



CARRICKVALE
LURGAN

BEAUTIFULLY DETAILED FAMILY HOMES

WELCOME TO
CARRICKVALE...



...AND
DISCOVER
A NEW
COMMUNITY
OF STYLISH
QUALITY
HOMES

CGI shown for illustration purposes only

Find your space

ON YOUR DOORSTEP

WELCOME TO A WONDERFUL NEW NEIGHBOURHOOD AT CARRICKVALE

This is the perfect place to call home. A home where family life flourishes and a true sense of community is realised.

Carrickvale provides the perfect blend of privacy and location, with many leading schools, colleges, sports clubs, shops, bars and parks within a 1.5 mile radius.

Whether you need extra space for a growing family or a smaller home to settle into, you will find what you are looking for among the range of superb designs at Carrickvale.

- 1. The Lime Lined Great Avenue, Lurgan Park
- 2. Lurgan Park
- 3. Lurgan Golf Club
- 4. Ladies GAA, Lurgan
- 5. Tesco Superstore, Lurgan
- 6. Coalbrookdale Fountain
- 7. The Courthouse Bar





Find your space

EASY ACCESS FOR LEARNING, PLAY AND LEISURE

Life at Carrickvale means unlimited outdoor spaces to explore, an excellent choice of educational opportunities for all ages and plenty of play parks to let off a bit of steam!

Enjoy walks in Lurgan Park or the natural beauty of Craigavon Lakes with many water sports facilities. Go sailing on Lough Neagh or spend a family day out at Oxford Island Nature Reserve.

- 1. Oxford Island Nature Reserve
- 2. Lough Neagh Discovery Centre
- 3. St. Ronans College
- 4. Tannaghmore Play Park
- 5. Tannaghmore Gardens and Farm
- 6. Kinnego Marina
- 7. Lough Neagh

Local area

EXPLORE THE BEST OF THE LOCAL AREA

AND ENJOY A LIFESTYLE WITH A BREATH OF FRESH AIR

Lurgan Park boasts 250 acres of beautiful natural surroundings, walking trails, big open spaces for picnics and play.

A big green escape right on your doorstep!





CARRICKVALE

OXFORD ISLAND & DISCOVERY CENTRE

KINNEGO MARINA

LOUGH NEAGH

TOWN CENTRE

ST PETERS GAA

LURGAN PARK

LURGAN GOLF COURSE

CLANN EIREANN GAA

MOURNEVIEW STADIUM

ST RONANS COLLEGE

STABLES BAR & GRILL

CLAN NA GAEL

LURGAN RFC

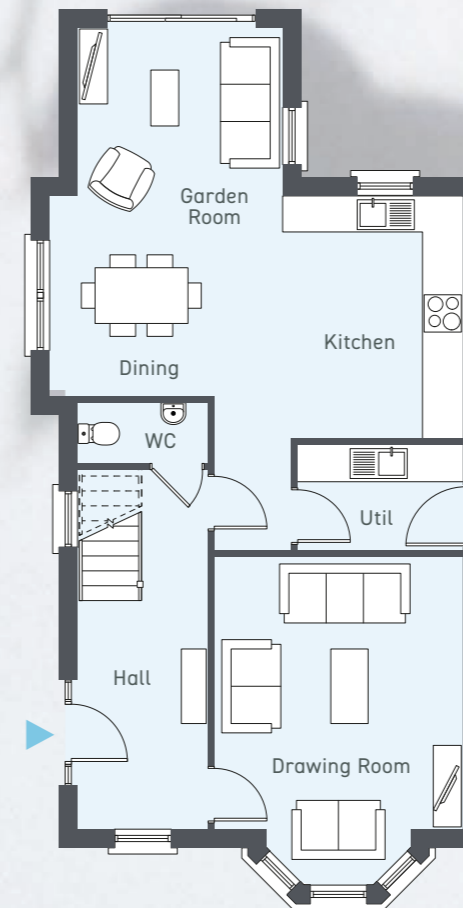
ST PAULS GAA

4 BEDROOM DETACHED FAMILY HOME
FLOOR AREA 1485 sq. ft. approx

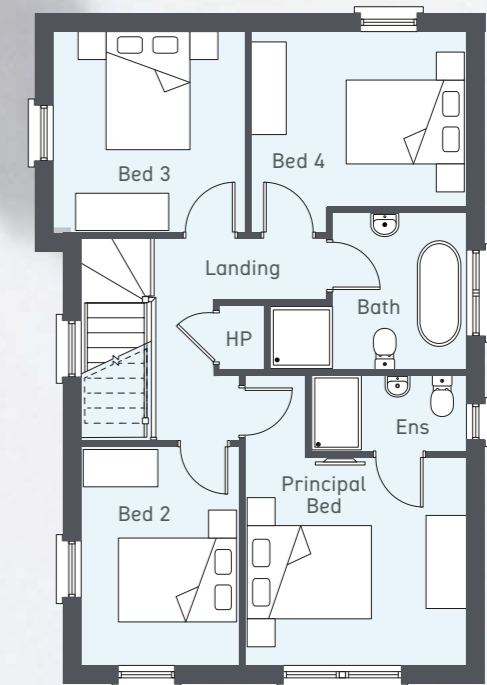


THE ADARE

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room into bay	17'3" x 12'9"	5.25 x 3.90
Kitchen Dining max	21'6" x 12'7"	6.55 x 3.85
Utility	8'6" x 5'7"	2.60 x 1.72
Garden Room	10'9" x 8'10"	3.30 x 2.70

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	15'3" x 11'6"	4.65 x 3.50
Ensuite	8'3" x 4'0"	2.50 x 1.20
Bedroom 2	11'6" x 8'3"	3.50 x 2.50
Bedroom 3	10'6" x 10'0"	3.20 x 3.05
Bedroom 4	11'2" x 10'6"	3.40 x 3.20
Bathroom max	10'2" x 8'3"	3.10 x 2.50

Note: Selected sites will be a handed version of these plans

4 BEDROOM DETACHED FAMILY HOME

FLOOR AREA 1490 sq. ft. approx (inc. Garden Room)

FLOOR AREA 1395 sq. ft. approx (exc. Garden Room)

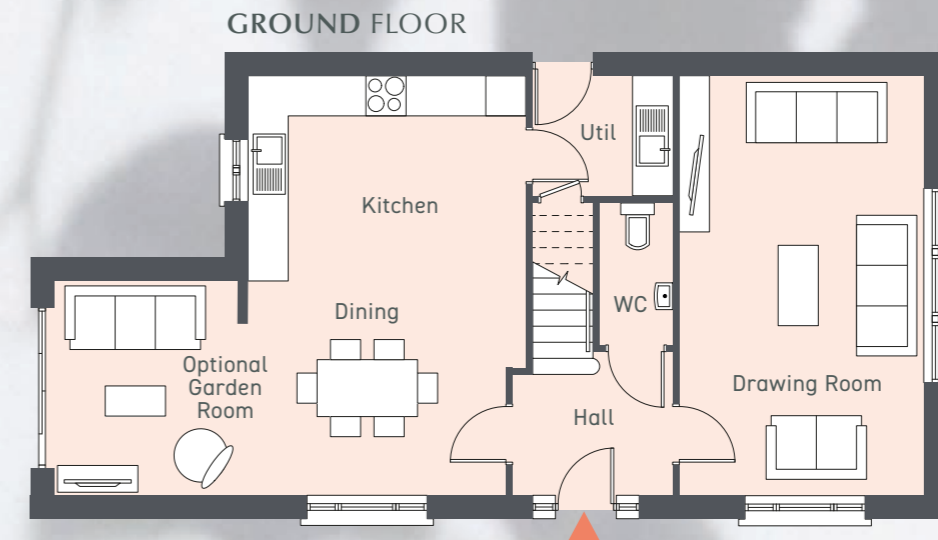


BRICK FINISH

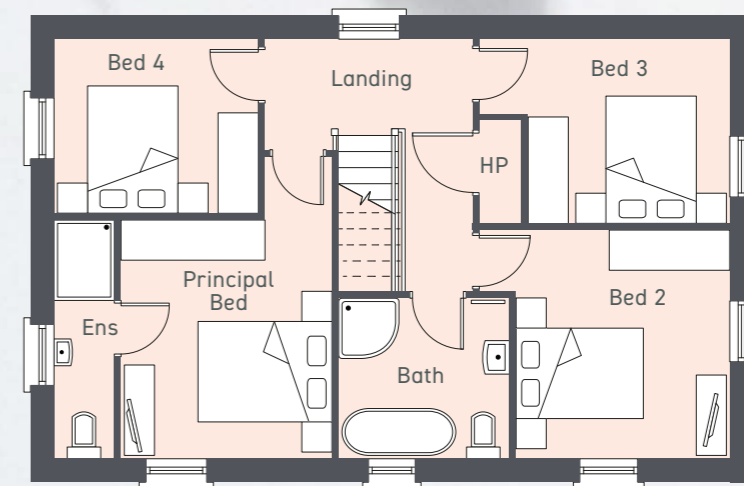


RENDER FINISH

THE BANTRY



FIRST FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	20'8" x 11'9"	6.32 x 3.60
Kitchen Dining	20'8" x 13'5"	6.32 x 4.10
Utility	7'2" x 5'11"	2.20 x 1.80
Optional Garden Room	10'6" x 9'2"	3.20 x 2.80

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	11'6" x 10'2"	3.55 x 3.10
Ensuite	11'6" x 2'11"	3.55 x 0.90
Bedroom 2	11'3" x 10'4"	3.45 x 3.15
Bedroom 3	12'4" x 9'1"	3.77 x 2.77
Bedroom 4	9'11" x 8'7"	3.02 x 2.67
Bathroom	8'7" x 7'7"	2.65 x 2.37

Note: Selected sites will be a handed version of these plans

4 BEDROOM DETACHED FAMILY HOME
 TOTAL FLOOR AREA 1335 sq. ft. approx (inc. Garden Room)
 FLOOR AREA 1253 sq. ft. approx (exc. Garden Room)

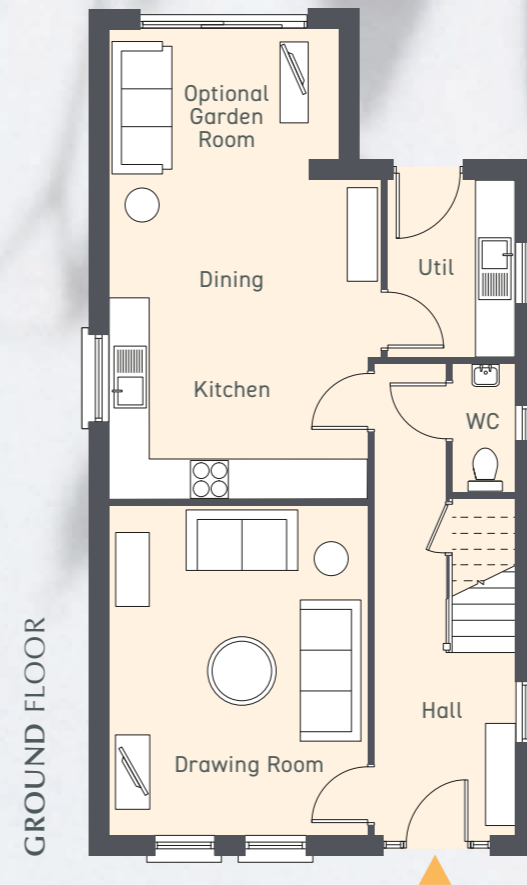


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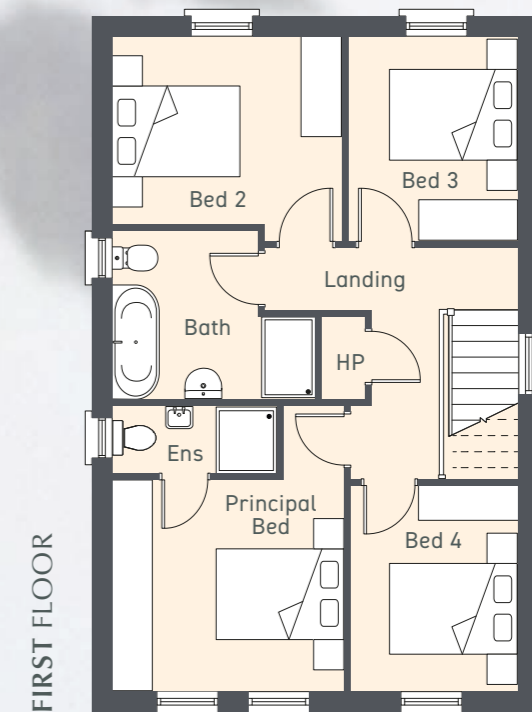


RENDER FINISH

THE CLONMEL



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	16'0" x 12'6"	4.87 x 3.80
Kitchen Dining	15'6" x 13'2"	4.73 x 4.02
Utility	8'6" x 6'2"	2.60 x 1.87
Optional Garden Room	11'1" x 7'4"	3.40 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	11'1" x 10'3"	3.42 x 3.10
Ensuite	7'11" x 3'2"	2.40 x 1.00
Bedroom 2	11'1" x 9'1"	3.40 x 2.77
Bedroom 3	9'11" x 8'3"	3.02 x 2.50
Bedroom 4	9'11" x 8'2"	3.02 x 2.47
Bathroom	9'10" x 8'3"	3.00 x 2.50

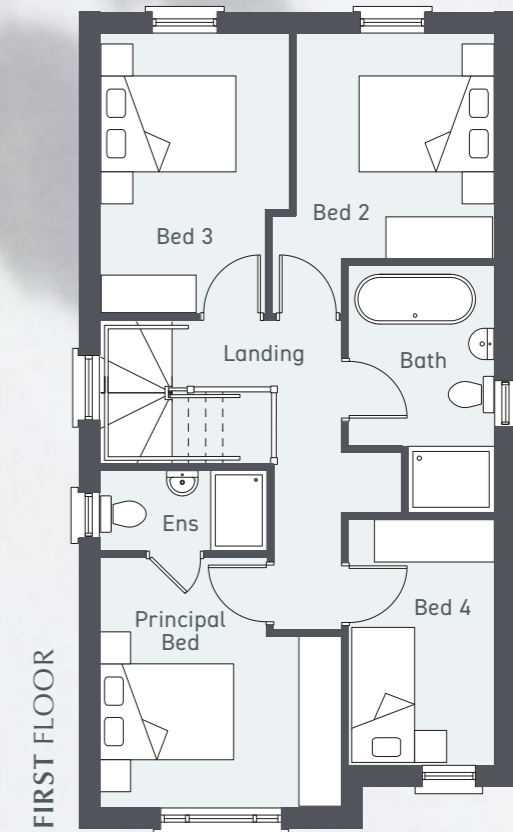
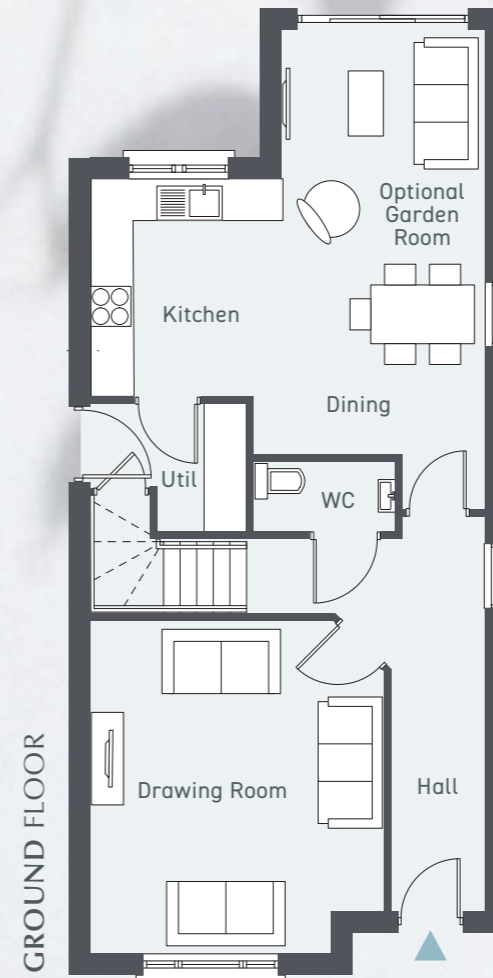
4 BEDROOM DETACHED FAMILY HOME

FLOOR AREA 1340 sq. ft. approx (inc. Garden Room)

FLOOR AREA 1270 sq. ft. approx (exc. Garden Room)



THE DALKEY



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	14'6" x 13'9"	4.67 x 4.20
Kitchen Dining	18'3" x 12'7"	5.55 x 3.85
Utility	7'2" x 5'11"	2.20 x 1.80
Optional Garden Room	9'3" x 7'0"	2.83 x 2.14

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	11'3" x 11'2"	3.45 x 3.40
Ensuite	7'6" x 3'7"	2.32 x 1.10
Bedroom 2	10'4" x 9'1"	3.15 x 2.77
Bedroom 3	12'8" x 8'7"	3.92 x 2.65
Bedroom 4	11'3" x 6'7"	3.46 x 2.02
Bathroom	11'3" x 6'7"	3.45 x 2.02

4 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA 1367 sq. ft. approx (inc. Garden Room)

FLOOR AREA 1235 sq. ft. approx (exc. Garden Room)

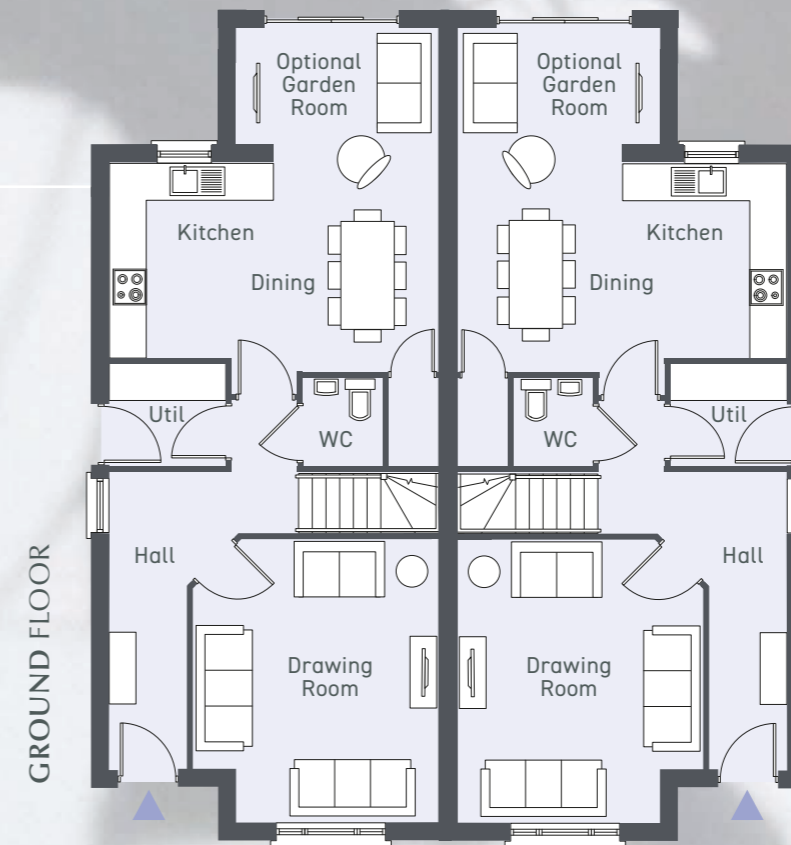


BRICK FINISH

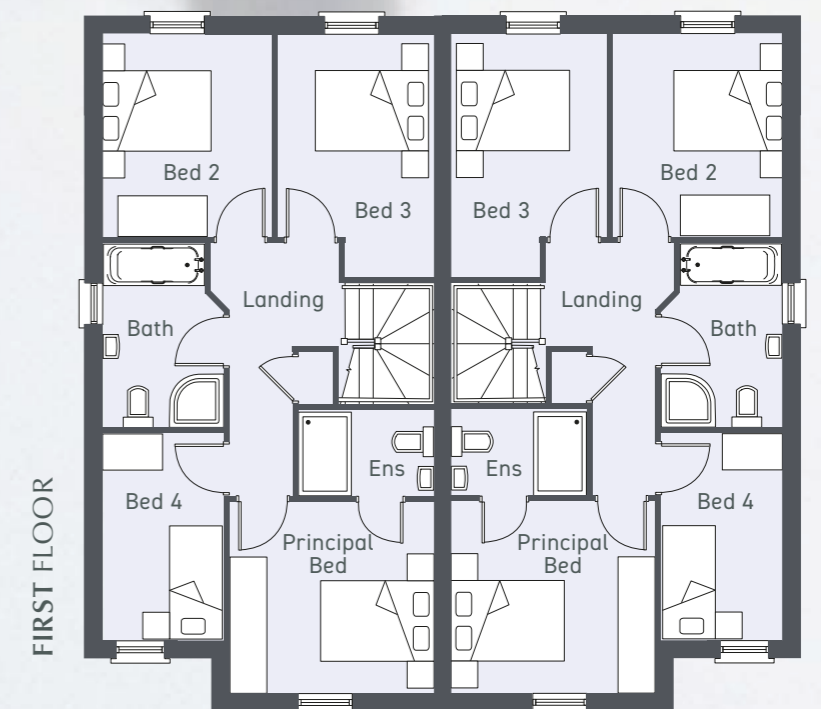


RENDER FINISH

THE ENNIS



GROUND FLOOR



FIRST FLOOR

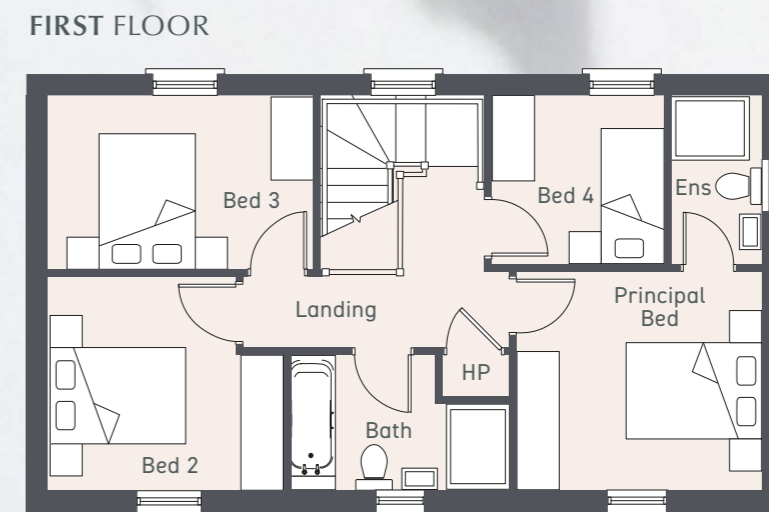
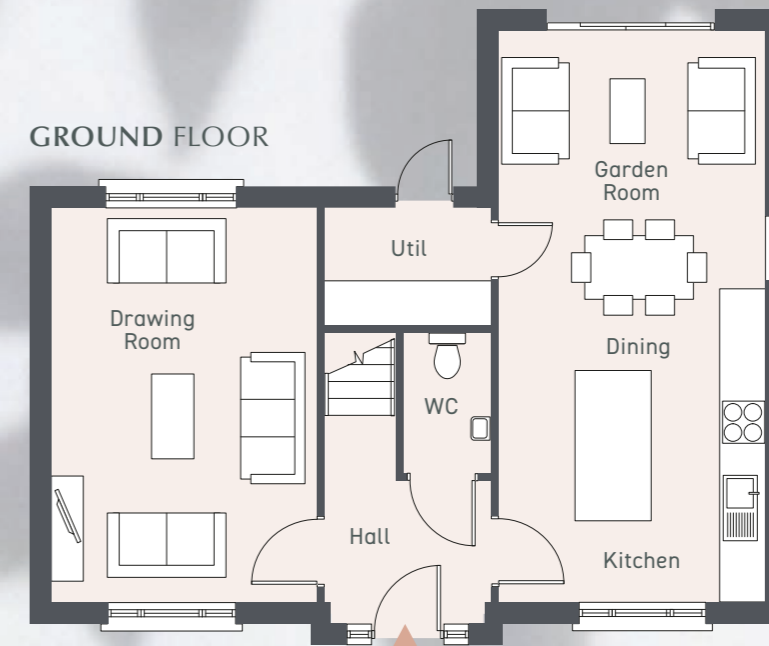
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	15'5" x 13'6"	4.72 x 4.15
Kitchen Dining	18'3" x 11'6"	5.55 x 3.50
Utility	6'4" x 5'5"	1.95 x 1.70
Optional Garden Room	11'2" x 7'4"	3.40 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	11'2" x 10'5"	3.41 x 3.20
Ensuite	7'5" x 4'6"	2.27 x 1.40
Bedroom 2	11'2" x 9'4"	3.40 x 2.84
Bedroom 3	13'4" x 8'5"	4.07 x 2.60
Bedroom 4	11'3" x 6'7"	3.44 x 2.02
Bathroom	10'3" x 6'7"	3.10 x 2.02

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1310 sq. ft. approx



THE FOSSA



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	18'2" x 12'3"	5.53 x 3.73
Kitchen Dining	18'2" x 12'3"	5.53 x 3.73
Utility	7'1" x 5'4"	2.16 x 1.65
Garden Room	12'3" x 8'2"	3.73 x 2.48

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	11'2" x 10'1"	3.42 x 3.07
Ensuite	7'7" x 4'2"	2.35 x 1.27
Bedroom 2	10'11" x 9'9"	3.30 x 3.00
Bedroom 3	12'3" x 7'11"	3.73 x 2.42
Bedroom 4	7'11" x 7'7"	2.40 x 2.35
Bathroom	10'1" x 6'2"	3.07 x 1.90

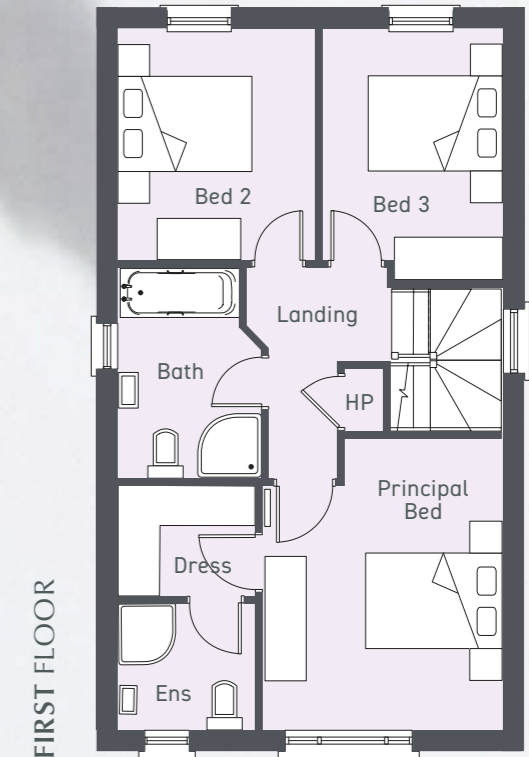
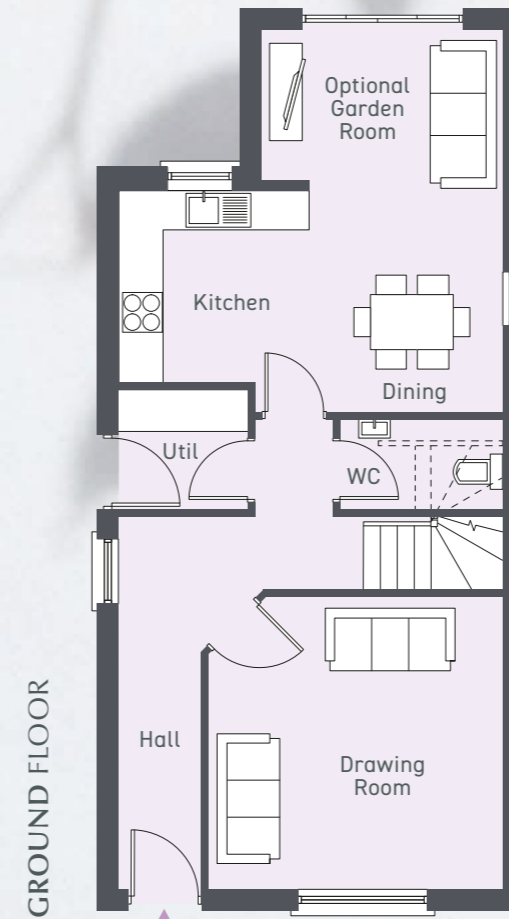
3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA 1250 sq. ft. approx (inc. Garden Room)

FLOOR AREA 1168 sq. ft. approx (exc. Garden Room)



THE GWEDDORE



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	13'7" x 13'6"	4.15 x 4.12
Kitchen Dining max	17'8" x 10'4"	5.42 x 3.15
Utility	6'1" x 5'6"	1.85 x 1.67
Optional Garden Room	11'2" x 7'4"	3.40 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	13'6" x 11'1"	4.12 x 3.38
Dressing Room	6'3" x 4'10"	1.92 x 1.50
Ensuite	6'3" x 6'0"	1.92 x 1.80
Bedroom 2	10'7" x 9'0"	3.25 x 2.75
Bedroom 3	11'7" x 10'7"	3.55 x 2.55
Bathroom	9'10" x 6'7"	3.00 x 2.02

3 BEDROOM SEMI DETACHED FAMILY HOME

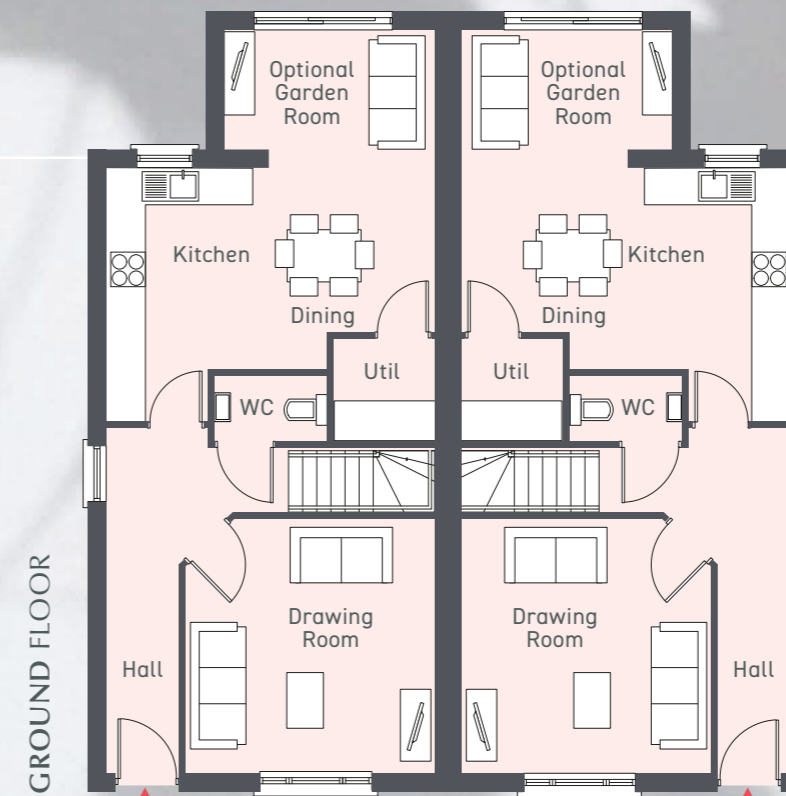
FLOOR AREA 1218 sq. ft. approx (inc. Garden Room)

FLOOR AREA 1135 sq. ft. approx (exc. Garden Room)

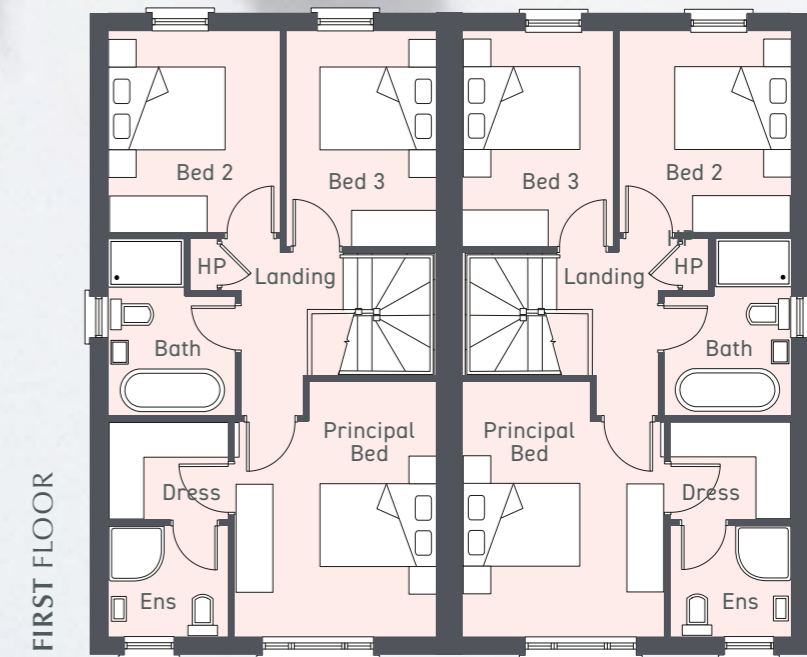


BRICK FINISH

THE JULIANSTOWN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	13'6" x 13'4"	4.12 x 4.07
Kitchen Dining	17'5" x 13'5"	5.32 x 4.10
Utility	5'5" x 5'5"	1.66 x 1.66
Optional Garden Room	11'2" x 7'4"	3.40 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	13'6" x 10'9"	4.12 x 3.30
Dressing Room	6'3" x 5'1"	1.92 x 1.55
Ensuite	6'3" x 5'10"	1.92 x 1.80
Bedroom 2	10'7" x 9'0"	3.25 x 2.75
Bedroom 3	11'4" x 8'0"	3.45 x 2.45
Bathroom	9'5" x 6'7"	2.87 x 2.02

3 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA 1130 sq. ft. approx (inc. Garden Room)

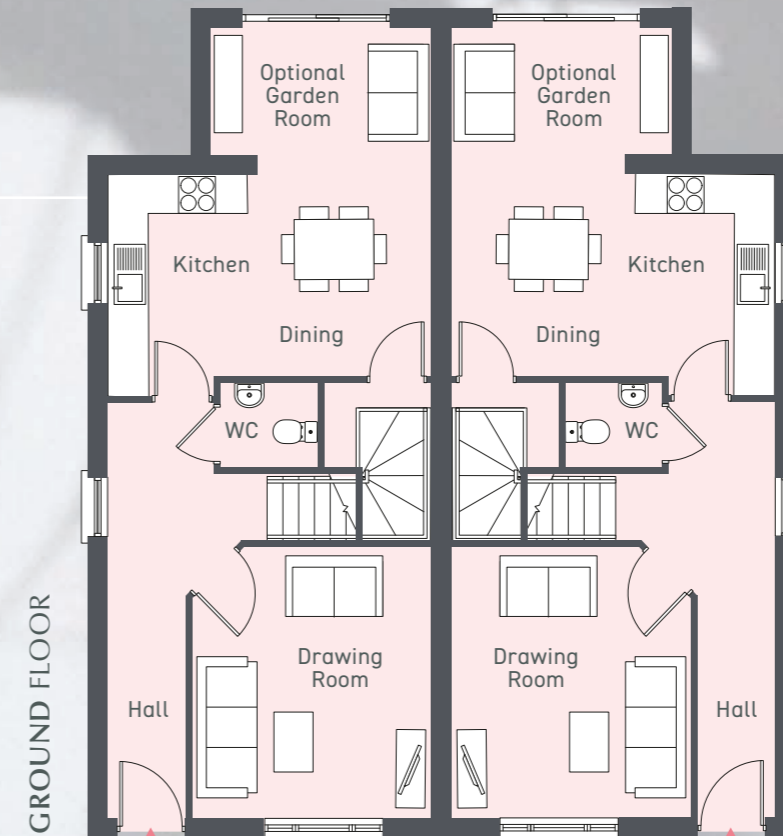
FLOOR AREA 1050 sq. ft. approx (exc. Garden Room)



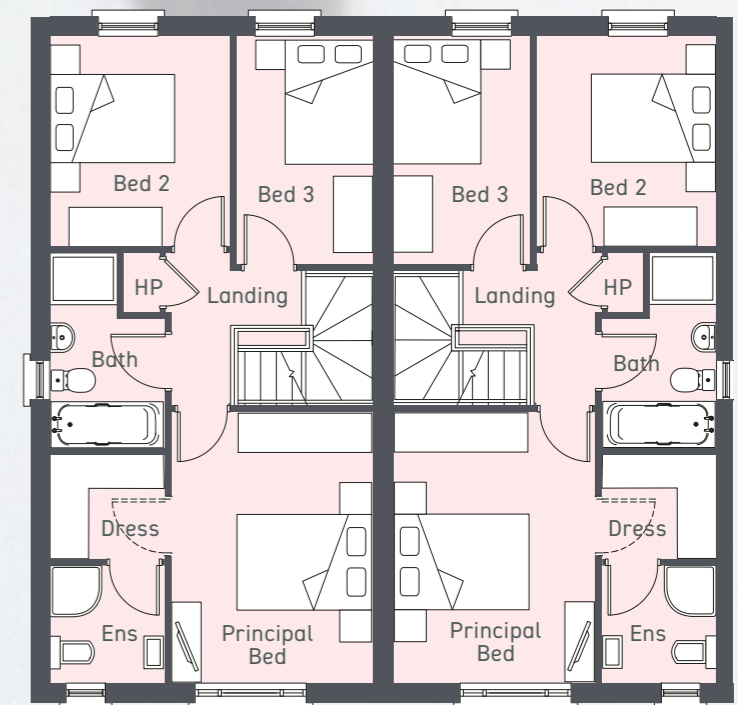
BRICK FINISH



RENDER FINISH



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	13'5" x 12'1"	4.12 x 3.67
Kitchen Dining	16'2" x 10'0"	4.93 x 3.05
Utility	5'4" x 4'2"	1.64 x 1.27
Optional Garden Room	11'0" x 7'4"	3.35 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	13'7" x 10'2"	4.12 x 3.10
Dressing Room	5'11" x 5'6"	1.80 x 1.70
Ensuite	5'6" x 5'1"	1.70 x 1.55
Bedroom 2	10'5" x 8'10"	3.18 x 2.70
Bedroom 3	11'4" x 6'11"	3.45 x 2.10
Bathroom	9'7" x 5'6"	2.94 x 1.70

3 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA 1180 sq. ft. approx (inc. Garden Room)

FLOOR AREA 1095 sq. ft. approx (exc. Garden Room)

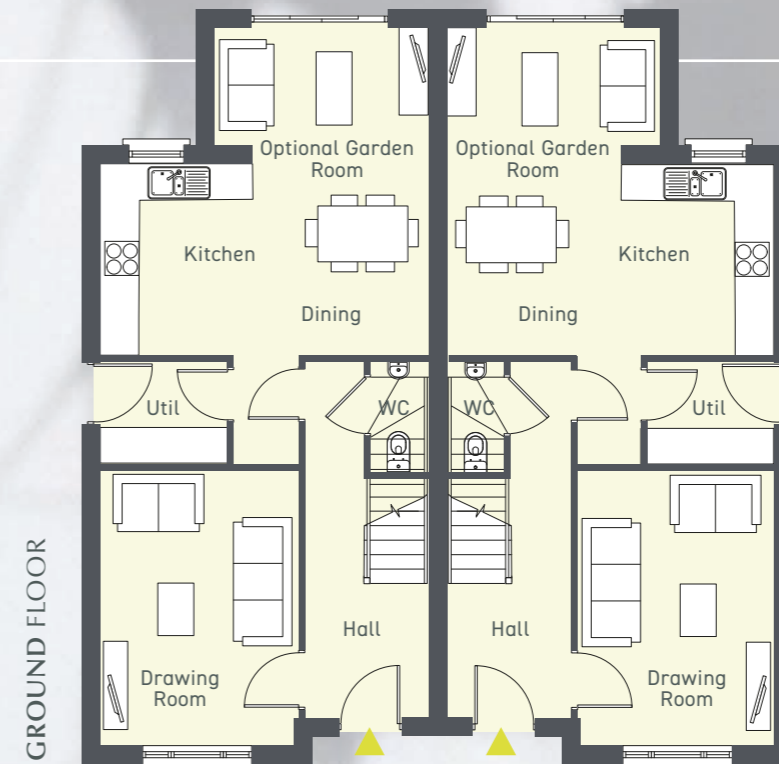


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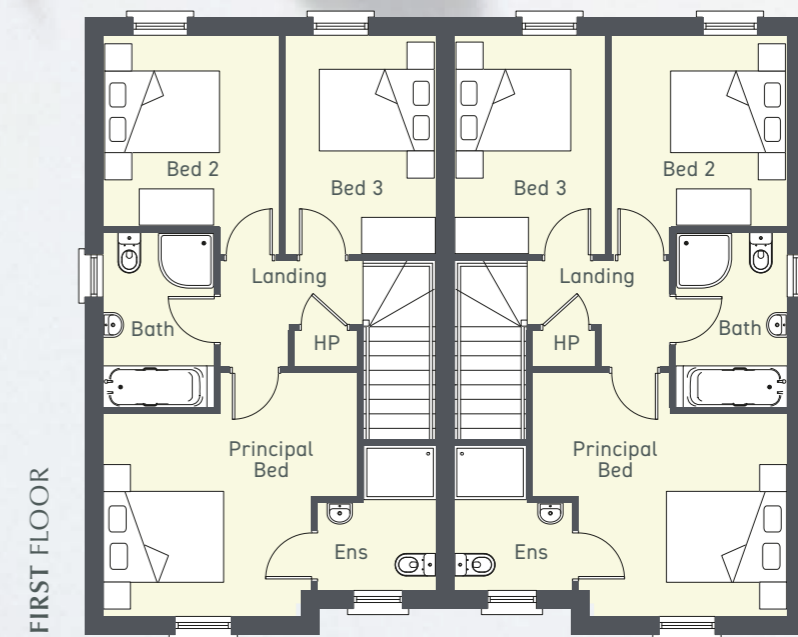


RENDER FINISH

THE LISMORE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	14'8" x 10'7"	4.50 x 3.25
Kitchen Dining	17'8" x 10'4"	5.40 x 3.15
Utility	7'0" x 10'3"	2.10 x 3.15
Optional Garden Room	11'4" x 7'4"	3.47 x 2.25

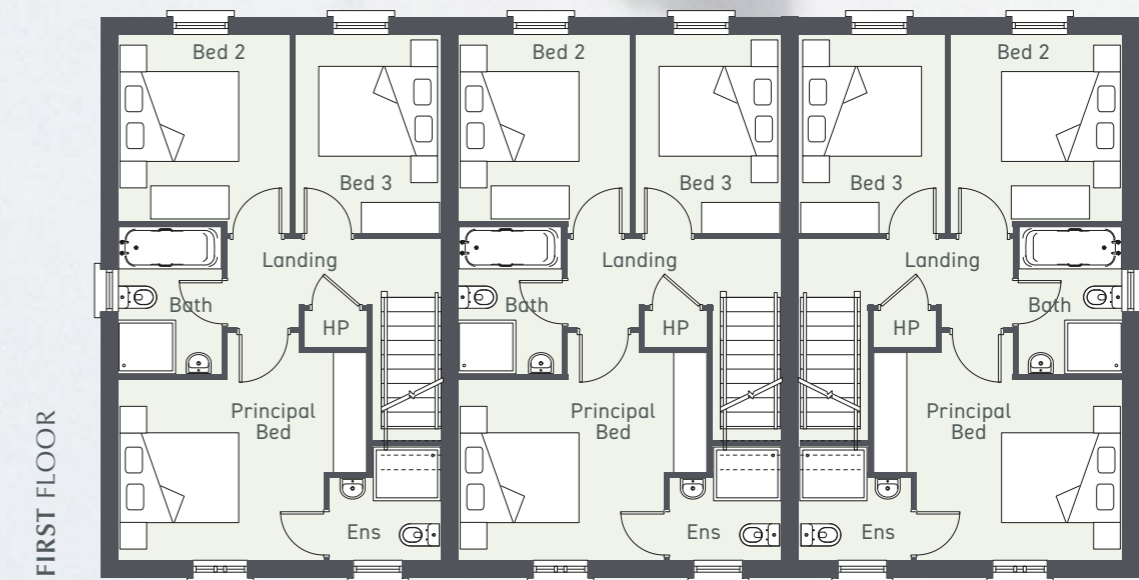
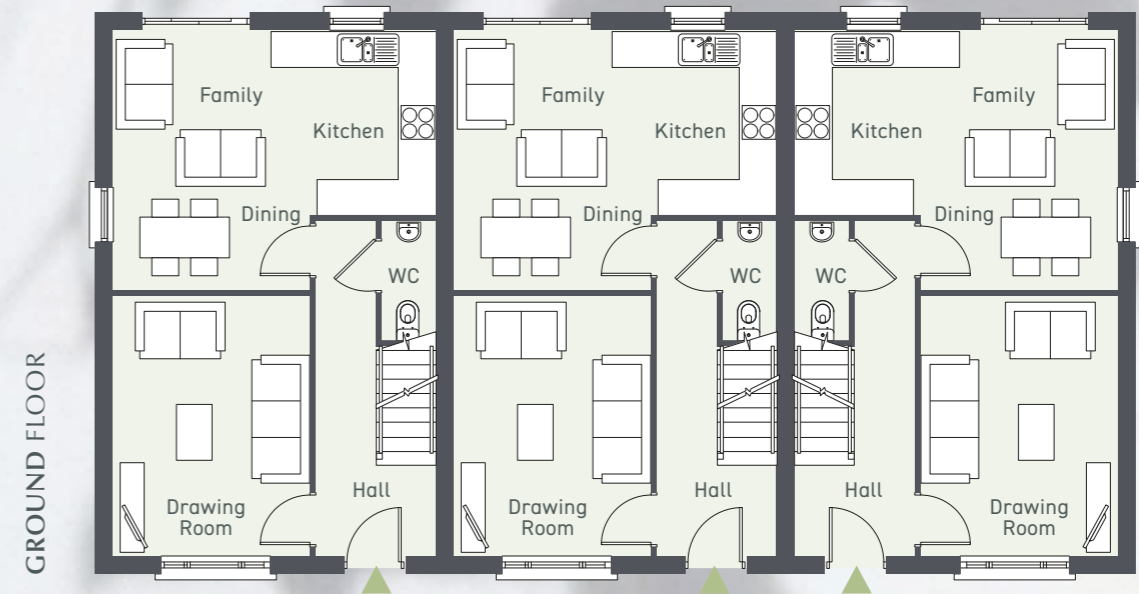
FIRST FLOOR

	Ft/Inch	Metres
Principal Bedroom max	13'5" x 13'3"	4.12 x 4.02
Ensuite	7'11" x 6'3"	2.42 x 1.90
Bedroom 2	10'4" x 9'3"	3.15 x 2.82
Bedroom 3	11'10" x 8'1"	3.60 x 2.43
Bathroom	9'5" x 5'8"	2.87 x 1.77

3 BEDROOM TOWNHOUSE
FLOOR AREA 1028 sq. ft. approx



THE PORTUMNA



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	14'3" x 10'8"	4.34 x 3.25
Kitchen Dine Family (max)	17'6" x 14'3"	5.35 x 4.34

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	11'4" x 11'2"	3.47 x 3.40
Ensuite	6'1" x 6'0"	1.85 x 1.80
Bedroom 2	10'3" x 9'3"	3.12 x 2.84
Bedroom 3	10'11" x 7'11"	3.32 x 2.40
Bathroom	8'0" x 5'6"	2.45 x 1.70

Turnkey package

QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

KITCHEN

- High quality units with choice of traditional or contemporary doors with a range of colours and stainless steel handles
- Choice of doors, worktops and handles
- Soft closing drawers and doors
- Integrated appliances to include ceramic hob, electric oven & integrated fridge/freezer, dishwasher and extractor fan.
- Stainless steel sink with contemporary chrome monoblock tap
- LED lighting under high level units (where applicable)
- Integrated washing machine in kitchen (applies to house types without utility room)

UTILITY

- Choice of doors, worktops and handles
- Range of low level storage units
- Single bowl stainless steel sink and taps (where applicable)
- Plumbing and electrical supply for washing machine in utility room (where applicable)

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware
- 4 piece contemporary bathroom suite
- Back to wall WC
- Low profile shower trays and toughened glass doors and panels throughout (where applicable)
- Contemporary semi pedestal sinks
- Rain drench shower to bathroom and ensuite
- Chrome towel rail to bathroom and ensuite





FLOORING & TILES

- Choice of quality ceramic floor tiles to entrance hall, kitchen / dining / family area, garden room (where applicable), utility room, bathroom, ensuite & wc
- Choice of carpet and underlay to drawing room, stairs, landing and bedrooms
- Choice of full height tiling to shower enclosures
- Choice of tiled splashback at WHB to sinks and bath.

HEATING

- Gas combi boiler heating system
- Electric fire in drawing room (where applicable)

INTERNAL

- Solid stylish interior doors with complementary skirting and sarchitraves
- Tasteful internal decoration throughout

ELECTRICAL

- Comprehensive range of sockets, TV Points (including satellite) and telephone
- LED downlights to kitchen/ dining, bathroom and ensuite
- CAT6 cabling (optional extra)
- Wired for superfast broadband
- Mains operated smoke, heat and carbon monoxide detectors

EXTERNAL

- Feature lighting to front and rear
- Double glazed uPVC windows
- Period feature entrance doors
- Large feature sliding doors leading to patio
- Seamless aluminium guttering and downpipes
- Flagged patio areas and paths with tarmac driveway
- Outside water tap
- Vertical boarded timber fencing to rear gardens
- Turfed lawn to front garden and topsoil and seeded gardens to rear
- Landscaping plan to include hedging, railing & planting (where applicable)

WARRANTY

- O'Kane Group are an A1 rated NHBC registered company with a 10 year warranty as standard giving homebuyers peace of mind



OPTIONAL EXTRAS

- Additional upgrade options can be facilitated on request



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