

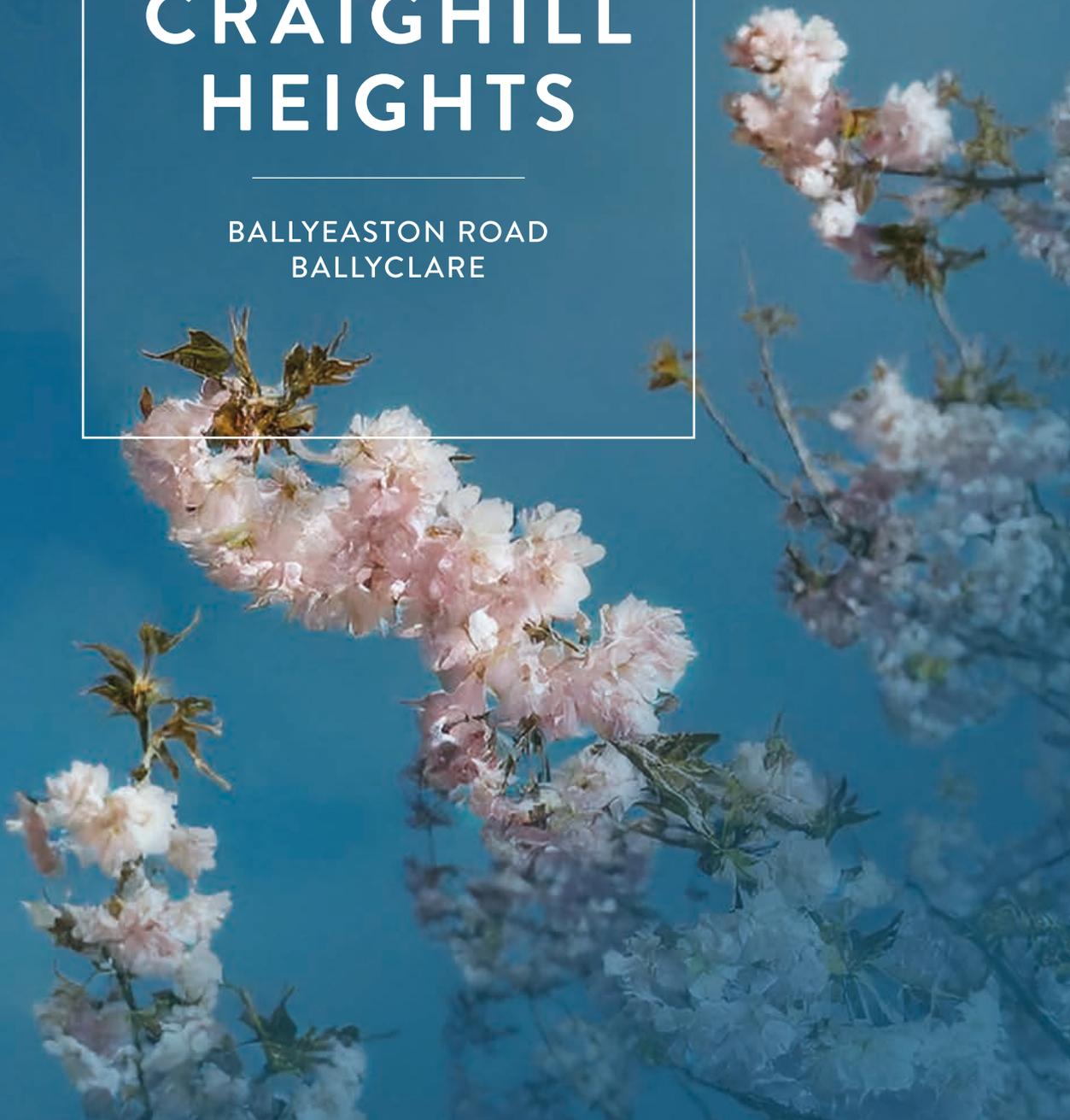
STYLISH 3 & 4 BEDROOM  
DETACHED & SEMI DETACHED ENERGY EFFICIENT HOMES  
LESS THAN 1 MILE FROM THE TOWN CENTRE

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# CRAIGHILL HEIGHTS

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BALLYEASTON ROAD  
BALLYCLARE



Welcome  
*to*  
CRAIGHILL  
HEIGHTS

STYLISH  
and extremely energy efficient  
*for modern living*

# WELCOME TO THE *neighbourhood*

... and discover a wonderful, more sustainable place to call home.



Craighill Heights promises a return to a more natural way of life where community and nature live side by side.

These beautiful detached and semi detached homes are set on an elevated site less than one mile from Ballyclare Town Centre, featuring views over the town and surrounding countryside and offering convenience to an excellent range of local and high street retailers, supermarkets, coffee shops, bakeries, restaurants and bars.

All of Ballyclare's primary and post primary schools are within a 15 minute walk and the local area features an excellent leisure and recreational facilities, golf and sports clubs.



Sixmilewater Park



Ballyclare Golf Club



Local Farm Shop Produce



Sixmile Leisure Centre



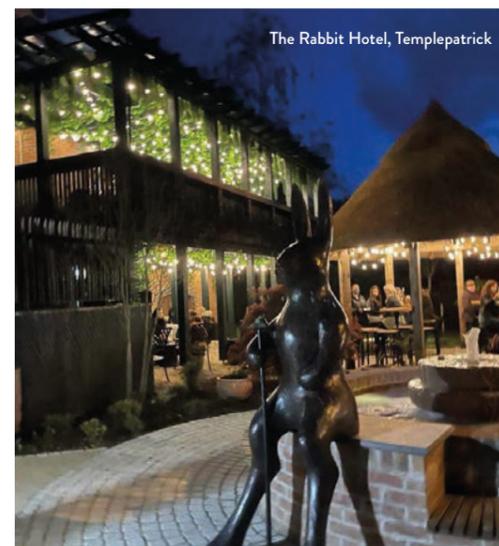
Ballyclare RFC



Ballyclare Secondary School



Ballyclare High School



The Rabbit Hotel, Templepatrick



# Location Map & Site Layout

NOT TO SCALE



**THE GILLESPIE**  
4 BED DETACHED  
1852 sq ft approx



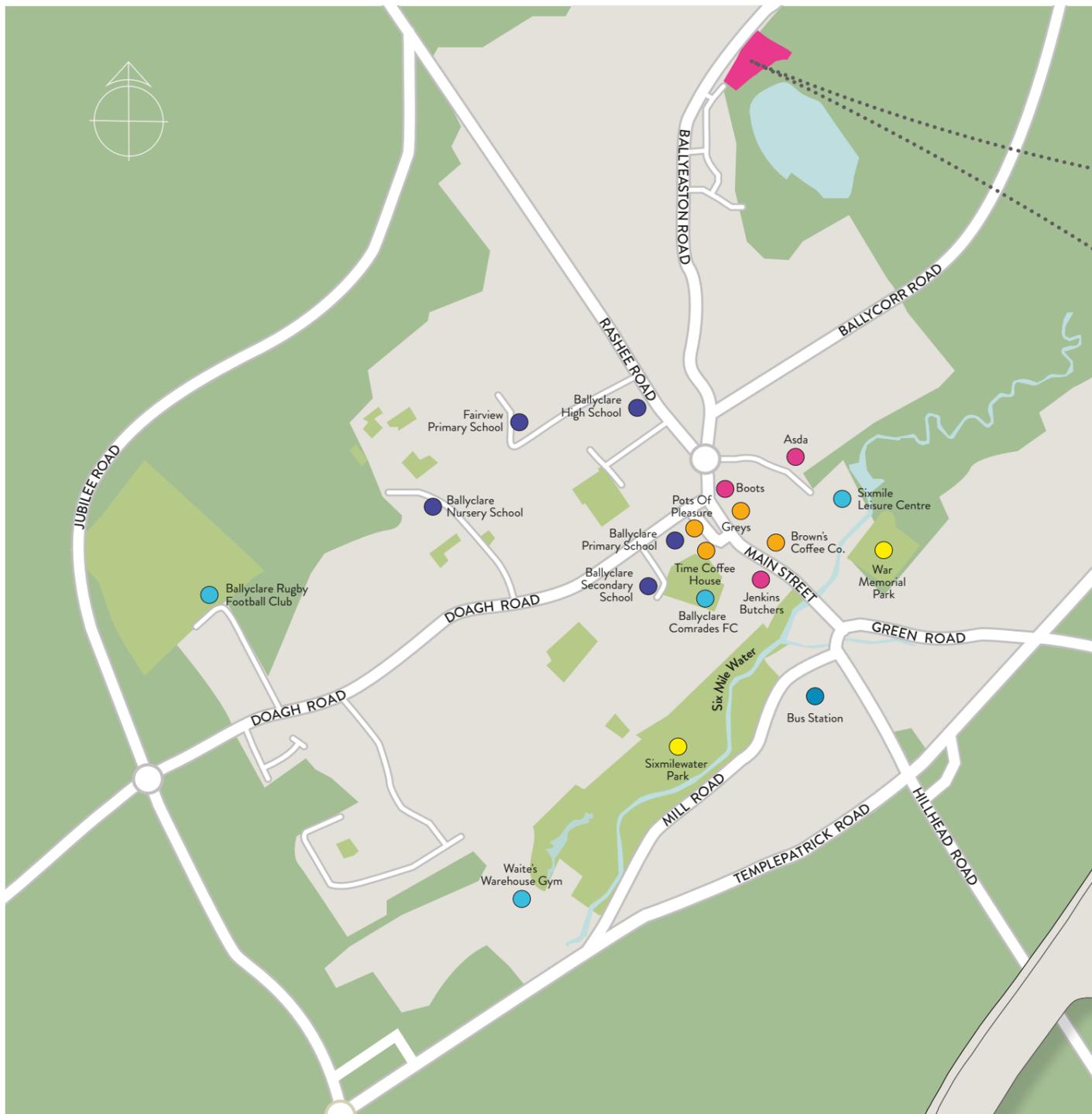
**THE HARTLEY**  
4 BED DETACHED  
1600 sq ft approx



**THE FINN**  
3 BED SEMI DETACHED  
1177 sq ft approx



**THE LOMOND**  
3 BED SEMI DETACHED  
1246 sq ft approx



### THE SCHOOL RUN

Ballyclare High School	0.6 miles
Fairview PS	0.8 miles
Ballyclare PS	0.8 miles
Ballyclare Nursery School, Tir na nOg	0.8 miles
Ballyclare Secondary School	0.9 miles

### CAFES & RESTAURANTS

Bowns Coffee	0.8 miles
Coffee Roo	0.8 miles
Time Coffee House & Bistro	0.8 miles
Blue Med	0.8 miles
Pots of Pleasure	0.8 miles
Namaste Indian Rest	0.8 miles
Dominos Pizza	0.8 miles
The Clarence	1.0 miles
Five Corners	1.6 miles
Sleepy Hollow	5.8 miles
The Rabbit	6.2 miles
Kingfisher, Templepatrick	6.4 miles

### RECREATION & LEISURE

Ballyclare Comrades FC	0.8 miles
Sixmilewater Park	1.2 miles
Sixmile Leisure Centre	1.4 miles
Ballyclare Ladies Netball	1.5 miles
Templepatrick Cricket Club	1.9 miles
Ballyclare Golf Club	1.9 miles
Ballyclare RFC	1.9 miles
The Rabbit Spa Resort	6.2 miles
Kingfisher Golf	6.4 miles

The architectural 3D perspective is for illustration purposes only



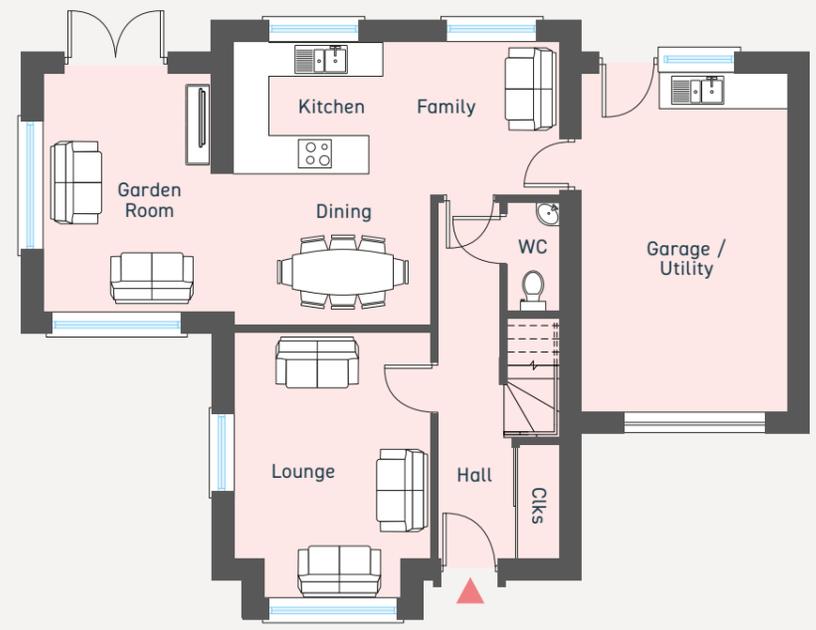
## THE GILLESPIE

4 BEDROOM DETACHED HOME  
 TOTAL FLOOR AREA 1852 sq ft approx (inc garage)  
 Site numbers: 1, 8, 13, 15, 16, 25



The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.

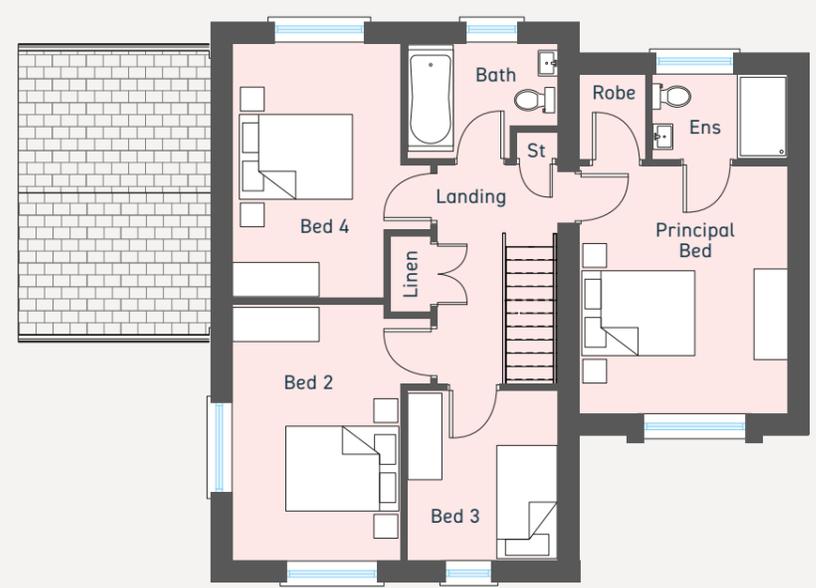
### GROUND FLOOR



### GROUND FLOOR

Entrance Hall with separate WC	
Lounge into bay	
ft 15'3" x 11'6"	m 4.67 x 3.50
Kitchen   Dining   Family (max)	
ft 19'0" x 16'6"	m 5.78 x 5.03
Garden Room	
ft 13'9" x 9'9"	m 4.21 x 2.99
Garage   Utility	
ft 19'9" x 12'0"	m 6.04 x 3.67

### FIRST FLOOR



### FIRST FLOOR

Principal Bedroom	
ft 14'4" x 12'0"	m 4.39 x 3.50
Ensuite	
ft 7'10" x 4'10"	m 2.41 x 1.50
Bedroom 2	
ft 14'9" x 9'10"	m 4.52 x 3.03
Bedroom 3	
ft 9'9" x 8'9"	m 3.00 x 2.68
Bedroom 4	
ft 14'9" x 9'10"	m 4.52 x 3.03
Bathroom	
ft 8'9" x 6'7"	m 2.68 x 2.04

Note: the above floor plans are for sites 8, 13 and 15. Sites 1 & 25 will be handed versions of these plans. Site 16 ground floor will vary slightly due to the position of the garden room.



## THE HARTLEY

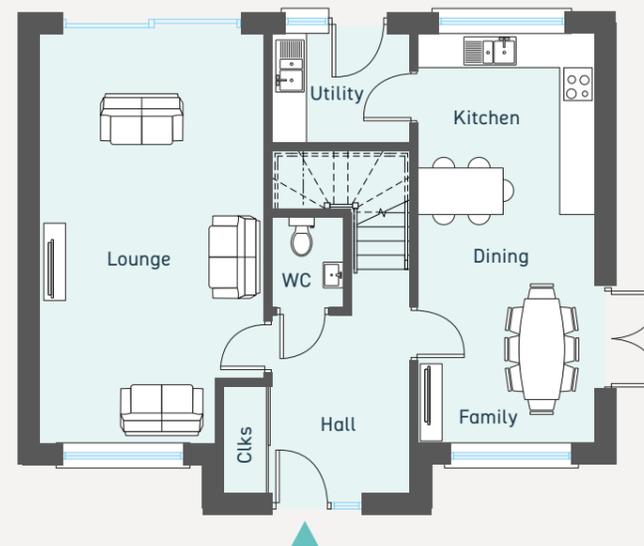
4 BEDROOM DETACHED HOME  
 TOTAL FLOOR AREA 1600 sq ft approx  
 Site numbers: 9, 10, 14



The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.



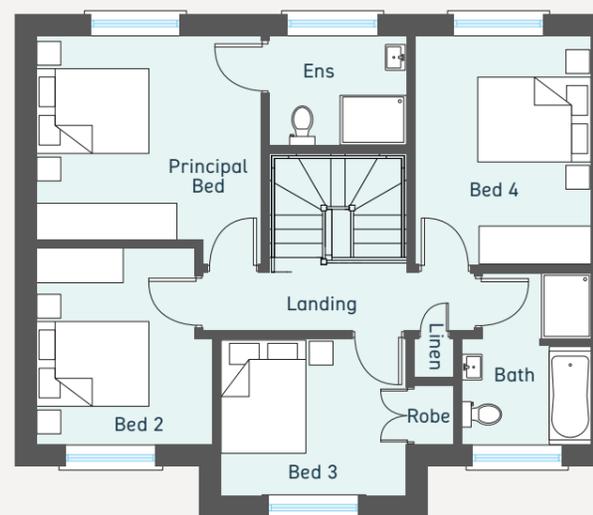
GROUND FLOOR



### GROUND FLOOR

Entrance Hall with separate WC			
Lounge (max)			
ft	23'8"	x	13'1"
m	7.27	x	3.99
Kitchen   Dining   Family			
ft	23'8"	x	10'3"
m	7.27	x	3.13
Utility			
ft	8'1"	x	6'4"
m	2.45	x	1.94

FIRST FLOOR



### FIRST FLOOR

Principal Bedroom			
ft	13'2"	x	11'9"
m	4.00	x	3.61
Ensuite			
ft	8'0"	x	6'4"
m	2.45	x	1.95
Bedroom 2			
ft	11'7"	x	9'4"
m	3.55	x	2.84
Bedroom 3			
ft	10'9"	x	9'2"
m	3.31	x	2.80
Bedroom 4			
ft	13'3"	x	10'3"
m	4.05	x	3.14
Bathroom			
ft	10'0"	x	7'6"
m	3.06	x	2.30

Note: site number 14 will be handed version of these plans



## THE FINN

3 BEDROOM SEMI DETACHED HOME

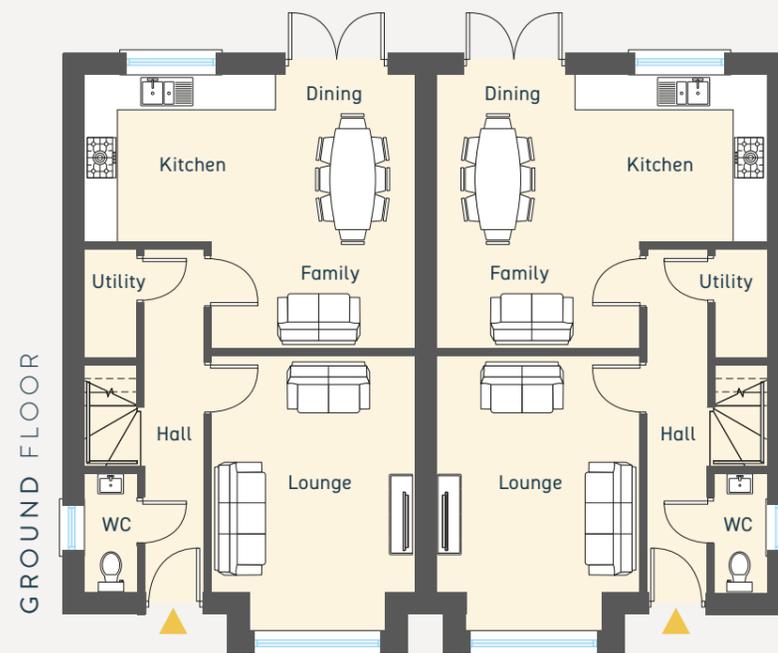
TOTAL FLOOR AREA 1177 sq ft approx

Site numbers:

2, 3, 4, 5, 6, 7, 17, 18, 19, 20, 21, 22, 23, 24

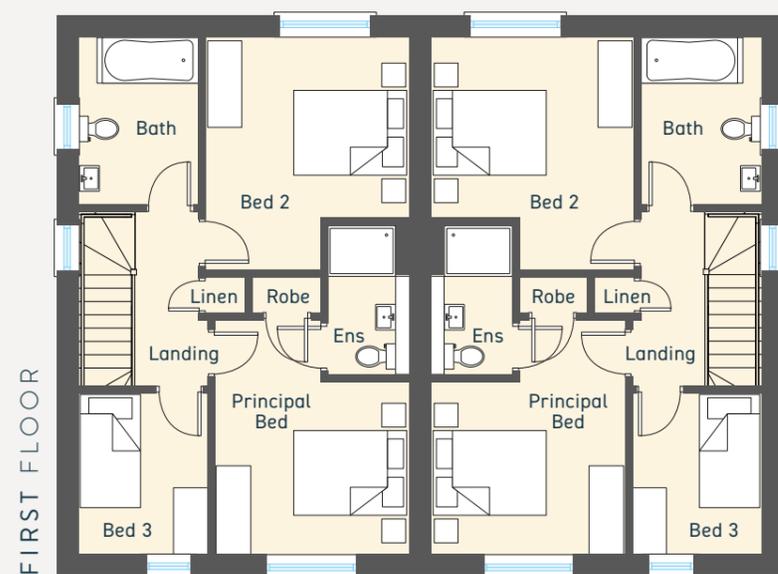


The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.



### GROUND FLOOR

Entrance Hall with separate WC	
Lounge into bay	
ft 15'9" x 11'9"	m 4.85 x 3.62
Kitchen   Dining   Family (max)	
ft 19'4" x 15'9"	m 5.90 x 4.84
Utility	
ft 5'9" x 3'0"	m 1.80 x 0.96



### FIRST FLOOR

Principal Bedroom	
ft 11'5" x 10'1"	m 3.48 x 3.08
Ensuite	
ft 8'7" x 4'6"	m 2.63 x 1.40
Bedroom 2 (max)	
ft 13'3" x 11'8"	m 4.03 x 3.64
Bedroom 3	
ft 9'5" x 7'6"	m 2.88 x 2.30
Bathroom	
ft 9'8" x 7'0"	m 2.97 x 2.14



THE LOMOND

THE FINN

## THE LOMOND & THE FINN

**THE LOMOND - site 12**

3 BEDROOM SEMI DETACHED HOME

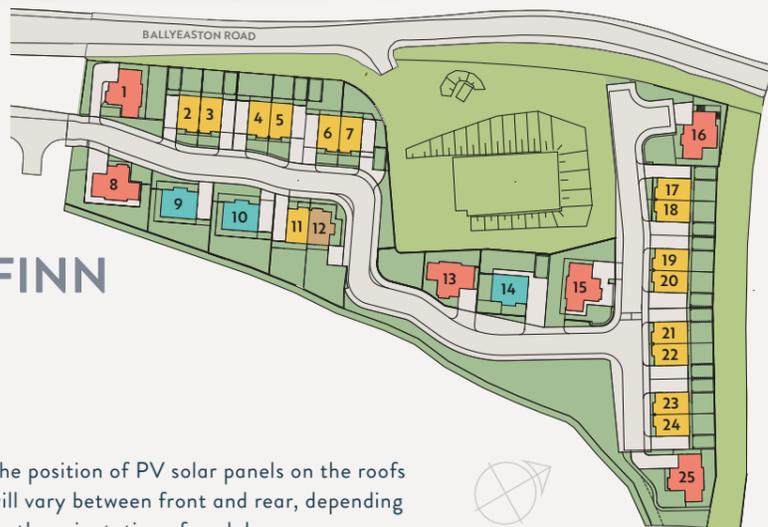
TOTAL FLOOR AREA 1246 sq ft approx

**THE FINN - site 11**

3 BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA 1177 sq ft approx

The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.



### THE LOMOND - Site 12 GROUND FLOOR

Entrance Hall with separate WC

Lounge into bay

ft 19'4" x 12'9" m 5.90 x 3.94

Kitchen | Dining (max)

ft 19'4" x 10'7" m 5.90 x 3.26

### THE FINN - Site 11 GROUND FLOOR

Entrance Hall with separate WC

Lounge into bay

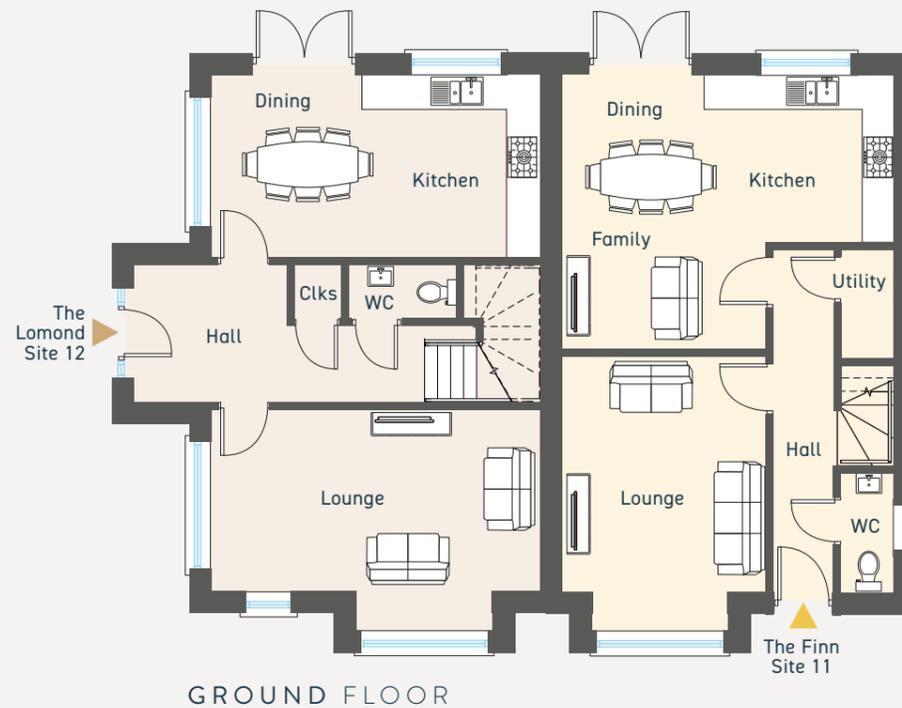
ft 15'9" x 11'9" m 4.85 x 3.62

Kitchen | Dining | Family (max)

ft 19'4" x 15'9" m 5.90 x 4.84

Utility

ft 5'9" x 3'0" m 1.80 x 0.96



### THE LOMOND - Site 12 FIRST FLOOR

Principal Bedroom

ft 12'9" x 10'7" m 3.92 x 3.26

Ensuite

ft 6'1" x 5'8" m 1.86 x 1.76

Bedroom 2

ft 11'9" x 10'7" m 3.60 x 3.26

Bedroom 3

ft 10'7" x 7'3" m 3.26 x 2.20

Bathroom

ft 7'9" x 7'9" m 2.39 x 2.39

### THE FINN - Site 11 FIRST FLOOR

Principal Bedroom

ft 11'5" x 10'1" m 3.48 x 3.08

Ensuite

ft 8'7" x 4'6" m 2.63 x 1.40

Bedroom 2 (max)

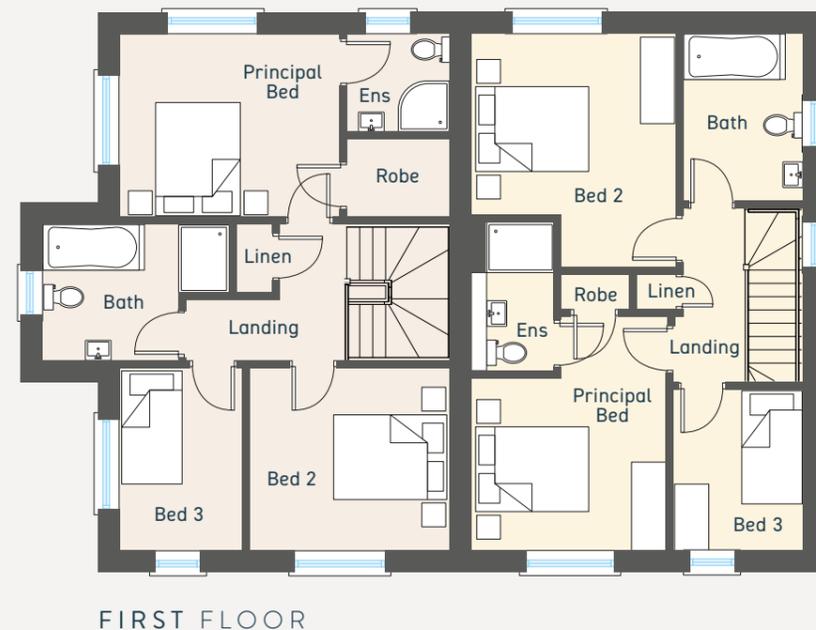
ft 13'3" x 11'8" m 4.03 x 3.64

Bedroom 3

ft 9'5" x 7'6" m 2.88 x 2.30

Bathroom

ft 9'8" x 7'0" m 2.97 x 2.14





# Create spaces that tell *a story with contemporary, effortless finishes*

## KITCHEN

High quality units with choice of soft close drawer, door styles and colours. Choice of worktop and handle  
Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher  
LED lighting to underside of kitchen units  
Recessed LED down lighters to kitchen ceiling

## BATHROOMS, EN-SUITES & WC'S

Contemporary white sanitary ware with chrome fittings  
Thermostatically controlled shower over with screen door where applicable  
Dual drencher shower fitting to ensuite  
Heated chrome towel radiator to main bathroom and ensuite

## FLOOR COVERINGS & TILING

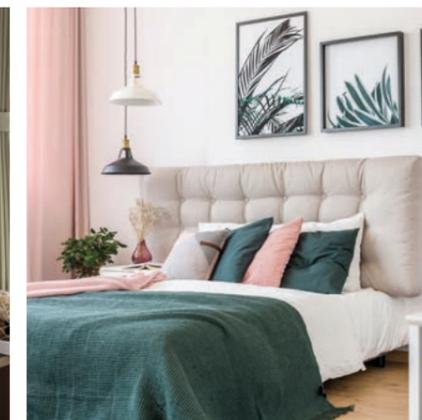
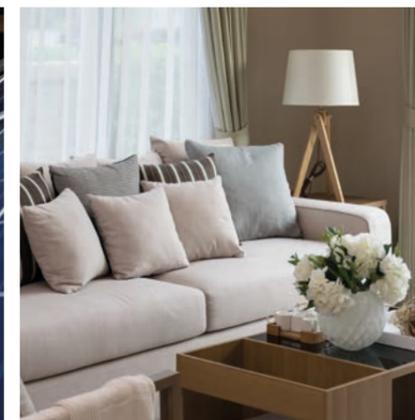
Porcelain tiled floor to kitchen/dining area, utility, hall, bathroom, ensuite and WC  
Full height porcelain wall tiles to shower enclosure  
Porcelain wall tiles to wet areas, bath and sinks  
Carpets with underfelt to lounge, bedrooms, stairs and landing

## INTERNAL FEATURES

Internal décor, walls and ceilings painted 1 colour from palette of colours  
Mains supply smoke, heat and carbon monoxide detectors  
Chamfered skirting and architraves  
Painted internal doors with chrome ironmongery  
Comprehensive range of electrical sockets, switches, TV and telephone points  
Wiring for BT and fibre optic internet to the property  
Natural gas central heating with zoned heating and a highly energy efficient gas boiler  
Pressurised hot water system  
Pre-wired only security system  
High thermal insulation and energy efficiency rating

## EXTERNAL FEATURES

2.5kW PV solar panels fitted to every home  
Front and rear gardens seeded  
Bitmac driveway  
uPVC double glazed windows with lockable system  
Composite front doors  
Outside water tap  
Boundary fencing to side and rear of gardens  
10 year Global Homes warranty



Interior images are for illustration purposes only

*your new home  
awaits...*



*...at the end  
of a busy day*

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NEW HOMES

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DEVELOPER



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**B L O C K**  
creative property marketing

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