

# TAUGHRANE HALL

INN ROAD, DOLLINGSTOWN

Welcome to **Taughrane Hall Dollingstown** a collection of unique detached and semi-detached homes in a charming environment.

Your new **Coleman Construction** home is constructed with the highest quality materials and the latest building methods and approaches. Each home we build is carefully designed and crafted by our team, meaning your beautiful new home is of the highest standard.



Taughrane Hall lies within an unrivalled location. Nestled between Lurgan and Moira in a quiet location that merges with the life from the Towns nearby.

Just 3 Miles away in Moira centre, you can enjoy the fantastic combination of bespoke boutiques, artisan cafes, and restaurants

From your front door you are just 4 Miles away from the M1, providing a range of transport links.

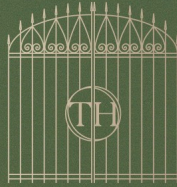
Ireland's second largest park, Lurgan park is a mere 5 Miles away. Enjoy the beautiful landscapes that surround it and absorb the tranquillity of the surrounding nature.

BEAUTIFULLY DESIGNED  
MODERN FAMILY HOMES



Images for illustration purposes only





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## Kitchen and Utility Rooms:

Fully fitted contemporary kitchen with choices of door colour, handles & worktops  
Integrated electric hob & oven, extractor hood & Fridge  
Freezer as standard  
Tiled upstand behind hob  
Energy efficient Spotlights  
Energy efficient under unit lighting

## Bathroom, Ensuite and WC:

Contemporary white sanitary ware with chrome fittings  
Chrome towel rail as standard in main bathroom and ensuite  
Tiled splashback to sink and around bath  
Bath fitted to main bathroom  
Shower pod to ensuite



## Floor coverings and tiling:

Clients choice of Floor tiling to kitchen, downstairs hallway, bathroom, ensuite, and WC  
Carpet to lounge, bedrooms, stairs and upstairs landing  
Splash back tiling around bath, and sinks

## Internal Features:

Walls and ceilings painted in emulsion  
Painted skirting boards, architraves & door frames  
Painted timber staircase and balustrades  
Wood burning stove to lounge  
Low energy lighting  
Mains supply smoke and carbon monoxide detectors  
High efficiency gas boiler

## External Features:

Traditionally built homes with high thermal insulations  
Double glazed uPVC windows  
Bitmac driveway  
Outside light at rear and entrance  
Gardens graded and seeded as per site layout  
Timber fencing to rear garden boundaries  
10-year structural defect warranty  
Concrete interlocking roof tiles  
PVC fascia and continuous aluminium seamless guttering



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