft 11'6" x 11'2" m 3.50 x 3.40
Garage	ft 19'8" x 10'7" m 6.04 x 3.23

FIRST FLOOR



FIRST FLOOR

Master Bedroom	ft 12'9" x 12'2" m 3.90 x 3.70
Ensuite	ft 9'10" x 3'3" m 3.00 x 1.00
Bedroom 2	ft 12'10" x 10'8" m 3.92 x 3.25
Bedroom 3	ft 12'10" x 10'8" m 3.92 x 3.25
Bedroom 4	ft 12'9" x 9'11" m 3.90 x 3.04
Bathroom	ft 8'6" x 6'8" m 2.60 x 2.04

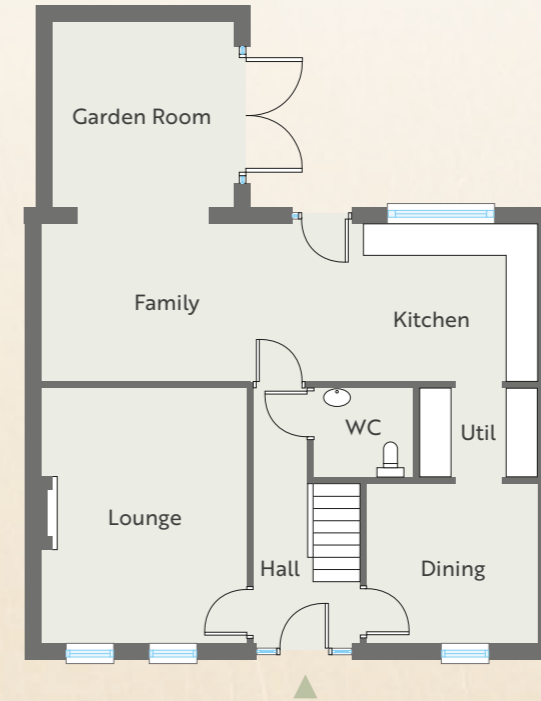


SITE No.
7

4 Bedroom Detached Home

Floor area:
1700 sq ft approx

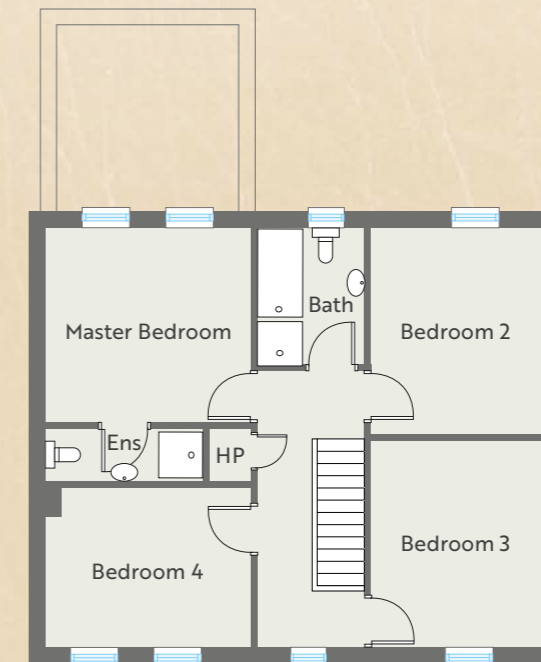
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
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Kitchen Living	
ft 30'5" x 9'10"	m 9.30 x 3.00
Utility	
ft 7'7" x 5'7"	m 2.20 x 1.70
Dining	
ft 10'8" x 9'11"	m 3.25 x 3.03
Garden Room	
ft 11'6" x 11'2"	m 3.50 x 3.40

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 12'9" x 12'2"	m 3.90 x 3.70
Ensuite	
ft 9'10" x 3'3"	m 3.00 x 1.00
Bedroom 2	
ft 12'10" x 10'8"	m 3.92 x 3.25
Bedroom 3	
ft 12'10" x 10'8"	m 3.92 x 3.25
Bedroom 4	
ft 12'9" x 9'11"	m 3.90 x 3.04
Bathroom	
ft 8'6" x 6'8"	m 2.60 x 2.04



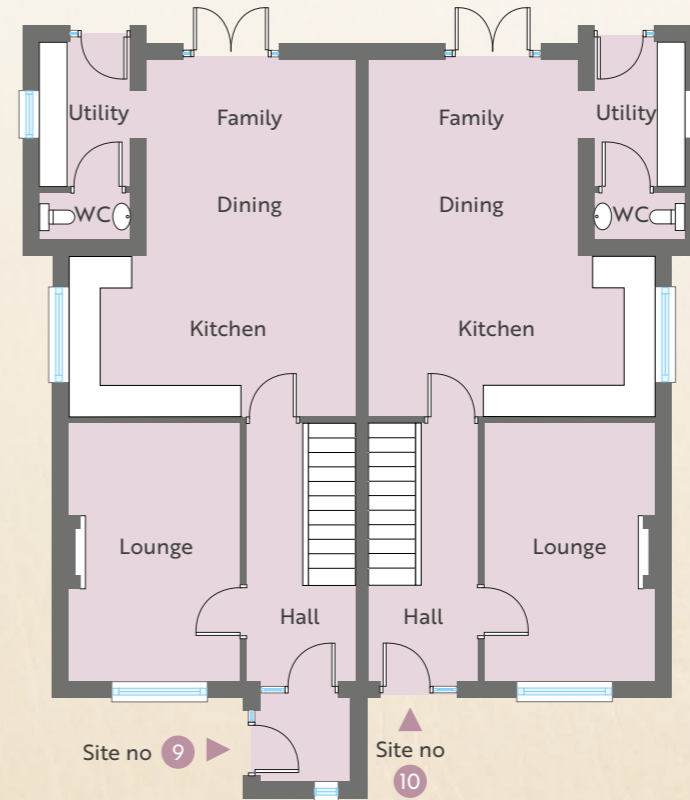
SITE Nos.
9 & 10

3/4 Bedroom Semi Detached Home

Floor area of site no. 9:
1350 sq ft approx

Floor area of site no. 10:
1320 sq ft approx

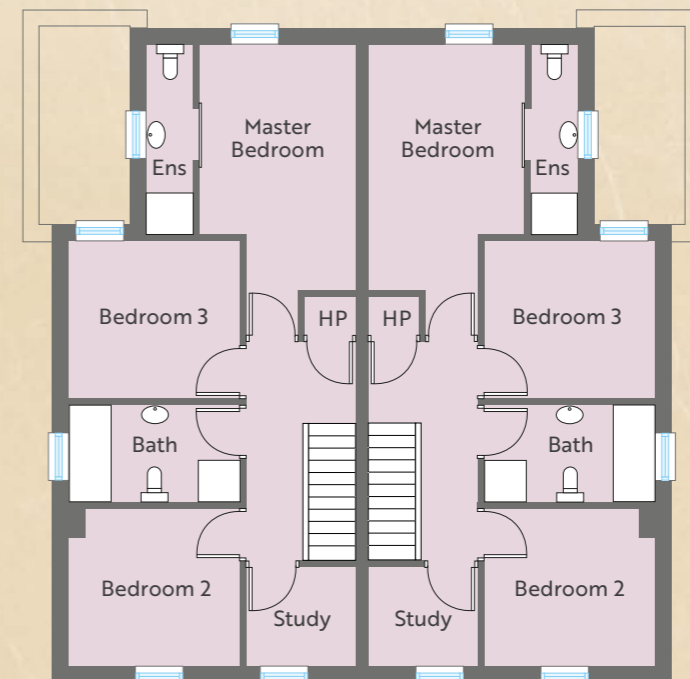
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Utility WC	
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FIRST FLOOR



FIRST FLOOR

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ft 9'10" x 9'10"	m 3.00 x 3.00
Bedroom 3	
ft 10'8" x 9'10"	m 3.20 x 3.00
Study	
ft 7'6" x 6'3"	m 2.30 x 1.90
Bathroom	
ft 10'6" x 6'1"	m 3.20 x 1.85

QUALITY, ATTENTION TO DETAIL, AND A SUPERIOR SPECIFICATION...



KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Contemporary white sanitaryware with quality chrome fittings to bathrooms, ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Quality carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite, Hall and WC

HEATING

- Gas fired central heating
- Energy efficient boiler
- Stove or fireplace fitted

INTERNAL FINISHES

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- Anthracite uPVC window frames



THE SADDLERY

— PARKGATE —





DEVELOPER



www.kennyhomes.co.uk

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

B L O C K
creative property marketing

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