

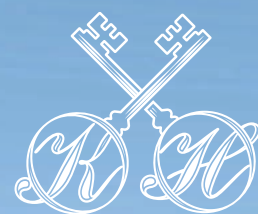


# KILMAKEE HALL

DOURY ROAD, BALLYMENA

CONTEMPORARY FAMILY LIVING





# KILMAKEE HALL

DOURY ROAD, BALLYMENA

## WELCOME TO KILMAKEE HALL

- a wonderful new development of modern family homes  
surrounded by open countryside with the added benefit  
of superb connections

CGI shown for illustration purposes only



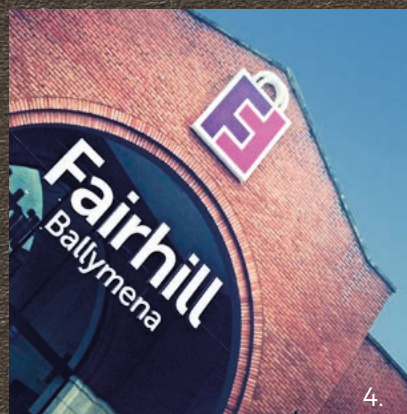


## CONTEMPORARY FAMILY LIVING

Kilmakee Hall offers a sought after combination of attractively designed homes and excellent built quality with a generous turnkey finish.

Situated on the Doury Road, Ballymena, Kilmakee Hall is ideally located to benefit from the convenience of Ballymena's vibrant town centre whilst enjoying the peacefulness of a development located on the outskirts of the town. Four miles to the East is the picturesque village of Broughshane where you can enjoy great food and atmosphere at the Thatch Inn. Travelling a similar distance in the opposite direction, you have the Galgorm Resort & Spa with its stunning gardens and facilities in which to relax and unwind.

For those who enjoy the great outdoors and fitness, the Seven Towers Leisure Centre, Ballymena Golf Club and Football and Rugby Clubs are all within easy reach as well as the walking, running and cycling opportunities within the local People's Park. Ballymena has a superb selection of primary and secondary level schools and a comprehensive road and commuter network for those who need to travel further afield.



1. Galgorm Castle Golf Course
2. Galgorm, Hotel and Spa
3. The River Braid
4. Fairhill Shopping Centre
5. The Braid, Museum and Arts Centre
6. Ballymena Mini Rugby



**KILMAKEE HALL**  
DOURY ROAD, BALLYMENA



# SITE LAYOUT & LOCATION MAP

- NOT TO SCALE



**THE SCHOOL RUN**

Dunclug Primary School.....	0.5 mile
Braidside Integrated Primary & Nursery.....	0.9 mile
St Brigids Primary School .....	1.4 miles
Ballymena Primary School .....	1.5 miles
Kirkinriola Primary School.....	1.7 miles
St Louis Grammar School .....	1.8 miles
Ballymena Academy.....	2.4 miles
Cambridge House.....	2.7 miles

**OUT AND ABOUT**

People's Park.....	1 mile
Ballymena United Football Club.....	1.7 miles
Ballymena Town Centre.....	2 miles
Ecos Park.....	2 miles
Ballymena Rugby Club.....	2.3 miles
Seven Towers Leisure Centre.....	2.3 miles
Ballymena Golf Club.....	2.9 miles
Galgorm Resort & Spa.....	4.3 miles



THE  
ABERCORN  
Render Version



THE  
ABERCORN  
Brick Version



THE  
BLACKTHORN  
Render Version



THE  
BLACKTHORN  
Brick Version



THE  
CURRAN  
Render Version



THE  
DARNLEY  
Brick Version



THE  
DARNLEY  
Render Version



THE  
DERAMORE  
Render Version



# THE ABERCORN

## KILMAKEE HALL

DOURY ROAD, BALLYMENA



### 3 BEDROOM SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

RENDER VERSION: 15, 20, 22, 31, 38

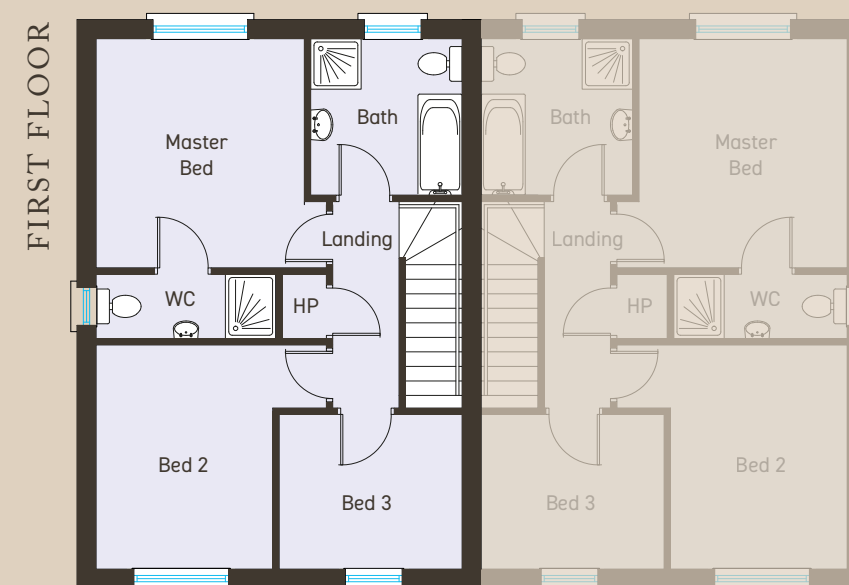
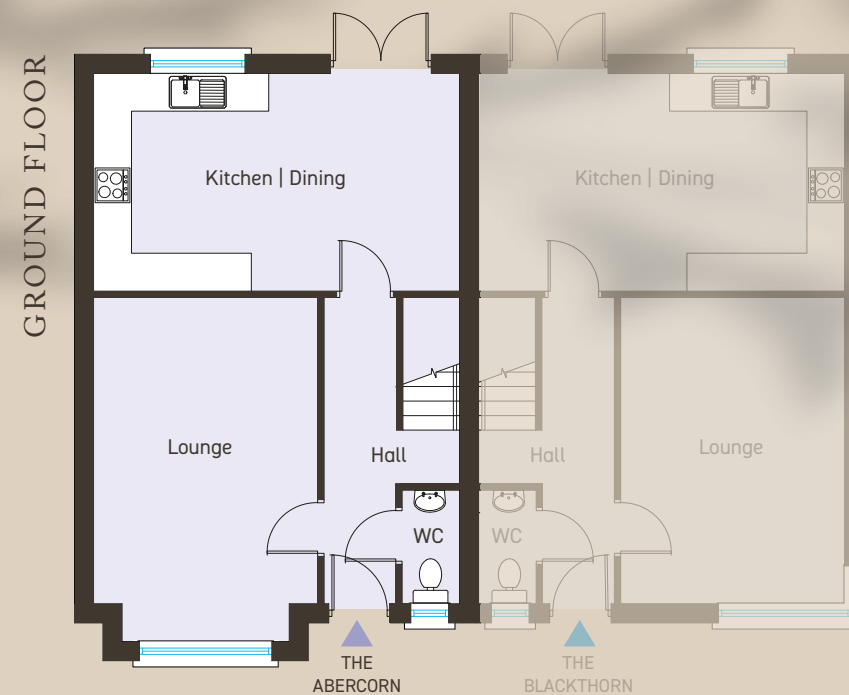
BRICK VERSION: 13, 17, 29, 33, 36, 40



CGI shown for illustration purposes only

## KILMAKEE HALL

DOURY ROAD, BALLYMENA



### GROUND FLOOR

Entrance Hall with separate WC					
Kitchen   Dining	ft	19'1" x 11'4"	m	5.80 x 3.45	
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55	

### FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30	
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02	
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80	
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45	
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40	





3 BEDROOM  
SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

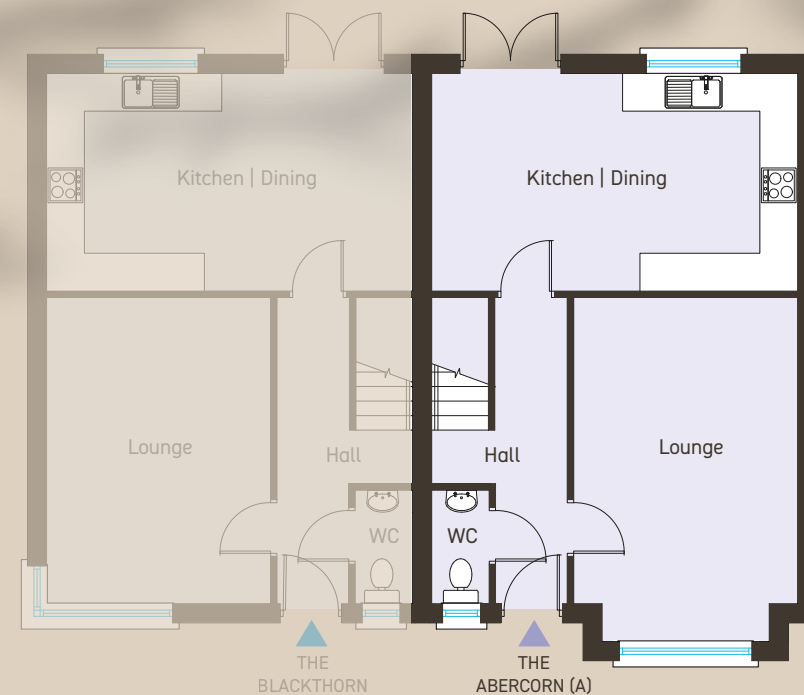
RENDER VERSION: 5

BRICK VERSION: 3, 7, 24

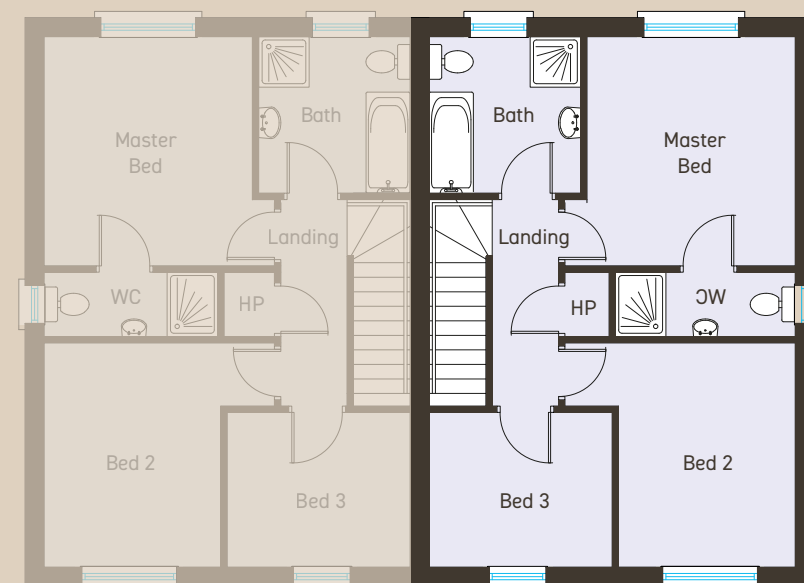


CGI shown for illustration purposes only

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC					
Kitchen   Dining	ft	19'1" x 11'4"	m	5.80 x 3.45	
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55	

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30	
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02	
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80	
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45	
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40	



THE BLACKTHORN

KILMAKEE HALL  
DOURY ROAD, BALLYMENA



3 BEDROOM  
SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

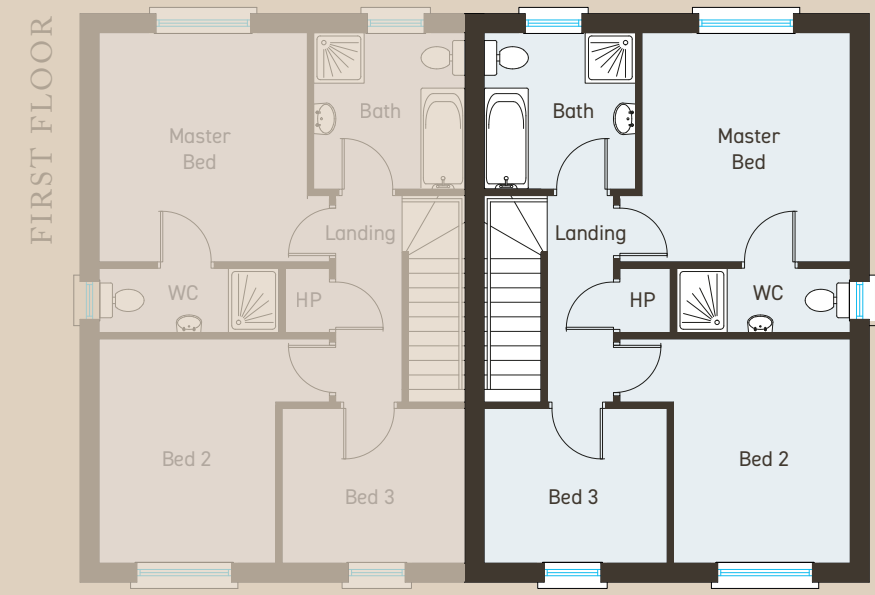
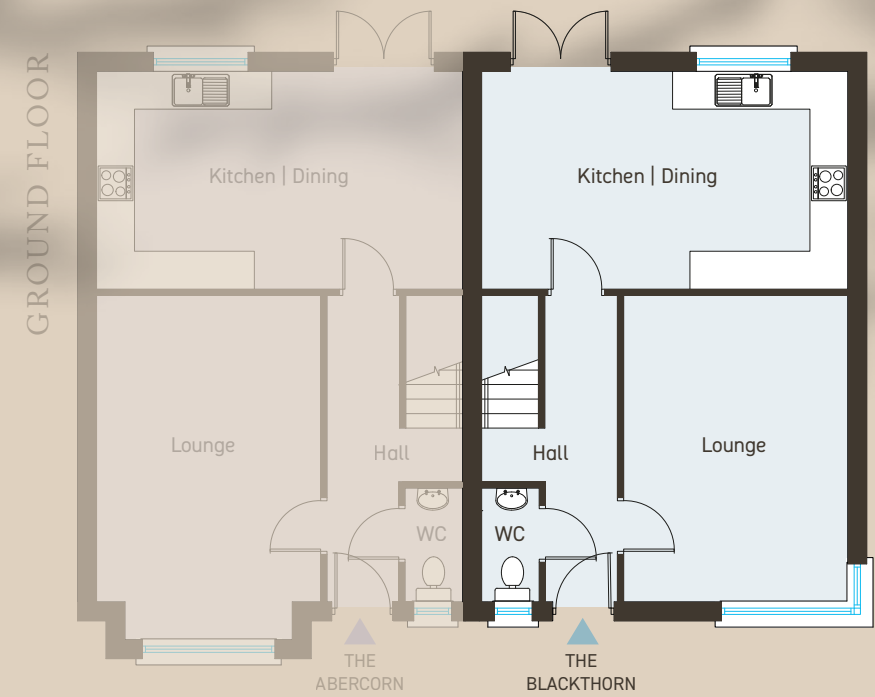
RENDER VERSION: 14, 19, 21, 30, 37

BRICK VERSION: 12, 16, 28, 32, 35, 39



CGI shown for illustration purposes only

KILMAKEE HALL  
DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC					
Kitchen   Dining	ft	19'1" x 11'4"	m	5.80 x 3.45	
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55	

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40



THE BLACKTHORN(A)

KILMAKEE HALL  
DOURY ROAD, BALLYMENA



3 BEDROOM  
SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

RENDER VERSION: 6

BRICK VERSION: 4, 8, 25



CGI shown for illustration purposes only

KILMAKEE HALL  
DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC					
Kitchen   Dining	ft	19'1" x 11'4"	m	5.80	x 3.45
Lounge	ft	15'10" x 11'7"	m	4.85	x 3.55

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62	x 3.30
Ensuite	ft	9'4" x 3'4"	m	2.85	x 1.02
Bedroom 2	ft	11'7" x 9'2"	m	3.55	x 2.80
Bedroom 3	ft	9'6" x 8'1"	m	2.90	x 2.45
Bathroom	ft	8'4" x 7'10"	m	2.52	x 2.40

Site layout is not to scale. Floor plans are not to scale





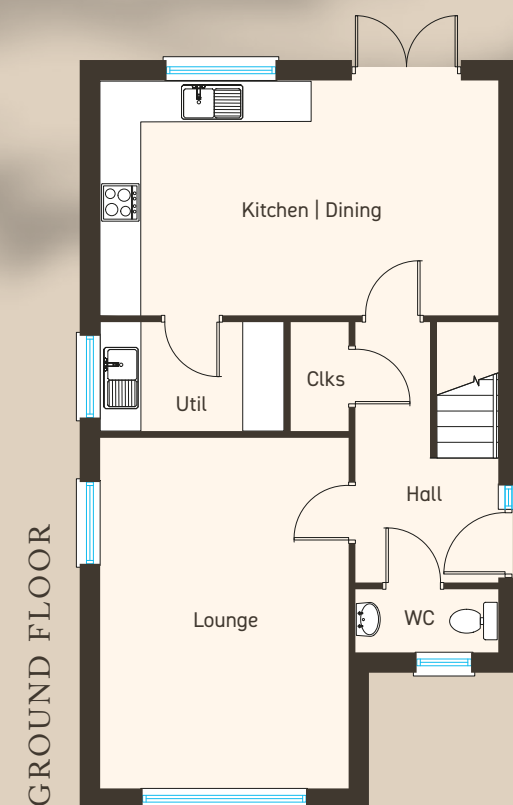
4 BEDROOM  
DETACHED HOME

Total floor area: 1220 sq ft approx

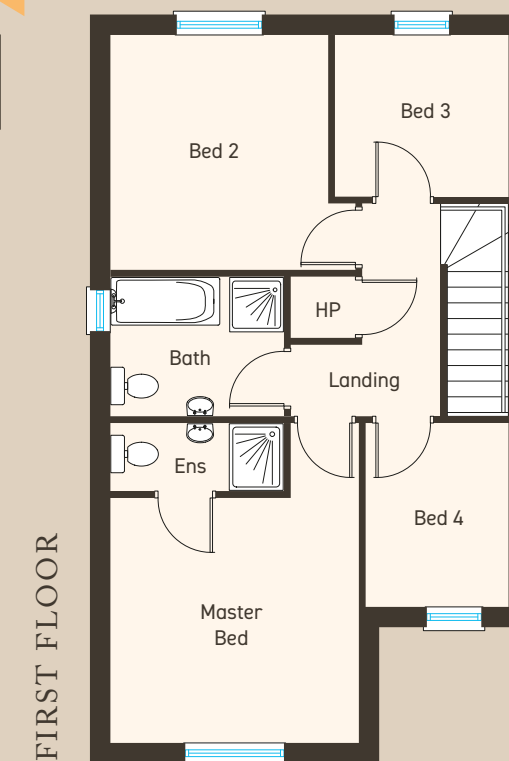
SITE Nos. 2, 9, 10



CGI shown for illustration purposes only



Note: Site 2 will be  
a handed version of  
these plans



GROUND FLOOR

Entrance Hall with separate WC and Cloakroom				
Kitchen   Dining	ft	19'3" x 11'4"	m	5.85 x 3.45
Lounge	ft	16'10" x 11'11"	m	5.15 x 3.65
Utility	ft	8'5" x 5'3"	m	2.55 x 1.60

FIRST FLOOR

Master Bedroom	ft	11'11" x 11'9"	m	3.65 x 3.60
Ensuite	ft	8'4" x 3'4"	m	2.55 x 1.00
Bedroom 2	ft	11'4" x 10'6"	m	3.45 x 3.20
Bedroom 3	ft	8'4" x 7'9"	m	2.55 x 2.37
Bedroom 4	ft	8'10" x 6'10"	m	2.70 x 2.10
Bathroom	ft	8'4" x 6'8"	m	2.55 x 2.05



# KILMAKEE HALL

DOURY ROAD, BALLYMENA



## 4 BEDROOM DETACHED HOME

Total floor area: 1430 sq ft approx

SITE Nos.

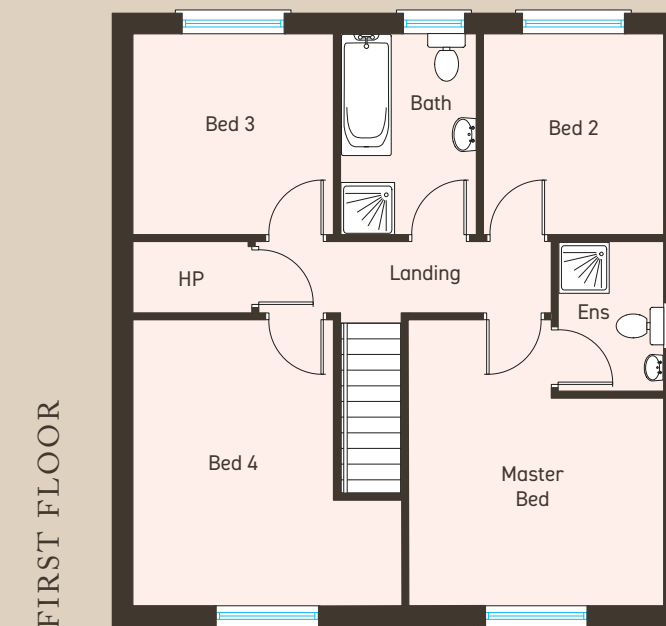
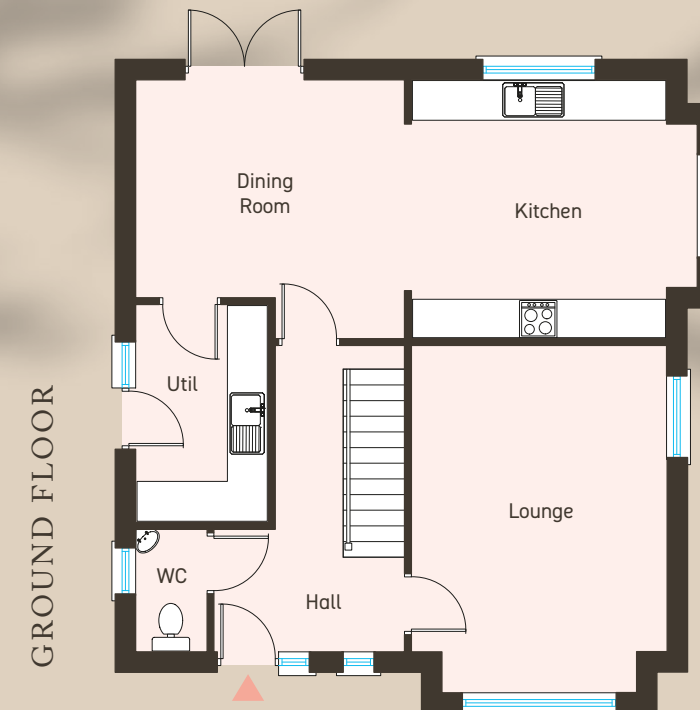
BRICK VERSION: 1, 18, 34



CGI shown for illustration purposes only

# KILMAKEE HALL

DOURY ROAD, BALLYMENA



## GROUND FLOOR

Entrance Hall with separate WC				
Kitchen (plus bay)	ft	12'3" x 12'3"	m	3.75 x 3.75
Dining	ft	12'11" x 12'3"	m	3.95 x 3.75
Lounge (plus bay)	ft	14'9" x 12'3"	m	4.50 x 3.75
Utility	ft	10'6" x 6'5"	m	3.20 x 1.95

## FIRST FLOOR

Master Bedroom	ft	12'3" x 10'0"	m	3.75 x 3.05
Ensuite	ft	7'3" x 5'1"	m	2.20 x 1.55
Bedroom 2	ft	9'8" x 8'8"	m	2.95 x 2.65
Bedroom 3	ft	9'8" x 9'8"	m	2.95 x 2.95
Bedroom 4	ft	13'9" x 12'11"	m	4.20 x 3.95
Bathroom	ft	9'8" x 6'7"	m	2.95 x 2.00

Site layout is not to scale. Floor plans are not to scale



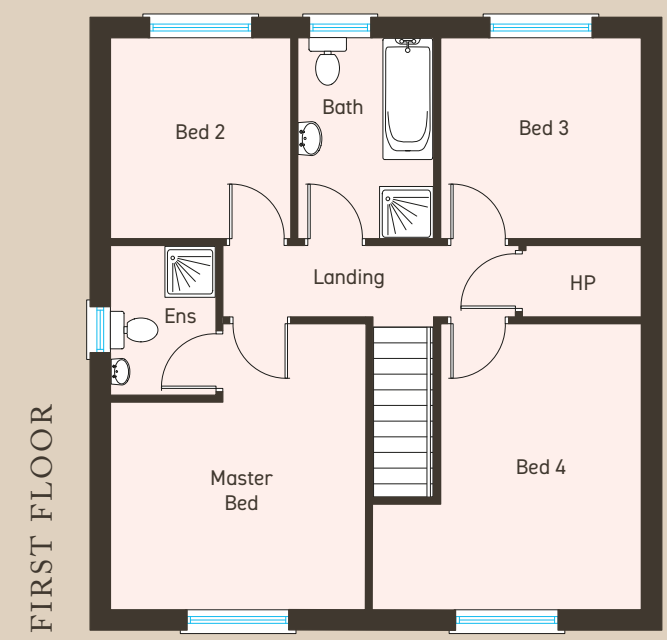
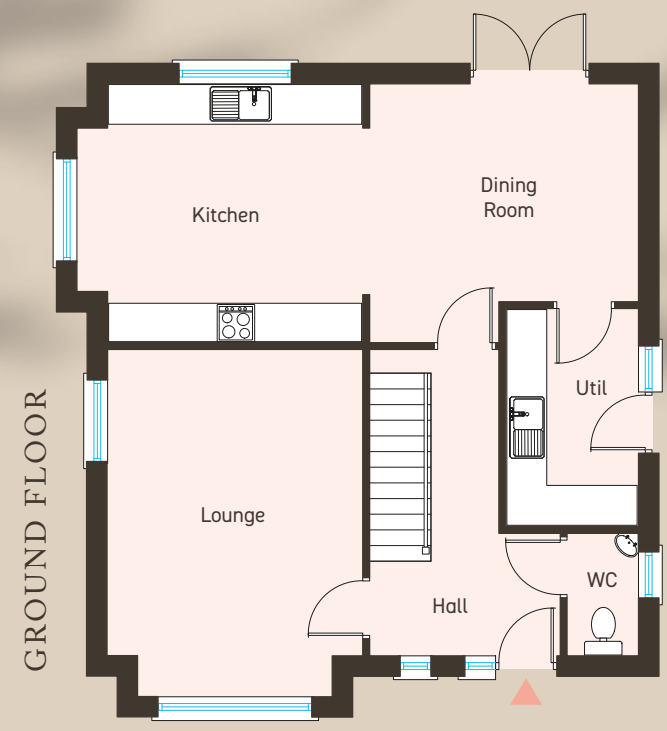


4 BEDROOM  
DETACHED HOME

Total floor area: 1430 sq ft approx  
SITE Nos.  
RENDER VERSION: 23  
BRICK VERSION: 26



CGI shown for illustration purposes only



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen (plus bay)	ft	12'3" x 12'3"	m	3.75 x 3.75
Dining	ft	12'11" x 12'3"	m	3.95 x 3.75
Lounge (plus bay)	ft	14'9" x 12'3"	m	4.50 x 3.75
Utility	ft	10'6" x 6'5"	m	3.20 x 1.95

FIRST FLOOR

Master Bedroom	ft	12'3" x 10'0"	m	3.75 x 3.05
Ensuite	ft	7'3" x 5'1"	m	2.20 x 1.55
Bedroom 2	ft	9'8" x 8'8"	m	2.95 x 2.65
Bedroom 3	ft	9'8" x 9'8"	m	2.95 x 2.95
Bedroom 4	ft	13'9" x 12'11"	m	4.20 x 3.95
Bathroom	ft	9'8" x 6'7"	m	2.95 x 2.00

Site layout is not to scale. Floor plans are not to scale



KILMAKEE HALL  
DOURY ROAD, BALLYMENA



4 BEDROOM  
DETACHED HOME

Total floor area: 1410 sq ft approx

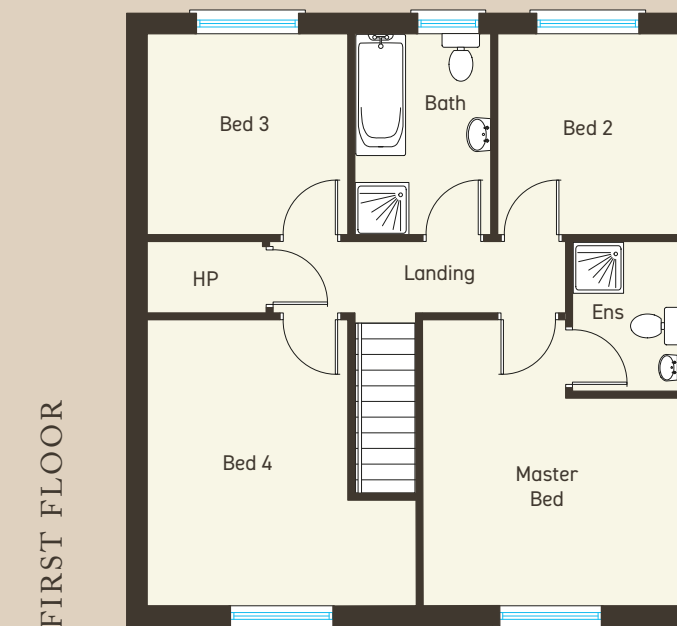
SITE Nos.

RENDER VERSION: 11 & 27



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KILMAKEE HALL  
DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen	ft	12'3" x 12'3"	m	3.75 x 3.75
Dining	ft	12'11" x 12'3"	m	3.95 x 3.75
Lounge (plus bay)	ft	14'9" x 12'3"	m	4.50 x 3.75
Utility	ft	10'6" x 6'5"	m	3.20 x 1.95

FIRST FLOOR

Master Bedroom	ft	12'3" x 10'0"	m	3.75 x 3.05
Ensuite	ft	7'3" x 5'1"	m	2.20 x 1.55
Bedroom 2	ft	9'8" x 8'8"	m	2.95 x 2.65
Bedroom 3	ft	9'8" x 9'8"	m	2.95 x 2.95
Bedroom 4	ft	13'9" x 12'11"	m	4.20 x 3.95
Bathroom	ft	9'8" x 6'7"	m	2.95 x 2.00



# Quality SPECIFICATION

## KITCHEN AND UTILITY (where applicable)

- Quality fitted kitchen / utility with 5 piece Shaker style doors in a choice of ten colours and 8 complementary handles
- Quality worktops in a choice of 5 colours / finishes
- Integrated Indesit appliances to include hob, oven, extractor and dishwasher
- Plumbed for washing machine

## BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with chrome taps and fittings
- Leakproof shower pod with chrome fittings in bathroom and ensuite
- Tiled splashback around baths and basins

## FLOORING

- Tiled flooring to kitchen, utility and hall in a choice of colours from supplier
- Carpets to bedrooms, lounge, stairs and landing in a choice of colours from supplier
- Tiling to bathroom, ensuite and WC floors in a choice of colours from supplier

## INTERNAL FINISHES

- Generous electrical specification with a choice of various options
- Light oak internal doors with chrome handles
- Light oak handrail to stairs with white painted spindles or glass balustrade (optional extra)
- Painted skirting boards and architraves (white)
- Walls and ceilings painted in emulsion

## HEATING

- Oil fired heating with pressurised system

## EXTERNAL FINISHES

- Anthracite uPVC double glazed windows
- Composite front door with 5 point locking system
- Tarmac driveway
- Flagged paths
- Houses will be finished with either a white render or quality facing brick - check with the selling agent for site specific finishes
- Close boarded timber fencing with concrete posts to applicable boundaries
- Black concrete roof tiles

## WARRANTY

- 10 year NHBC Warranty



## WE HAVE CHOSEN ONE LOCAL AND TRUSTED SUPPLIER FOR EACH TURNKEY FINISH SELECTION

### KITCHENS

**Dunlop Furniture Systems**  
300 Gortgole Road,  
Rasharkin,  
Ballymena  
BT44 8TQ

### SANITARY WARE

**Robert McKendry  
Plumbing Supplies**  
7A Carniny Road,  
Ballymena  
BT43 5LA

### CARPET

**Smallcost Carpets**  
18A Railway Street,  
Ballymena  
BT42 2AD

### TILES

**Just Tiles N Bathrooms**  
22A Pennybridge  
Industrial Estate  
Ballymena  
BT42 3HB

### APPLIANCES

**Basil Knipe Electrics**  
41 Ballymena Road,  
Ballymoney  
BT53 7EX



DEVELOPER



Established in 1995 DSB Developments Ltd  
is a family run private house building company.

With over 25 years' experience  
and registered with NHBC since we started, we pride  
ourselves with high quality homes for our clients.

SELLING AGENT



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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