

MODERN LIVING, PERFECTLY PLACED



BRAIDSIDE MEADOWS

FRYS ROAD | BALLYMENA



BRAIDSIDE MEADOWS



WELCOME TO THE
NEIGHBOURHOOD...



...AND EXPERIENCE BALANCED LIVING WHERE FAMILY LIFE CAN FLOURISH

Braidside Meadows is a peaceful place to call home providing the perfect marriage of privacy and location, offering the rare opportunity to live a village lifestyle. Located on the periphery of the busy town centre and near the idyllic village of Broughshane, Braidside Meadows benefits from the best of both worlds.

Ballymena boasts some of the best primary and post primary schools in Northern Ireland, along with excellent retail choices featuring big high street names and local specialist boutiques. The town is also renowned for its award winning restaurants and bars.

The characterful, award winning village of Broughshane also features some of the best dining experiences in County Antrim, along with local independent delicatessens and other artisan food shops.



HALFWAY HOUSE, BROUGHSHANE



SLEMISH MARKET SUPPER CLUB



GALGORM GOLF COURSE



RIVER BRAID



BALLYMENA RFC MINIS



LADIES GAA



GALGORM CASTLE FAIRY TRAIL

Braidside Meadows is bursting with warmth and tradition, the perfect place to call home. A home where family life flourishes and where the true sense of community is realised.

With all your daily needs within easy reach, Braidside Meadows could be the neighbourhood you have always dreamed of.



SITE LAYOUT & LOCATION MAP

- NOT TO SCALE



THE CONNOR & DAVIS



THE ARGYLE



THE DAVIS



THE FORSYTHE



THE BAILEY



THE LEONARD



THE GORMLEY

THE SCHOOL RUN

Braidside Integrated PS & Nursery	0.1 mile
St Patrick's College	0.6 mile
St Brigids Primary School	0.8 mile
Dunclug Primary School	1.3 miles
Kirkinriola Primary School	1.4 miles
Ballymena Primary School	1.6 miles
St Louis Grammar School	2.4 miles
Ballymena Academy	2.5 miles
Cambridge House	2.8 miles

OUT AND ABOUT

Ecos Park	1.2 miles
Ballymena Rugby Club	1.3 miles
People's Park	1.6 miles
Ballymena Town Centre	1.9 miles
Seven Towers Leisure Centre	1.9 miles
Ballymena Golf Club	1.9 miles
Galgorm Resort & Spa	4.7 miles
Portrush	30.0 miles
Belfast	30.0 miles
Portstewart	34.0 miles



▲ BRICK / RENDER VERSION
 ◀ BRICK VERSION

THE ARGYLE

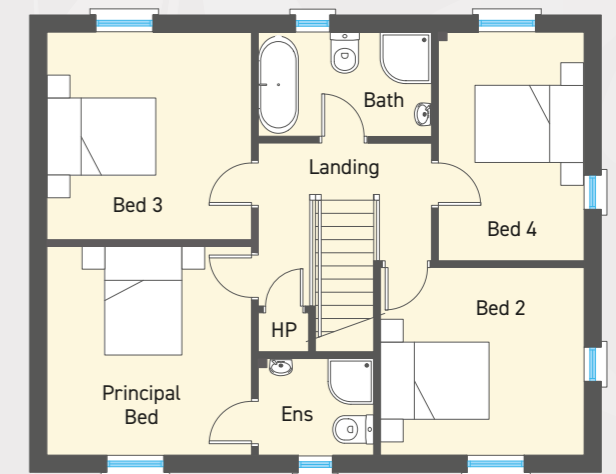
4 BEDROOM • DETACHED FAMILY HOME

TOTAL AREA 1605 sq ft

Site nos.1&2



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	16'0" x 11'7"	4.85 x 3.55
Kitchen Dining	24'0" x 11'7"	7.30 x 3.55
Garden Room	15'2" x 13'8"	4.61 x 4.20
Utility	7'4" x 7'4"	2.25 x 2.27

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'0" x 11'8"	3.65 x 3.58
Ensuite	6'6" x 5'6"	2.01 x 1.69
Bedroom 2	11'8" x 10'8"	3.58 x 3.28
Bedroom 3	12'0" x 11'8"	3.65 x 3.58
Bedroom 4	12'9" x 8'2"	3.92 x 2.47
Bathroom	9'10" x 5'10"	3.03 x 1.79



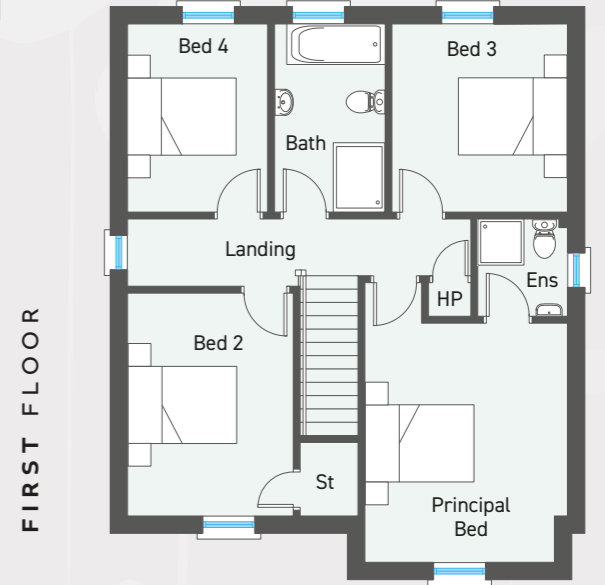
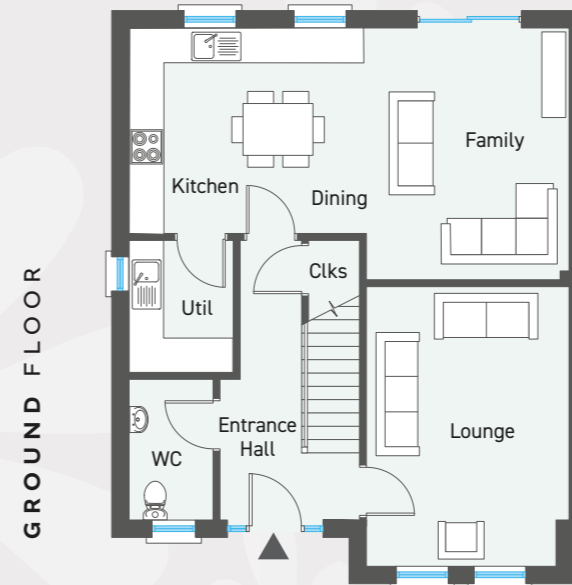
▲ BRICK VERSION
 ◀ BRICK / RENDER VERSION

THE BAILEY

4 BEDROOM • DETACHED FAMILY HOME

TOTAL AREA 1437 sq ft

Site nos. 11, 16, 19, 24, 29, 39, 40, 41, 42 & 43



Note: site nos. 24, 39, 41 will be handed versions of these plans

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC and Cloakroom		
Lounge max	15'9" x 11'6"	4.83 x 3.50
Kitchen Dine Family max	24'6" x 14'0"	7.50 x 4.25
Utility	7'6" x 5'10"	2.30 x 1.80

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	13'5" x 11'4"	4.10 x 3.45
Ensuite	5'6" x 4'9"	1.68 x 1.45
Bedroom 2	12'7" x 9'2"	3.85 x 2.80
Bedroom 3	10'4" x 10'7"	3.17 x 3.22
Bedroom 4	10'4" x 8'0"	3.17 x 2.42
Bathroom	10'4" x 6'3"	3.17 x 1.91



▲ BRICK / RENDER VERSION
 ◀ BRICK VERSION

THE CONNOR & THE DAVIS

3 BEDROOM • SEMI DETACHED FAMILY HOME

THE CONNOR: site nos. 33, 34

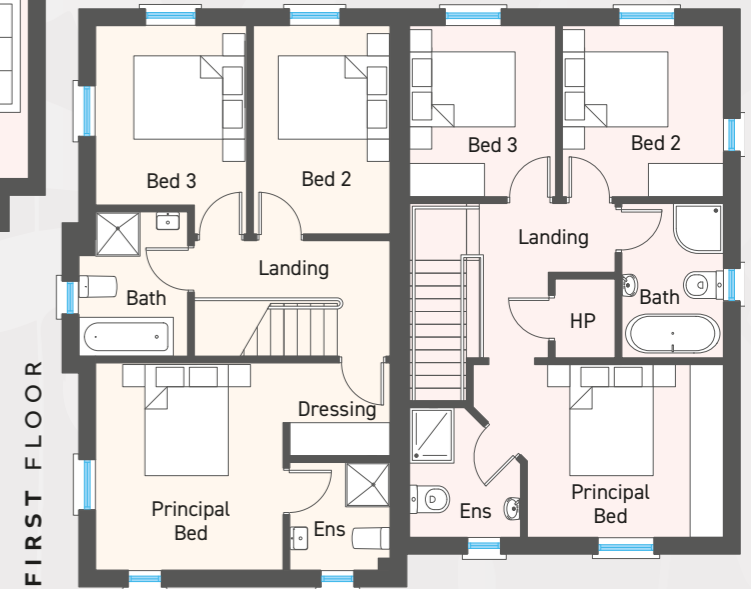
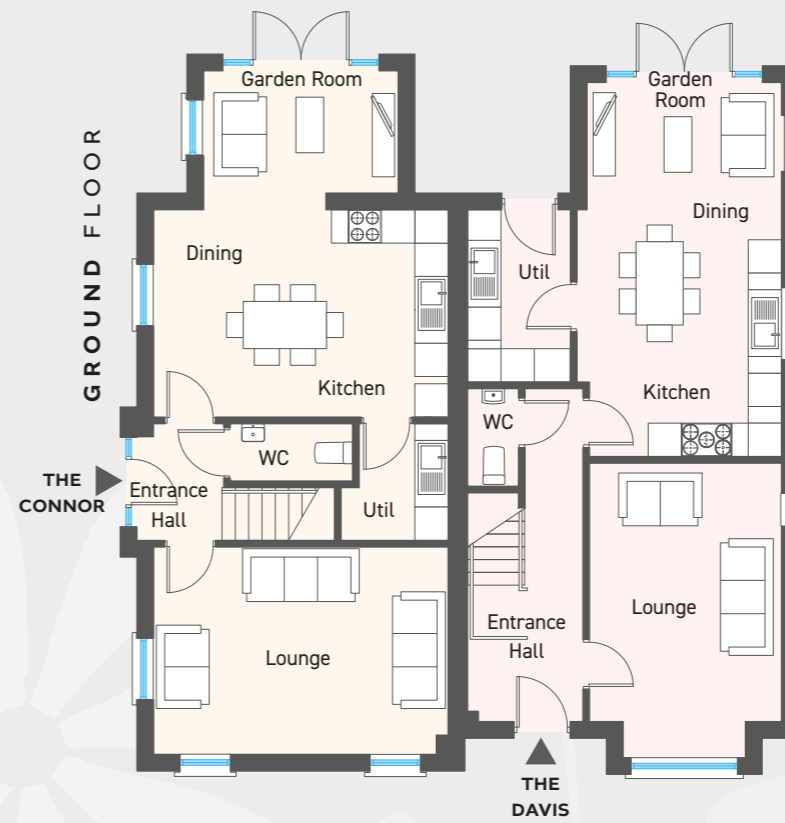
TOTAL AREA 1218 sq ft

THE DAVIS: site nos. 32, 35

TOTAL AREA 1217 sq ft



THE CONNOR & THE DAVIS • FLOOR PLANS



Note: **The Connor** on site 33 will be a handed version of this plan
 Note: **The Davis** on site 32 will be a handed version of this plan

THE CONNOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	16'7" x 12'3"	5.07 x 3.73
Kitchen Dining	16'7" x 12'3"	5.07 x 3.73
Garden Room	11'2" x 7'0"	3.40 x 2.14
Utility	6'11" x 5'2"	2.10 x 1.56

FIRST FLOOR

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'7" x 11'0"	3.85 x 3.35
Ensuite	6'4" x 5'10"	1.94 x 1.80
Bedroom 2	12'3" x 8'0"	3.73 x 2.46
Bedroom 3	12'3" x 8'7"	3.73 x 2.61
Bathroom	8'6" x 6'4"	2.60 x 1.95

THE DAVIS

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge plus bay	15'3" x 11'6"	4.65 x 3.50
Kitchen Dining	21'9" x 12'3"	6.64 x 3.74
Garden Room	11'6" x 7'6"	3.50 x 2.29
Utility	10'0" x 5'11"	3.05 x 1.81

FIRST FLOOR

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'3" x 10'2"	3.43 x 3.10
Ensuite	7'7" x 6'6"	2.33 x 2.00
Bedroom 2	9'11" x 9'5"	3.03 x 2.88
Bedroom 3	9'11" x 8'9"	3.03 x 2.67
Bathroom	9'1" x 5'11"	2.78 x 1.81



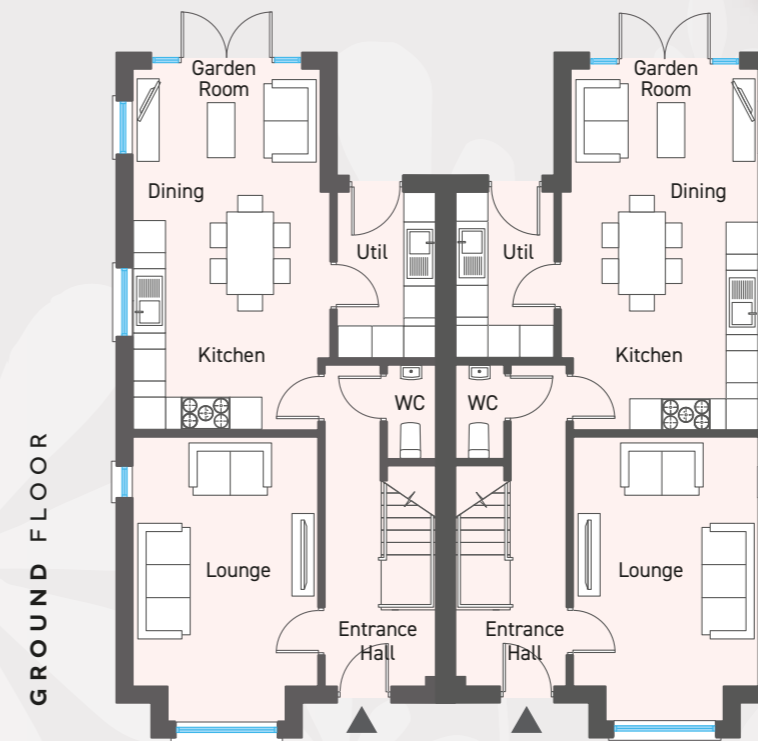
▲ BRICK / RENDER VERSION
 ◀ BRICK VERSION

THE DAVIS

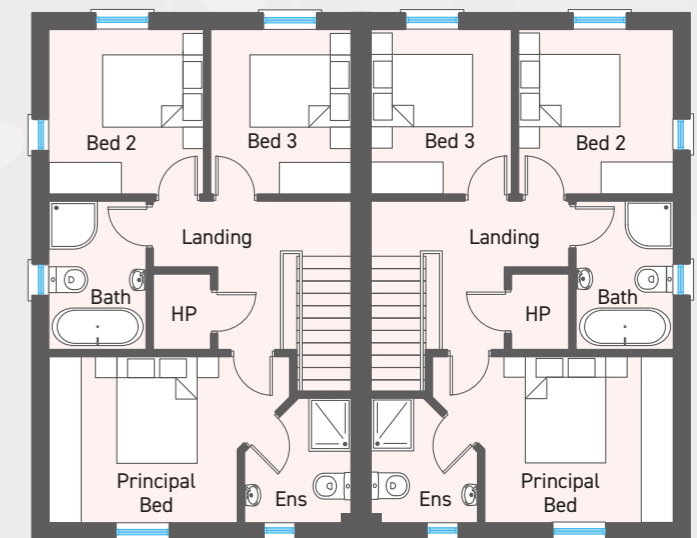
3 BEDROOM • SEMI DETACHED FAMILY HOME

TOTAL AREA 1217 sq ft

Site nos. 5, 6, 7, 8, 12, 13, 14, 15, 20, 21, 22, 23, 25, 26, 27, 28



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC			Principal Bedroom	11'3" x 10'2"	3.43 x 3.10
Lounge plus bay	15'3" x 11'6"	4.65 x 3.50	Ensuite	7'7" x 6'6"	2.33 x 2.00
Kitchen Dining	21'9" x 12'3"	6.64 x 3.74	Bedroom 2	9'11" x 9'5"	3.03 x 2.88
Garden Room	11'6" x 7'6"	3.50 x 2.29	Bedroom 3	9'11" x 8'9"	3.03 x 2.67
Utility	10'0" x 5'11"	3.05 x 1.81	Bathroom	9'1" x 5'11"	2.78 x 1.81

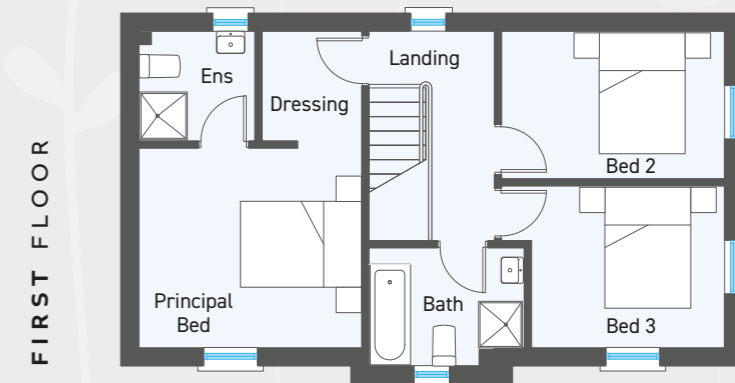
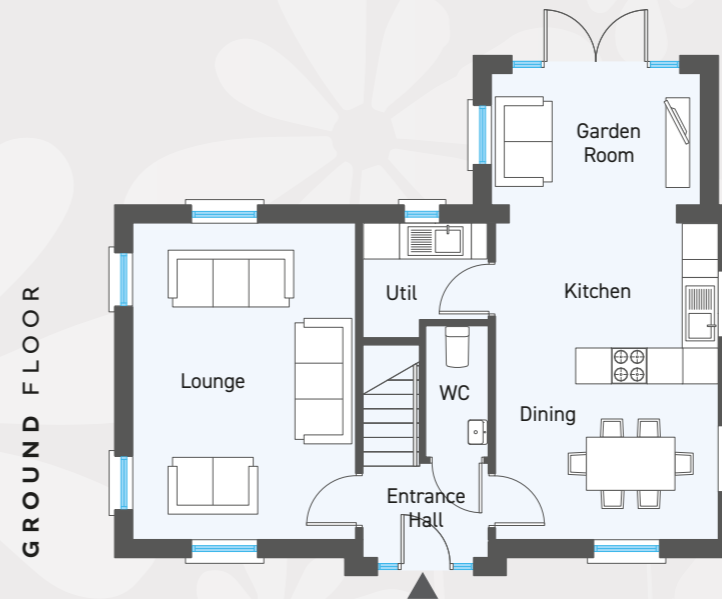


THE LEONARD

3 BEDROOM • DETACHED FAMILY HOME

TOTAL AREA 1218 sq ft

Site no. 38



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'1" x 12'3"	5.20 x 3.73
Kitchen Dining	17'1" x 12'3"	5.20 x 3.73
Garden Room	11'2" x 8'2"	3.40 x 2.50
Utility	6'10" x 5'4"	2.10 x 1.62

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	13'0" x 12'3"	3.96 x 3.73
Ensuite	6'4" x 6'0"	1.94 x 1.83
Dressing Room	6'0" x 5'5"	1.83 x 1.67
Bedroom 2	12'3" x 8'1"	3.73 x 2.47
Bedroom 3	12'3" x 8'7"	3.73 x 2.62
Bathroom	7'6" x 7'0"	2.60 x 2.11



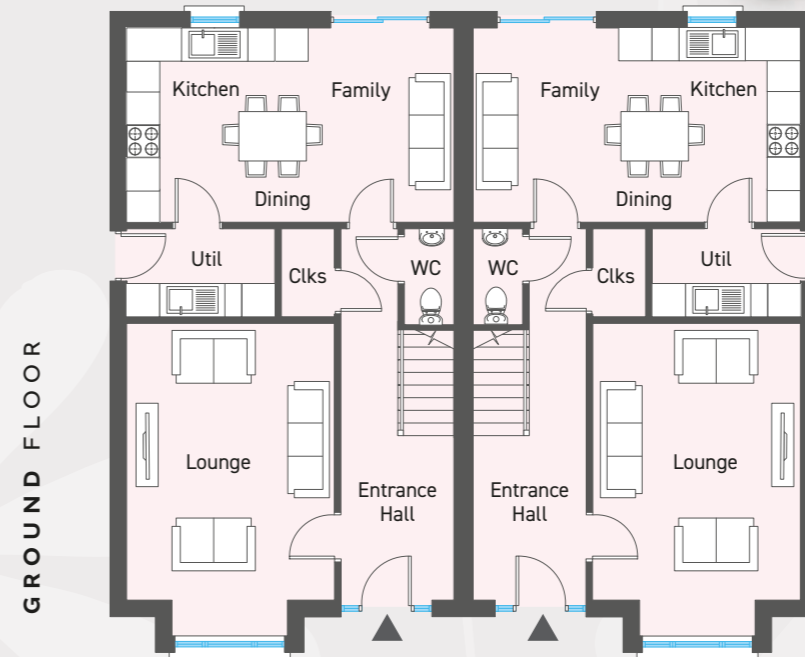
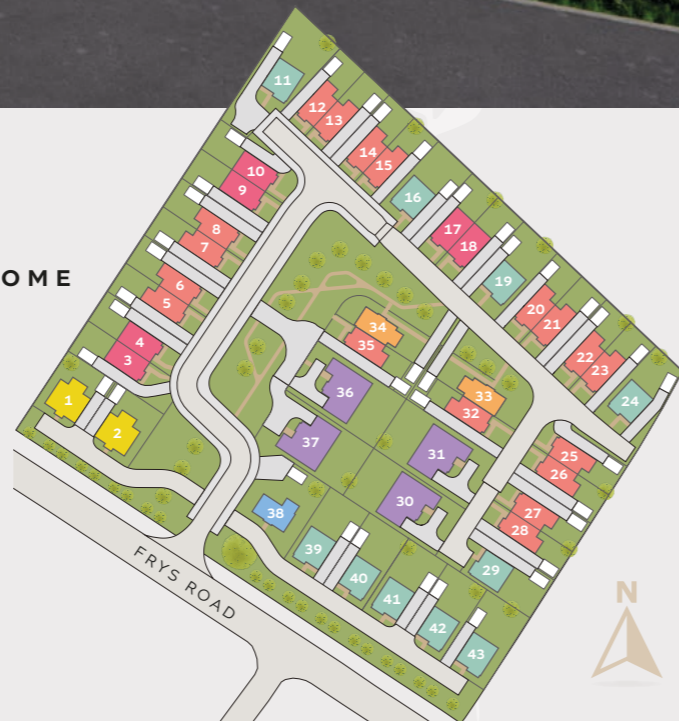
▲ BRICK VERSION
 ◀ BRICK / RENDER VERSION

THE FORSYTHE

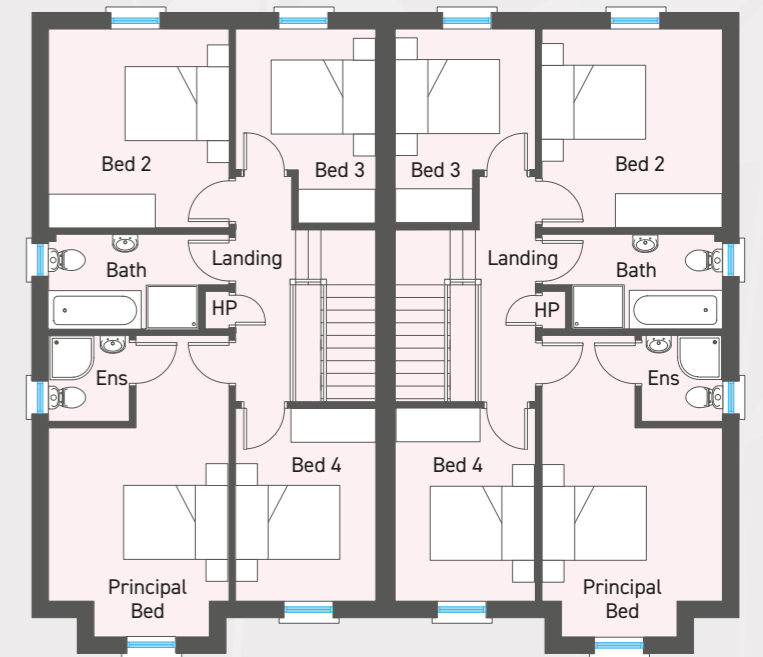
4 BEDROOM • SEMI DETACHED FAMILY HOME

TOTAL AREA 1360 sq ft

Site nos. 3, 4, 9, 10, 17, 18



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC and Cloakroom		
Lounge into bay	18'7" x 12'4"	5.68 x 3.77
Kitchen Dining Family	19'5" x 11'7"	5.92 x 3.53
Utility	8'10" x 5'3"	2.69 x 1.60

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom ^{max}	18'0" x 10'4"	5.48 x 3.16
Ensuite	5'2" x 4'8"	1.56 x 1.47
Bedroom 2	12'10" x 10'9"	3.92 x 3.28
Bedroom 3	12'6" x 8'4"	3.82 x 2.55
Bedroom 4	11'8" x 8'4"	3.56 x 2.55
Bathroom	10'9" x 5'7"	3.28 x 1.71



THE GORMLEY

3 BEDROOM • DETACHED FAMILY HOME
 TOTAL AREA 1755 sq ft (excluding garage)
 Site nos. 30, 31, 36, 37

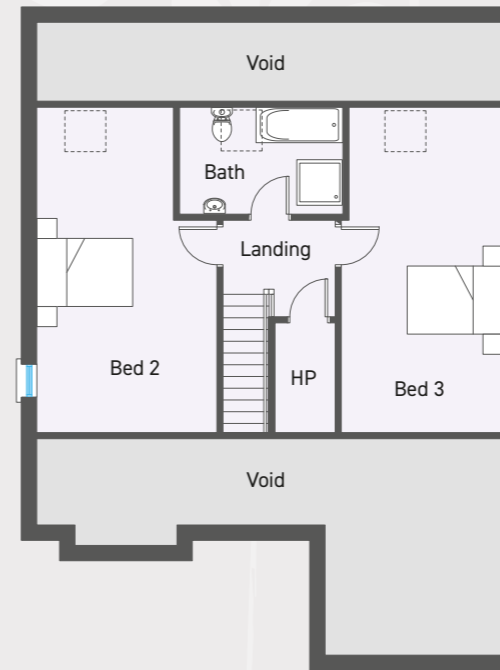
The Gormley is also available as 4 bedroom layout
 by changing the family room space into a bedroom
 - details and costs available from agents



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate Cloakroom		
Lounge	15'1" x 11'4"	4.60 x 3.45
Kitchen Dining _{max}	17'4" x 16'9"	5.30 x 5.12
Family	12'7" x 9'9"	3.83 x 3.00
Utility	10'6" x 5'1"	3.20 x 1.55
Study _{max}	11'4" x 9'6"	3.45 x 2.91
Principal Bedroom _{max}	12'6" x 11'6"	3.82 x 3.53
Ensuite	8'8" x 3'0"	2.65 x 0.90
Shower	9'0" x 5'11"	2.75 x 1.80
Garage	17'7" x 10'4"	5.33 x 3.18

FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	20'8" x 11'8"	6.37 x 3.53
Bedroom 3	20'8" x 10'5"	6.37 x 3.18
Bathroom	10'4" x 6'9"	3.20 x 2.11

Note: site no. 36 will be a handed version of these plans



CONTEMPORARY FINISHES DESIGNED WITH YOU IN MIND



KITCHEN – THE HEART OF THE HOME

- Modern fitted kitchen with a choice of doors, worktops and handles
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Choice of contemporary white sanitary ware and fittings to bathrooms, ensuites and wcs from nominated supplier
- Low profile shower tray with contemporary glass panels and doors to ensuites
- Rain drench shower head with hand held fitting in bathroom and ensuite
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights to ensuites
- Vanity units to bathrooms ensuites and wc
- Choice of wall tiling to bathroom, ensuite and wc

FLOORING

- Colour choice of carpet and underlay in lounge, bedrooms, stairs and landing from nominated supplier
- Choice of tiled floor to hall, kitchen, dining, family, utility, bathroom, ensuite and wc from nominated supplier

HEATING

- Gas fired central heating
- Energy efficient boiler
- Pre fab chimney breast with inset electric focal point fire

INTERNAL FINISHES

- Painted internal walls and ceilings in emulsion
- Pre finished internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- Mains smoke, heat and carbon monoxide detectors
- Wired for an intruder alarm

EXTERNAL FINISHES

- Composite front door
- Brick or brick/painted render finish (subject to site and housetype)
- Front and rear gardens turfed
- Planting to include hedging and trees to selected areas within the development
- Estate railings to selected areas
- Tarmac paths
- Tarmac driveway
- Front and rear external lighting
- Outside water supply
- uPVC triple glazed windows in anthracite frames
- Outside power supply
- Garages available as an optional extra
- Patios available as optional extra
- Wiring installed for Solar PV panels - panels can be fitted as optional extra



WARRANTY

ICW 10 year warranty

MANAGEMENT COMPANY

A management company will be formed to look after the upkeep and wellbeing of all open space areas within the development



THAT
FEELING...



...WHEN YOU KNOW
YOU'RE HOME.



SELLING AGENT

**Lynn +
Brewster**

028 2563 7733
lynnandbrewster.com

Rainey & Gregg
PROPERTY & FINANCIAL

028 2564 5225
raineygregg.com

DEVELOPER

 **caraman**

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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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