

ESTD.



2022

Derryvolgie
Park Lane

BELFAST ROAD
LISBURN

Indulge in the
Finest Family Homes





*Irish Linen Centre &
Lisburn Museum Clock Tower*

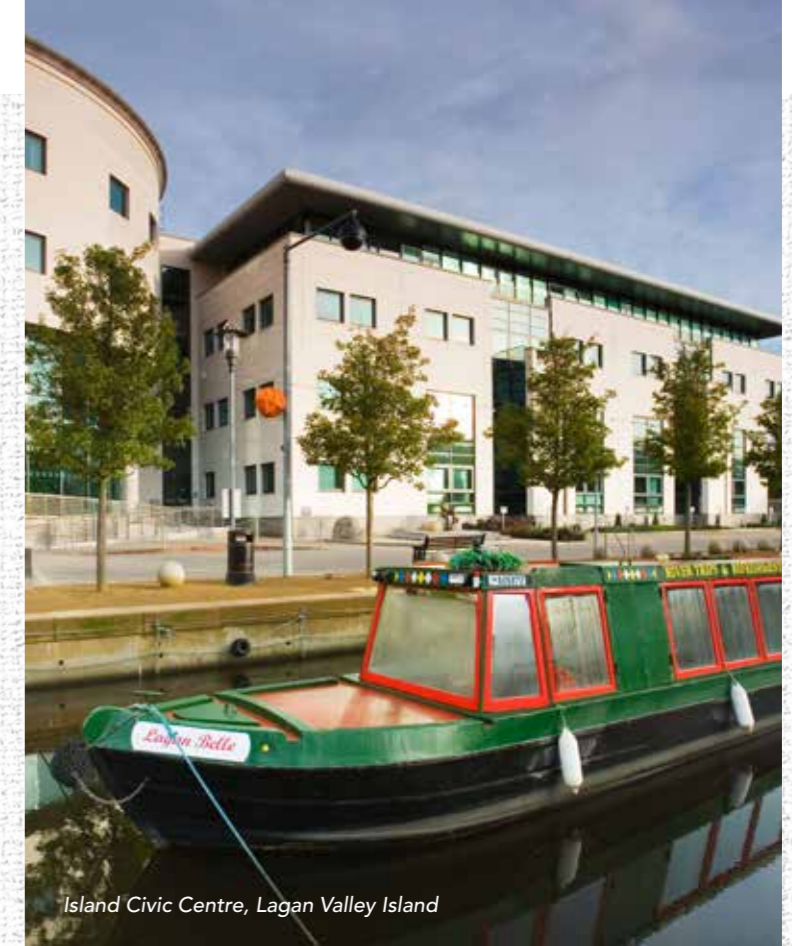


Lisburn City Centre



*Immerse
Yourself
in Lisburn*

Dunmurry Golf Club



Experience
the best of
where you live

Nestled just off the Belfast Road in the thriving city of Lisburn, the exclusive new development at Derryvolgie Park Lane provides convenience and accessibility to its residents, affording endless opportunities for exciting things to see and do within the local area.



Explore the magic of Lisburn and lose yourself in the culture of this enchanting city

With an abundance of attractions and amenities situated nearby, it's easy to understand the appeal of this sought-after location. Thanks to the Lisburn area boasting a rich history and a vibrant culture, residents of Derryvolgie Park Lane will be spoilt for choice when it comes to experiencing all that this city has to offer. The impressive Lisburn Castle Gardens, the bustling Island Arts Centre, and the renowned Irish Linen Centre and Lisburn Museum are all positioned just a short distance away, guaranteeing that homeowners have the opportunity to immerse themselves in the local hub of activity at these important historic and cultural sites.

Located nearby, Wallace Park provides the perfect outdoor space for those hoping to spend time in nature. The park ensures that residents can enjoy a serene walk along the scenic paths, attend one of the many family-friendly events hosted during the summer months,

or make use of the excellent outdoor gym facilities and indoor tennis centre. Additionally, Derryvolgie Park Lane is just minutes away from the hustle and bustle of the city centre, ensuring that residents can benefit from some retail therapy at the local high street shops or kick back and relax in a cosy café. With Lagan Valley LeisurePlex also right on the doorstep, there are many entertainment opportunities for all of the family to enjoy.

With an unparalleled location comes easy access to a multitude of amenities. From leading primary and secondary schools, a Tesco Superstore, sports and leisure centres and a number of open green spaces, homeowners don't have far to travel to reach the very best facilities. The Lisburn area affords easy access to it all, meaning that prospective residents of Derryvolgie Park Lane can rest assured that they will have everything they need right on their doorstep.



Welcome to your new home

Derryvolgie Park Lane boasts a unique collection of all detached homes, some offering three storey interiors whilst others provide a four storey design. Showcasing a variety of beautifully designed and carefully built properties, every home at Derryvolgie Park Lane guarantees high-quality features, spacious interiors and modern finishes throughout.

The homes at Derryvolgie Park Lane have been built with both comfort and style in mind, providing a range of properties which are designed to suit the needs of the modern homeowner. From young professionals to growing families, these homes are sure to appeal to a number of lifestyles. Each home has been finished to an impeccably high standard, with no detail overlooked to ensure that the properties at Derryvolgie Park Lane lend themselves to easy maintenance.

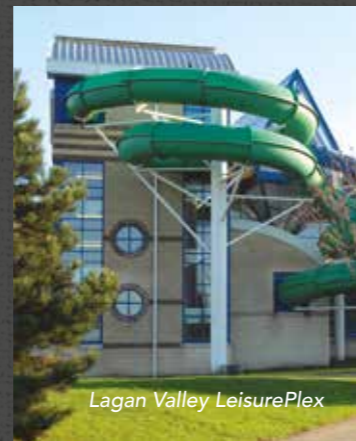
With the homes at Derryvolgie Park Lane featuring contemporary kitchens, cosy bedrooms, sleek bathrooms and ensuites, and comfortable living areas, these properties offer the perfect space for both relaxation and

entertainment. What's more, thanks to an energy efficient design, these properties ensure reduced energy costs and contribute to a greater environmentally friendly standard of living.

The Hilden Rail Halt can be found right outside of the development, just a short walk away. With excellent rail services providing links to Belfast City Centre and beyond, travel has never been easier for those making the daily commute. The neighbouring towns of Hillsborough and Ballynahinch are also situated within close proximity, in addition to both the George Best City Airport and Belfast International Airport for those who are travelling further afield.



Computer Visual



Everything on your doorstep

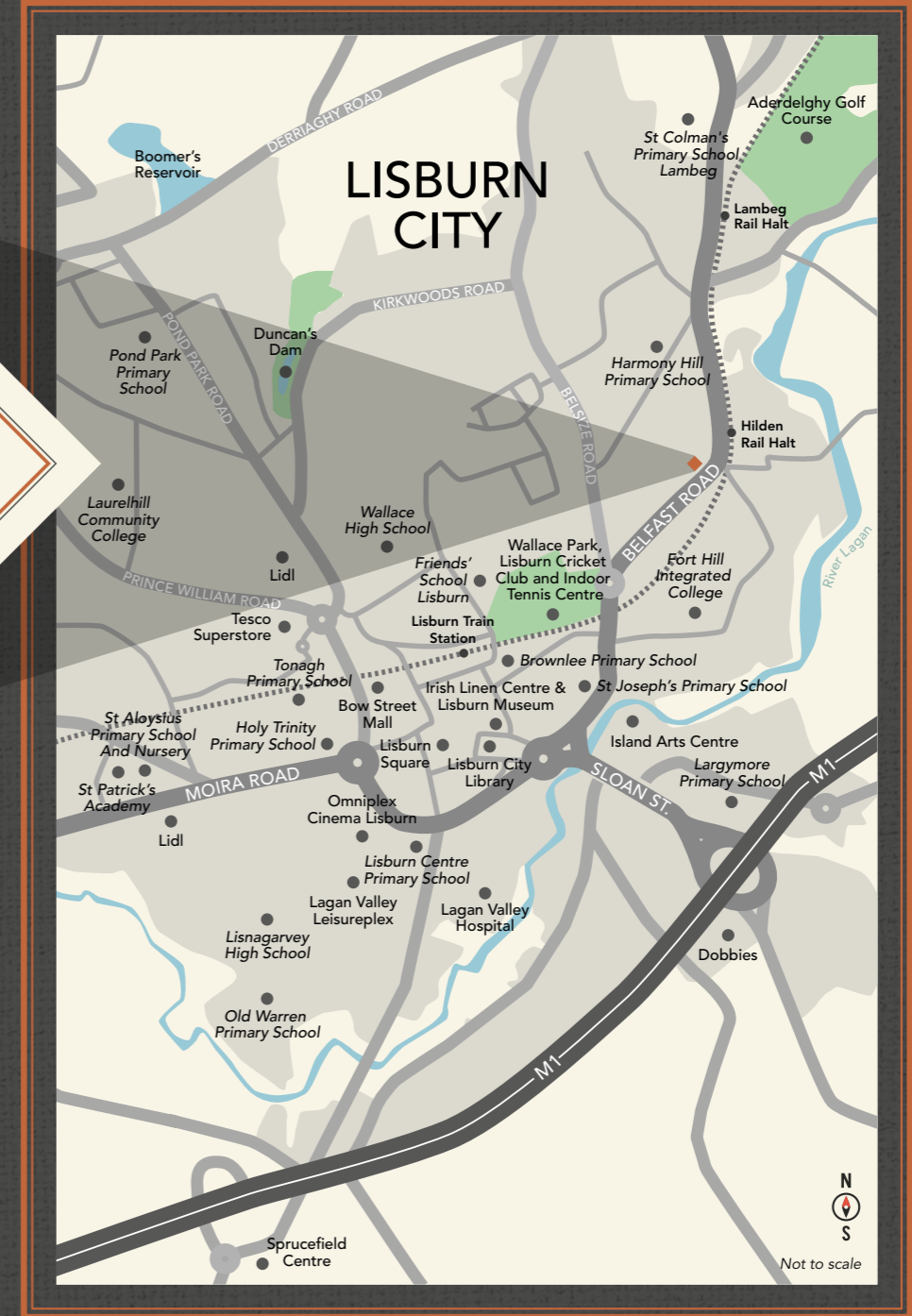
Hilden Rail Halt	350 metres
Wallace Park	0.7 miles
Harmony Hill Primary School	0.8 miles
Lisburn City Centre	1.0 miles
Friends' School	1.2 miles
Wallace High School	1.4 miles
Tesco Superstore	1.4 miles
Lagan Valley LeisurePlex	1.5 miles
Sprucefield Centre	2.4 miles
Belfast	7.5 miles
Royal Hillsborough	5.0 miles
Belfast International Airport	15.0 miles
George Best Belfast City Airport	11.0 miles

Other Developments By Glenoak

Harlow Green, Moira
Park Lane, Mallusk
Foxton, Newtownabbey
Swilly Green, Portstewart
Coach Hall, Templepatrick
Foxton Wood, Ballymena
Quarter Wood, Dundonald
Walled Garden, Dunmurry
Boundary Lodge, Coleraine
Old Schoolhouse Mews, Lower Ballinderry



An Ultra Connected Location



The Finer Details...



Showcasing a collection of impressive homes, Derryvolgie Park Lane guarantees a range of affordable and sustainable properties for the modern homeowner.

Always keeping our environmental responsibilities in mind, we pride ourselves on our ability to design and build ecologically friendly homes. The properties at Derryvolgie Park Lane are finished to a flawless standard, with each home including high specification insulation and robust door and window frames, all reflecting the current building regulations that help to keep draughts at bay and retain warmth. An energy efficient heating system ensures a reduction in the energy required to heat these homes, not only promising a lower carbon footprint but also guaranteeing lower electricity and heating bills.

At every possible opportunity, we strive to use sustainable, recycled materials in a bid to help you along your journey towards a greener way of life. By incorporating energy saving lightbulbs and fitting dual flush toilets, our carefully considered instalments promote an overall reduction in harmful carbon emissions. Using the Standard Assessment Procedure (SAP) as a measure to evaluate the energy efficiency of our homes, Derryvolgie Park Lane received an extremely high rating. Calculating the costs of our cleverly installed heating, lighting and ventilation features, the high SAP ratings at Derryvolgie Park Lane indicate lower costs for each homeowner.

KITCHEN

- Impressive high and low level units, kitchen doors with choice of colours
- Integrated appliances to include hob with extraction fan, eye level double electric oven (where applicable), integrated dishwasher and integrated fridge / freezer

UTILITY ROOM

- Utility units with choice of door finishes, worktops and handles
- Space for free standing appliances in utility

BATHROOM, ENSUITE & CLOAKROOM

- Contemporary white branded sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Showers in bathrooms and ensuites to be thermostatically controlled on slimline trays
- Shower over bath (where applicable)

FLOOR COVERING & TILING

- Choice of ceramic tiled floor to entrance hall, kitchen area, bathroom and ensuite
- Generous tiling to bathrooms and ensuites
- Soft touch carpet with 10mm underlay to living areas, landing and bedrooms

ELECTRICAL

- Comprehensive range of electrical sockets
- TV points in lounge, kitchen / dining and master bedroom
- Cat5e point to lounge, kitchen / dining and bedroom 5 / study (where applicable)
- Smoke, heat and carbon monoxide detectors
- Prewired for security alarm
- Mains smoke and carbon monoxide detectors
- Prewired for broadband
- TV points in bedrooms at wall height
- Downlighters in kitchen, bathroom and ensuite

EXTERNAL FEATURES

- Front door with 5 point locking system
- uPVC double glazed windows
- Bitmac driveways
- Front and rear gardens turfed
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door
- Rear outside water supply
- Paved patio area

INTERNAL FEATURES

- Gas fired central heating
- Solid internal doors with quality ironmongery
- Insulated to new building standards, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors

BUILDING WARRANTY

- Each home will be issued with a Global 10-year warranty certificate



Images are for illustrative purposes only and reflect the style of finish at Derryvolgie Park Lane.



SELLING AGENT



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