

# ASHTON HALL

LOUGHGALL ROAD,  
PORTADOWN



GKM DEVELOPMENTS LTD

Elegant development of spacious detached, semi detached & townhouses



# JOYCE CLARKE

TAKING YOU HOME



# ASHTON HALL

## THE PERFECT LOCATION

Ashton Hall offers a perfect sanctuary to escape the bustle of everyday life, a stylish and contemporary development set within an idyllic setting on the rural outskirts of Portadown. For those seeking quality recreational activities, there is an abundance of choice and something for everyone, ranging from family days out at Rushmere Shopping Centre and Craigavon Lakes to relaxing dining experiences in one of the many local restaurants!



*Images shown are from previous homes completed by GKM Developments Ltd*



# ASHTON HALL

## Specification

### Internal Specification

- Internal walls, ceilings and woodwork painted
- Comprehensive range of electrical sockets and light fittings
- Oak internal doors with modern quality door furniture
- Moulded skirting boards and architraves
- Mains operated smoke detectors
- Firmus gas fired central heating with thermostatically controlled radiators and energy efficient boiler
- Carpets in lounge, bedrooms, stairs and landing
- Tiling cost contribution (labour inclusive)
- Feature electric fire to lounge

### Kitchens and utility rooms

- High quality units with a choice of doors, worktops and handles
- Integrated appliances to include oven, hob, extractor hood, fridge freezer and dishwasher

### Bathrooms, ensuites and wcs

- Contemporary white sanitary ware with chrome fittings

### External Specification

- Excellent level of floor, wall and roof space insulation
- Traditional red brick finish with tarmac driveway
- Dual colour, double glazed grey and white windows in uPVC frames and black fascia and soffits rainwater goods
- Front and rear gardens sown in grass seed
- Feature external lighting
- Water Tap
- Timber fencing to rear boundaries

## Suppliers:

### **Kitchen supplier -**

Cottage Kitchens. 79 Belfast Rd, Craigavon BT66 7JS. Tel 028 3832 2093.

### **Sanitaryware supplier -**

AJ Plumbing, Brookfield Industrial Estate, Peggys Loaning, Banbridge BT32 3AP. Tel 028 4062 2717.

### **Fireplace supplier -**

House of Fireplaces Ltd, 60-62 West Street, Portadown, County Armagh, BT62 3JQ. Tel 028 3839 2277.

### **Flooring supplier -**

Stephen Moore Carpets, 162 Moira Road, Knockmore Business Centre, Lisburn, BT28 1JA. Tel 028 9263 4416.

### **Tiling supplier -**

D B Tiles, 12 Meadow Rd, Moira, BT67 0HH. Tel 028 9261 6950. (Tiling fitted by on site tiler only, £1,500 tiling contribution for labour and materials).





# ASHTON HALL



**2 West Street, Portadown**

**Tel: 028 3833 1111**

**[www.joyceclarke.team](http://www.joyceclarke.team)**

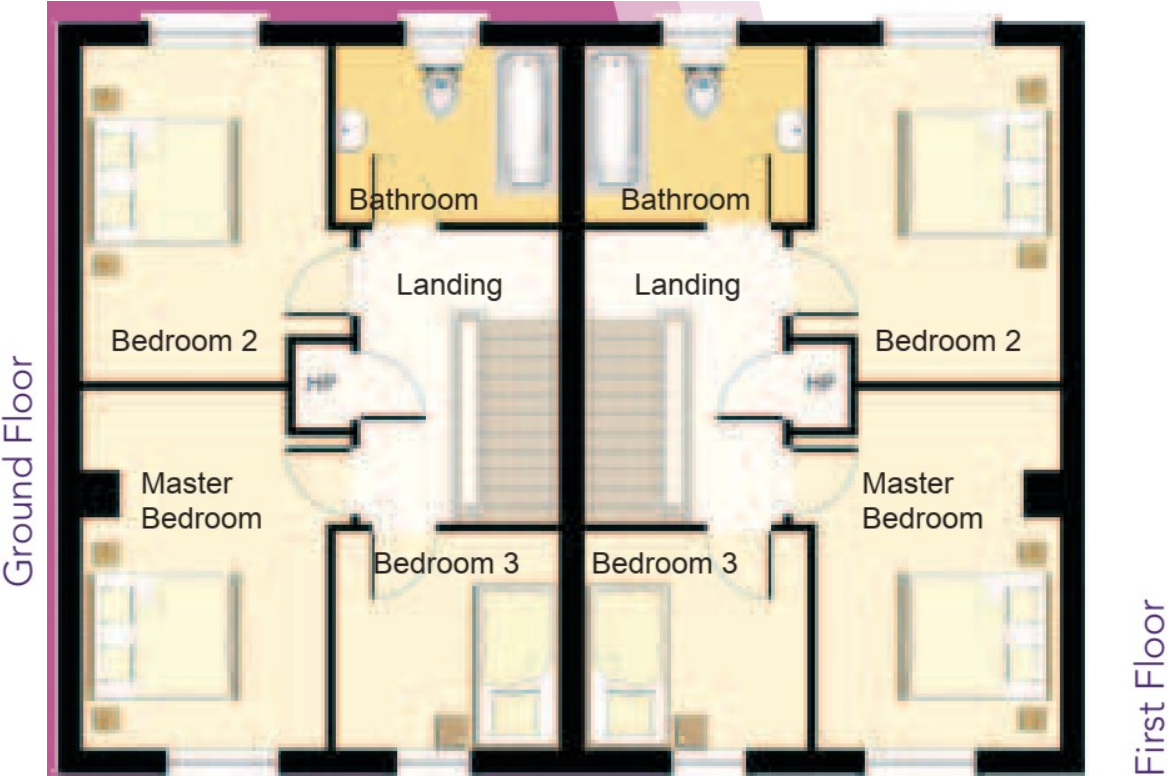
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# ASHTON HALL

HTC House Type

C1,054 sq ft



Ground Floor  
 Kitchen / Dining  
 Lounge  
 WC

19'4ft x 10'8ft  
 12ft x 17ft  
 3ft x 6ft

First Floor  
 Master Bedroom  
 Bedroom 2  
 Bedroom 3  
 Bathroom

10ft x 14'4ft  
 10ft x 13'4ft  
 9ft x 8ft  
 9ft x 6'8ft

Map - Not to scale





# ASHTON HALL

HTD House Type



Ground Floor

First Floor

Ground Floor  
 Kitchen / Dining  
 Lounge  
 WC

19'4ft x 11ft  
 11'4ft x 15'8ft  
 3ft x 6'4ft

First Floor  
 Master Bedroom  
 Bedroom 2  
 Bedroom 3  
 Bathroom

9'4ft x 17'8ft  
 11'8ft x 8'8ft  
 9'8ft x 11ft  
 7'4ft x 6'2ft

Map - Not to scale

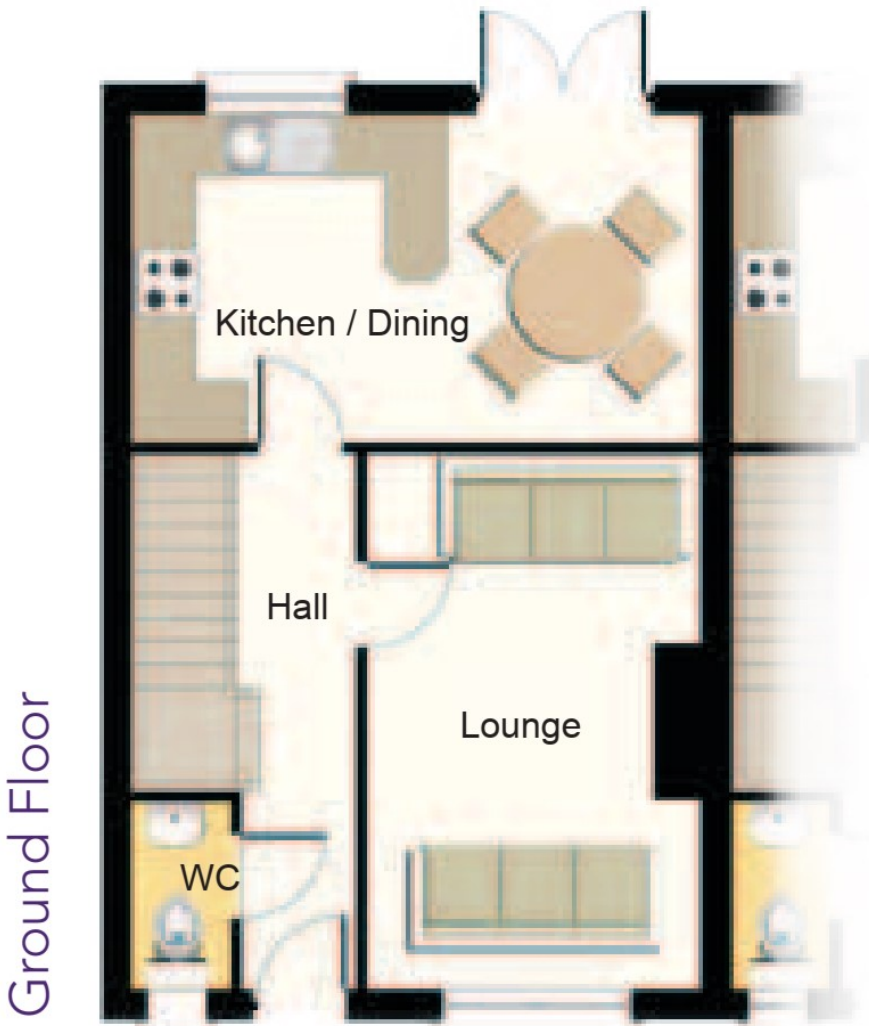




# ASHTON HALL

## HTG House Type

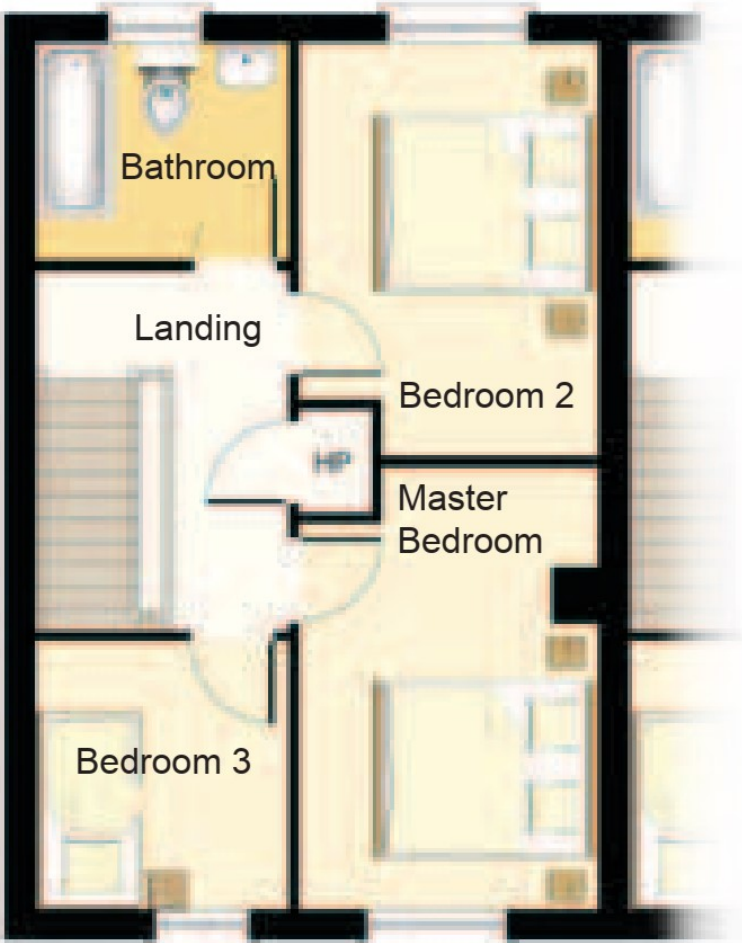
C983 sq ft



Ground Floor

Ground Floor  
 Kitchen / Dining  
 Lounge  
 WC

18ft x 11ft  
 10'8ft x 17ft  
 3ft x 6ft



First Floor

First Floor  
 Master Bedroom  
 Bedroom 2  
 Bedroom 3  
 Bathroom

9'8ft x 14'4ft  
 9'8ft x 13'4ft  
 8ft x 8'8ft  
 8ft x 7ft

Map - Not to scale

