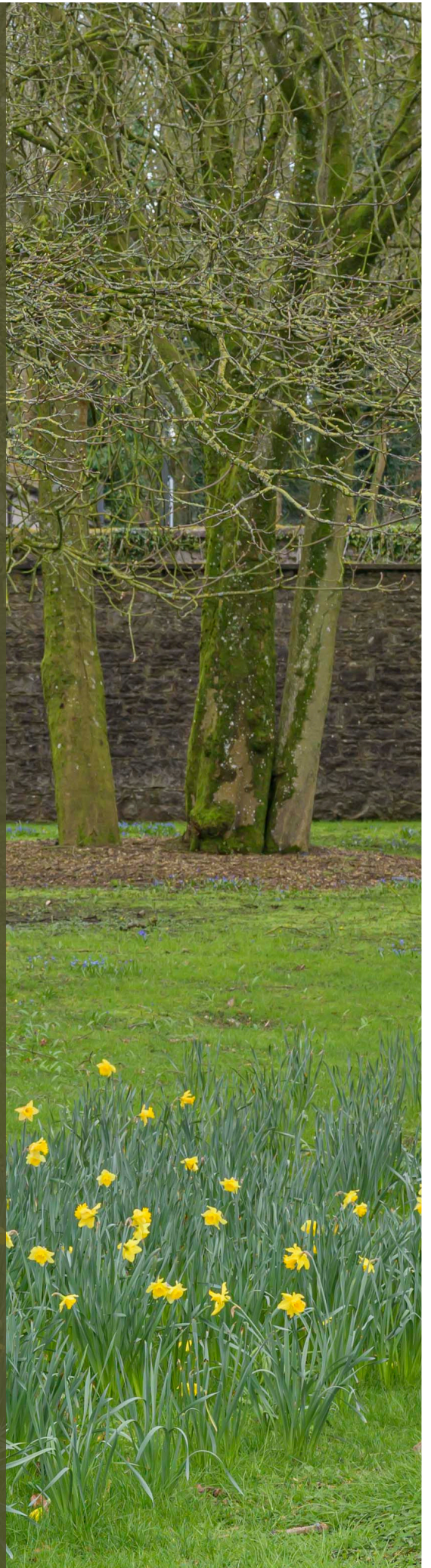


Cannolls Wood

Hamiltonsbawn Road
Armagh



Introducing the exclusive development Carrolls Wood, an exquisite enclave nestled just off the Hamiltonsbawn Road in Armagh. Showcasing a collection of detached residences thoughtfully designed and carefully crafted, each home at Carrolls Wood is meticulously finished to a full turnkey specification.



Situated within close proximity to Armagh City Centre, residents can enjoy easy access to the lively City, offering bespoke boutiques, historic landmarks, and a thriving cultural scene all located a short distance away. There are an array of green open spaces which can be found nearby including The Mall, Palace Stables, Navan Fort and Armagh Golf Club. Ideally situated within reach of every amenity a homeowner may need, Carrolls Wood boasts convenience and accessibility, from recreational spaces to entertainment hotspots, all the very best facilities can be found nearby.

At Carrolls Wood, the guarantee of accessible location does not sacrifice the comfort and luxury that comes with a stylish modern home. With every property showcasing impeccable fittings and fixtures throughout, residents are invited to unwind and relax in a space which not only exceeds expectations, but upholds the very definition of modern family living.



Why Choose a Home at Carrolls Wood

LS Construction has been building homes for over 20 years. In that time they have provided thousands of people with homes they love and suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.



Environmental

Our homes are energy efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy efficiency ratings far in excess of the average for Northern Ireland.



Safety & Security

Double glazing, window locks, locking system to main doors, smoke, heat & carbon monoxide detectors, and security alarms are installed throughout giving the home owners a peace of mind.



New Home Warranty

A 10 year warranty will be available for all homes at Carrolls Wood from NHBC which is responsible for setting the standards of the house building industry.

Your New Home

Owners have the satisfaction of knowing that Carrolls Wood represents a team effort involving the dedication, commitment and expertise of our finest architects & craftsmen. Owners will also benefit from a full turnkey finish



*All Within
Easy Reach*



- Armagh Golf Club - 1.5 Miles**
- Armagh Leisure Centre - 1.2 Miles**
- Armagh Bus Station - 1.6 Miles**
- The Palace Stables - 1.9 Miles**
- Portadown - 9.3 Miles**
- Newry - 18.4 Miles**
- Belfast - 39 Miles**
- Belfast International Airport - 38 Miles**

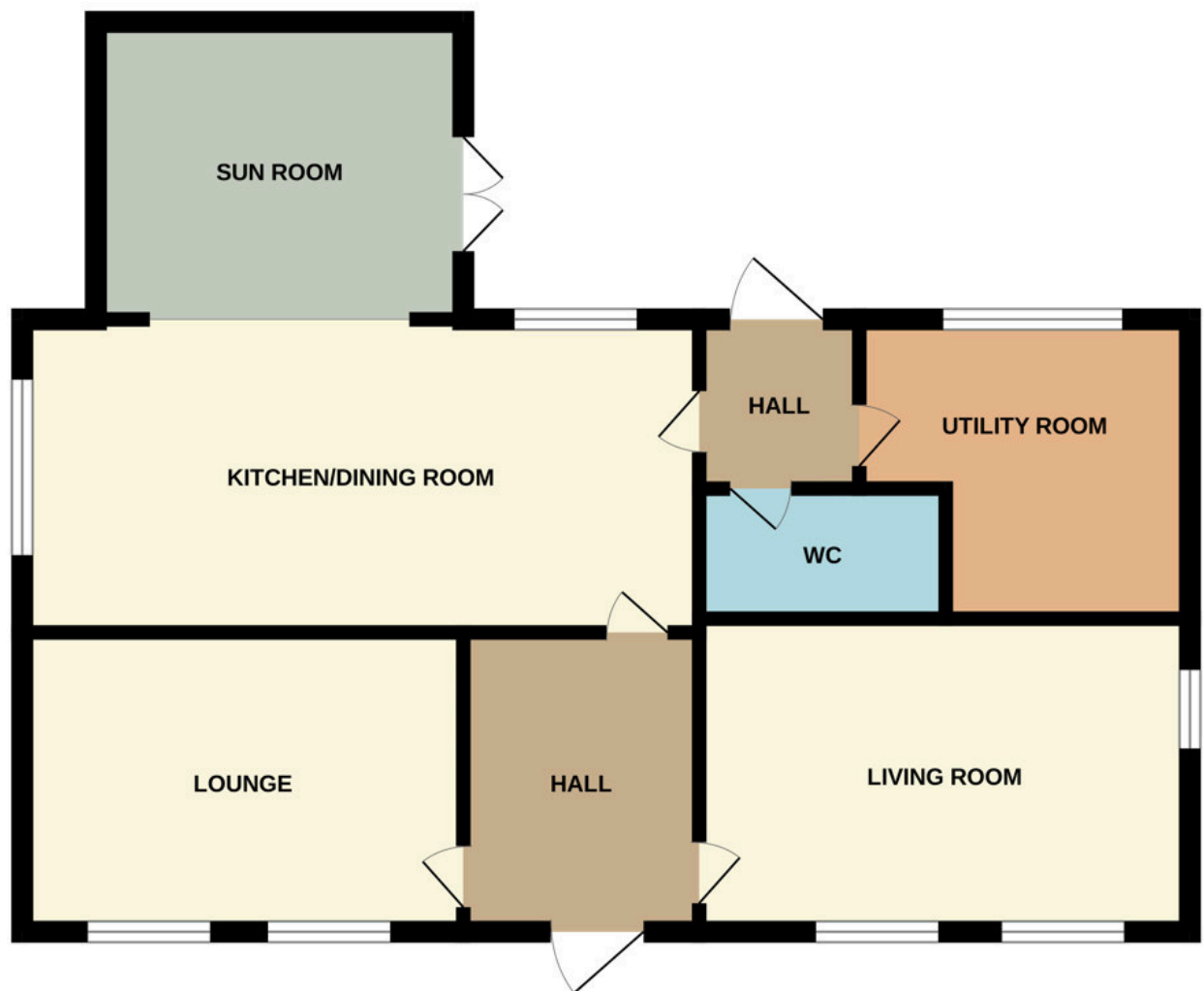
Artist Impression - Site Plan



Artist Impression - Front Elevation



Floor Plans - Ground Floor



Lounge - 5.3m x 4.1m

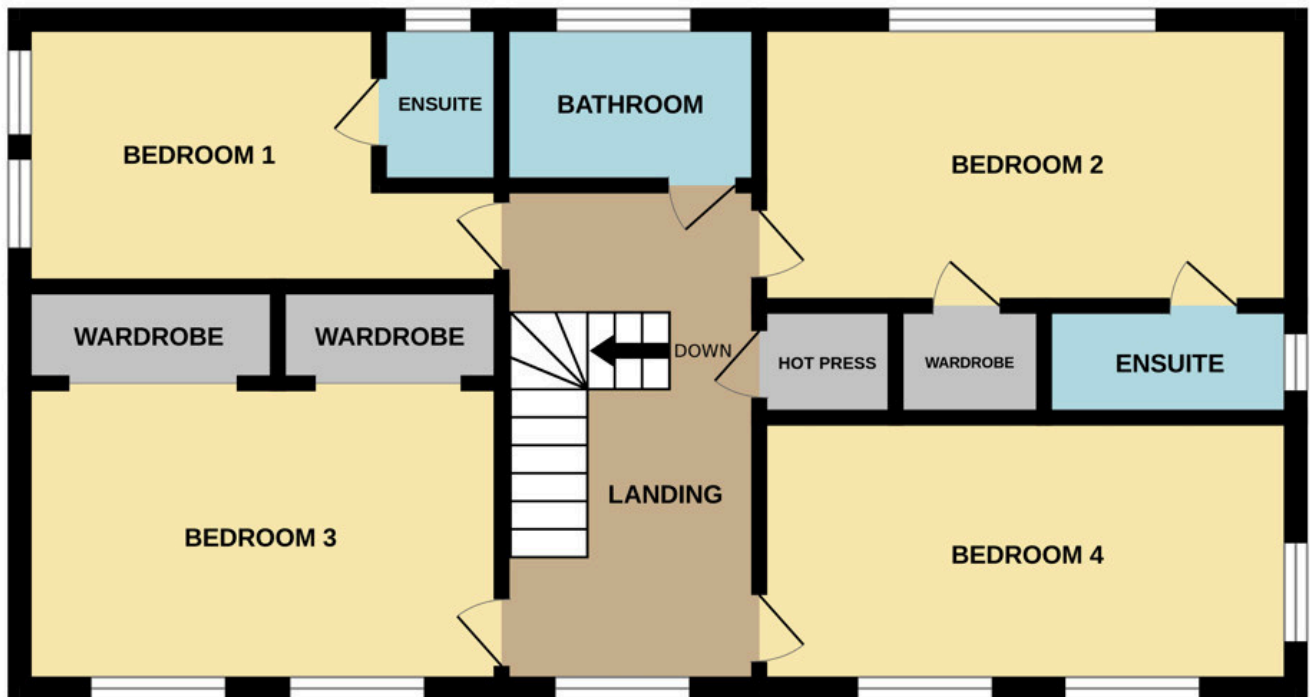
Living Room - 5.3m x 5.1m

Kitchen/Dining Room - 8.3m x 4.2m

Sun Lounge - 4.0m x 3.7m

Utility Room - 3.4m x 3.2m

Floor Plans - 1st Floor



Master Bedroom - 4.2m x 4.0m

En-suite - 2.8m x 1.2m

Bedroom 2 - 5.3m x 3.8m

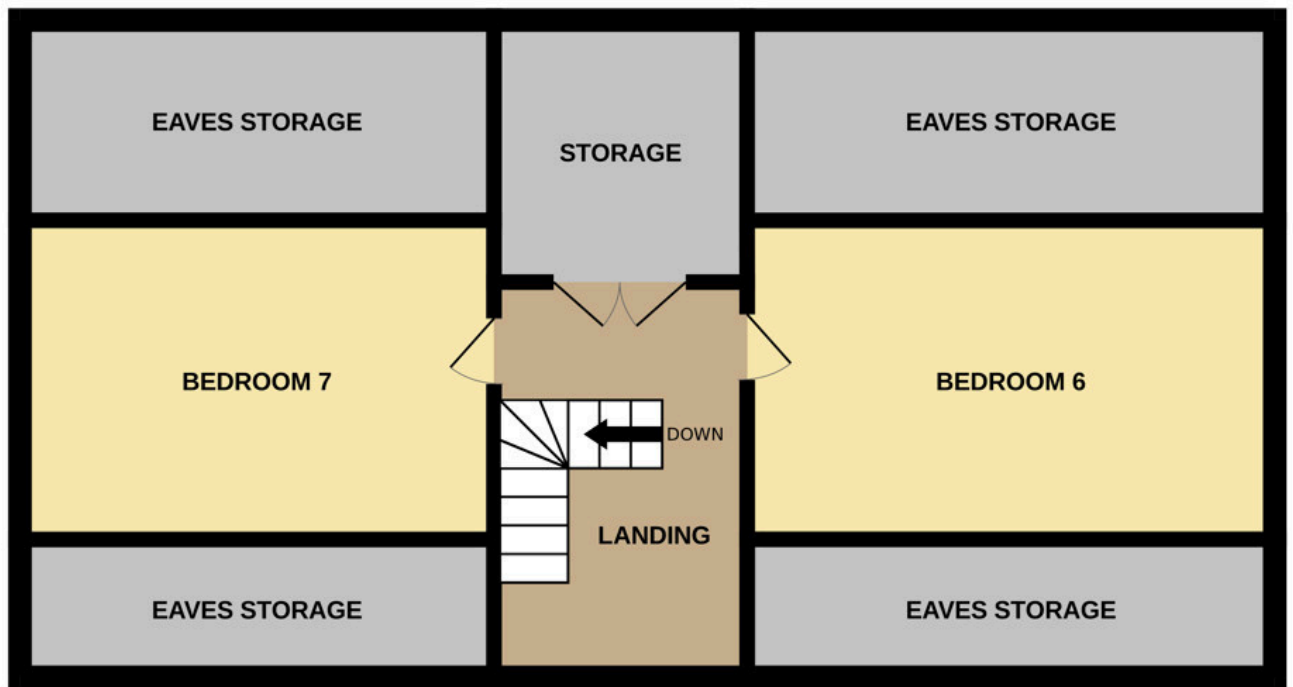
En-suite - 2.8m x 1.2m

Bedroom 3 - 3.4m x 3.2m

Bedroom 4 - 5.3m x 3.2m

Bathroom - 3.0m x 2.8m

Floor Plans - 2nd Floor (Optional Extra)



Bedroom 5 - 5.3m x 4.7m

Bedroom 6 - 5.3m x 4.7m