



ROYAL MEADOWS

KESH ROAD, LISBURN



Building for a greener future.

Footprint considered. Eco-forward homes for everyone's future.



Welcome to a new era of luxury, comfort & environmental responsibility.

Welcome to Royal Meadows, where every detail is designed with a commitment to a greener future. These exceptional homes redefine modern living by seamlessly integrating cutting-edge sustainability practices with the utmost in comfort and style.

Our new homes are A-rated energy efficient homes, helping you save significantly on heating and energy costs while reducing your carbon footprint.

At Royal Meadows, we understand that your home is more than just a living space; it's a reflection of your values and aspirations. That's why we've embarked on a journey to create homes that tread lightly on the Earth while offering an unparalleled living experience for you and your family.

Join us in exploring how Royal Meadows is reimagining modern living - a sanctuary where you can relish in the harmony of nature, revel in the embrace of luxury, and embrace a lifestyle that celebrates both your well-being and the well-being of our planet.


Traditional
Build
Homes


Solid
Concrete
First Floor


Efficient
Underfloor
Heating


Insulated
Energy Saving
Windows


Solar +
Battery
Storage


Garage
Built as
Standard

ROYAL MEADOWS
KESH ROAD, LISBURN

Site Map

Site Numbers
1-11



Housetypes



Style B
4 Bedroom Semi-Detached
Site Nos: 7 | 6



Style D
4 Bedroom Detached
Site No: 8



Style E
4 Bedroom Detached
Site Nos: 3 | 5 | 9



Style F
4 Bedroom Detached
Site Nos: 1 | 4 | 10



Style G
4 Bedroom Detached
Site Nos: 2 | 11

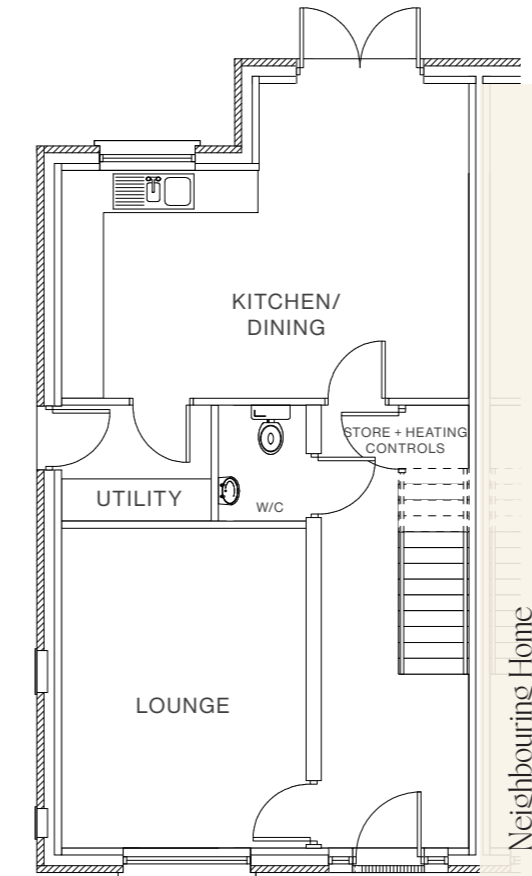
Style B

Four Bedroom Semi-Detached Home

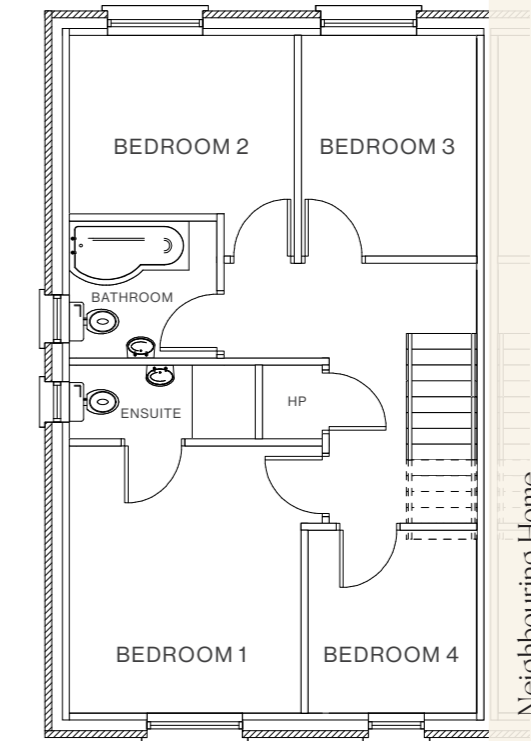
Render Finish
Site Numbers
7, 6



Ground Floor



First Floor



Dimensions

Lounge		
4.6m x 3.5m		14'11" x 11'5"
Kitchen/Dining		
5.8m x 4.5m (at widest point)		19'0" x 14'8"
Utility		
2.1m x 1.7m		6'11" x 5'5"
Bedroom 1		
3.8m x 3.6m (at widest point)		12'5" x 10'9"
Ensuite		
2.6m x 1.1m		8'8" x 3'5"
Bedroom 2		
3.2m x 2.5m		10'6" x 8'4"
Bedroom 3		
3.1m x 2.5m		10'3" x 8'2"
Bedroom 4		
2.6m x 2.4m		8'6" x 7'10"



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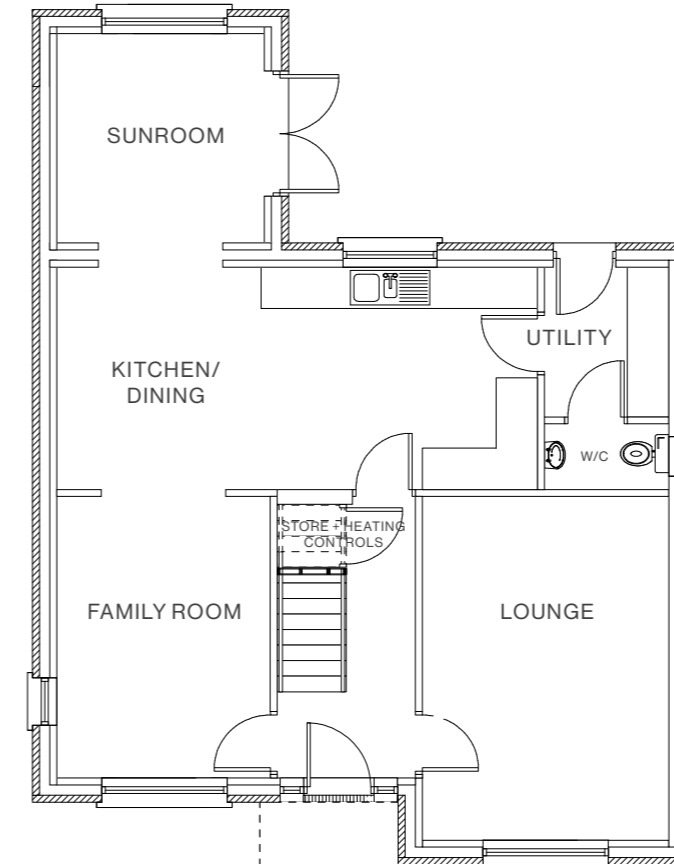
Style D

Four Bedroom Detached Home

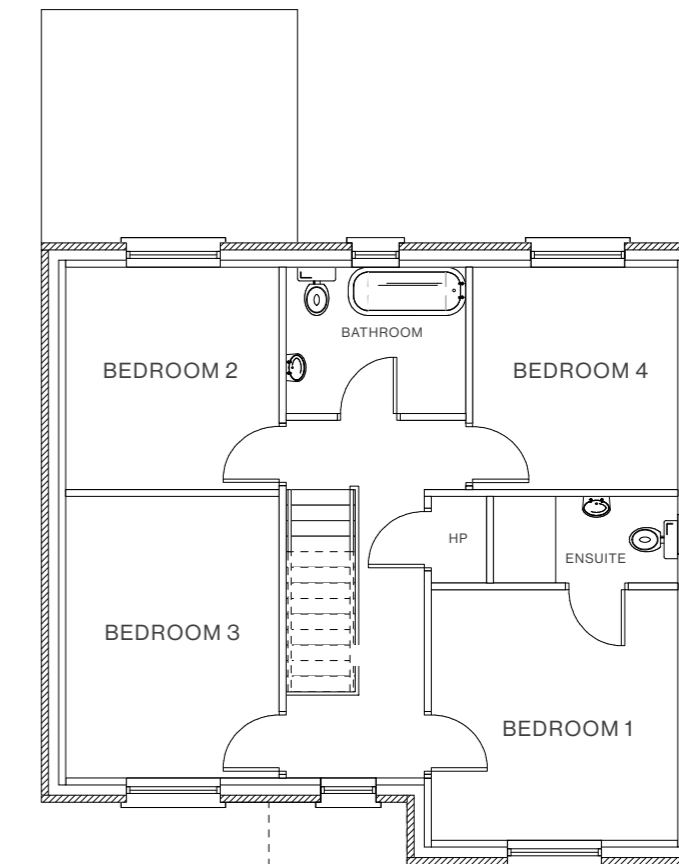
Brick Finish
Site Numbers
8



Ground Floor



First Floor



Dimensions

Lounge		
5.0m x 3.6m		16'3" x 11'8"
Kitchen/Dining		
7.0m x 3.2m		22'9" x 10'6"
Family Room		
4.1m x 3.1m		13'4" x 10'1"
Sunroom		
3.0m x 3.0m		9'10" x 9'11"
Utility		
2.3m x 1.8m		7'5" x 5'10"
Bedroom 1		
3.6m x 3.6m		11'10" x 11'8"
Ensuite		
2.7m x 1.3m		8'8" x 4'0"
Bedroom 2		
4.1m x 3.1m		13'4" x 10'0"
Bedroom 3		
3.2m x 3.1m		10'6" x 10'1"
Bedroom 4		
3.2m x 3.0m		10'6" x 9'8"



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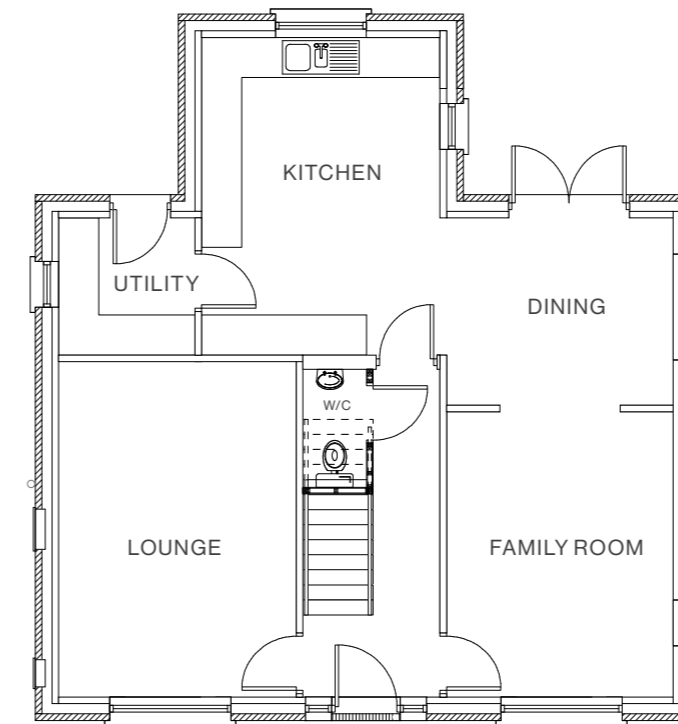
Style E

Four Bedroom Detached Home

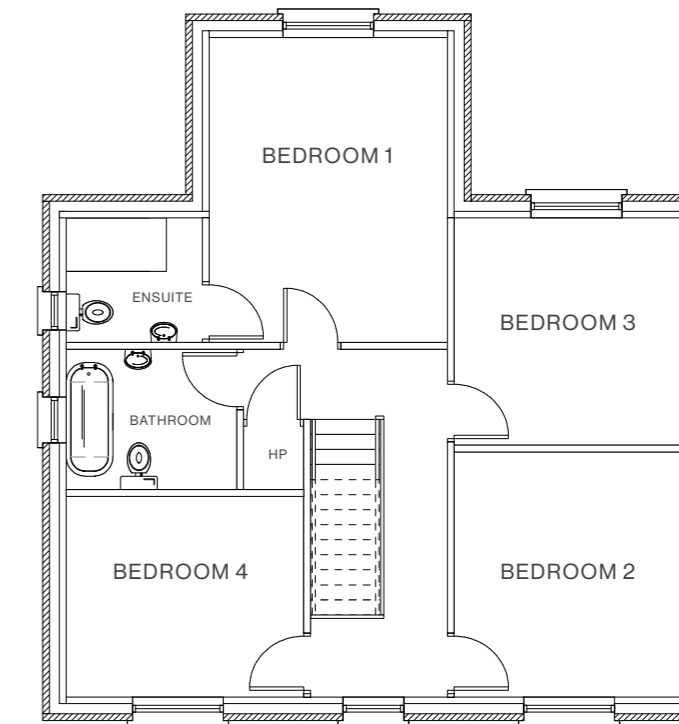
Brick Finish
Site Numbers
3, 5, 9



Ground Floor



First Floor



Dimensions

Lounge	
5.0m x 3.6m	16'5" x 11'7"
Kitchen	
4.8m x 3.6m	15'7" x 11'8"
Dining	
3.4m x 2.8m	11'1" x 9'2"
Family Room	
4.3m x 3.4m	13'11" x 11'1"
Utility	
2.1m x 2.0m	6'8" x 6'8"
Bedroom 1	
4.6m x 3.6m	14'11" x 11'8"
Ensuite	
2.0m x 1.9m	6'8" x 6'1"
Bedroom 2	
3.7m x 3.4m	12'0" x 11'1"
Bedroom 3	
3.4m x 3.4m	11'1" x 11'1"
Bedroom 4	
3.6m x 3.0m	11'7" x 9'10"



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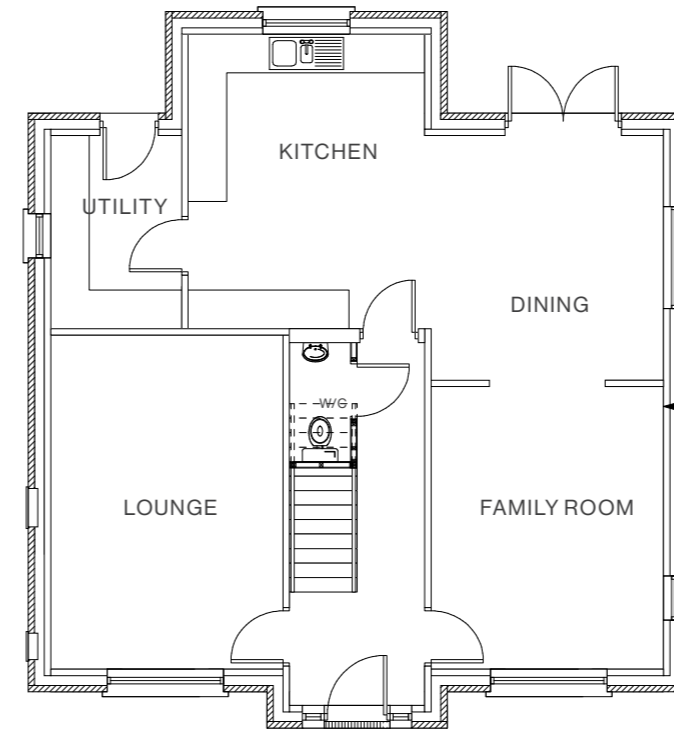
Style F

Four Bedroom Detached Home

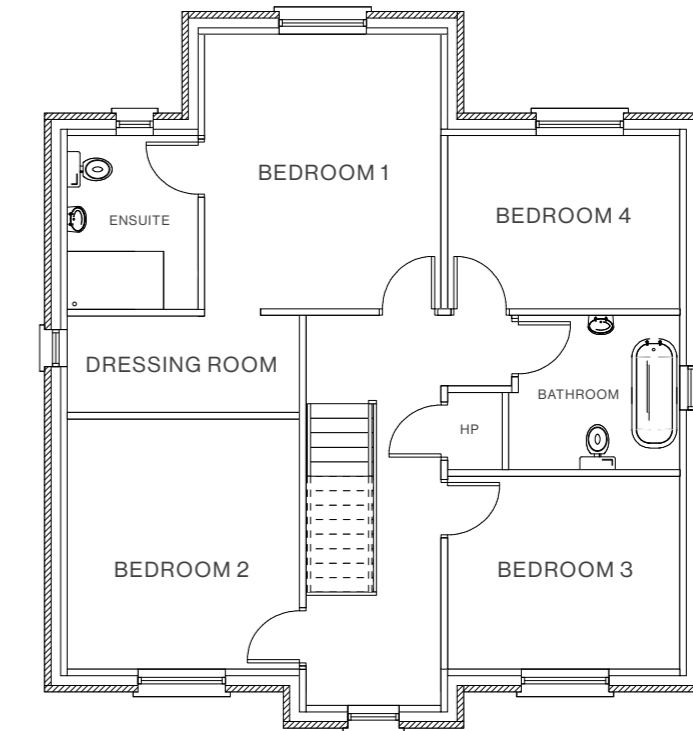
Brick + Render Finish
Site Numbers
1, 4, 10



Ground Floor



First Floor



Dimensions

Lounge	
5.2m x 3.6m	17'0" x 11'10"
Kitchen	
4.6m x 3.7m	15'0" x 12'0"
Dining	
3.8m x 3.6m	12'5" x 11'10"
Family Room	
4.4m x 3.6m	14'4" x 11'10"
Utility	
3.0m x 2.0m	9'10" x 6'8"
Bedroom 1	
4.3m x 3.7m	13'11" x 12'0"
Dressing Room	
3.6m x 1.5m	11'10" x 4'11"
Ensuite	
2.7m x 2.0m	8'10" x 6'8"
Bedroom 2	
3.9m x 3.6m	12'9" x 11'10"
Bedroom 3	
3.6m x 3.0m	11'10" x 9'10"
Bedroom 4	
3.6m x 2.7m	11'10" x 8'9"



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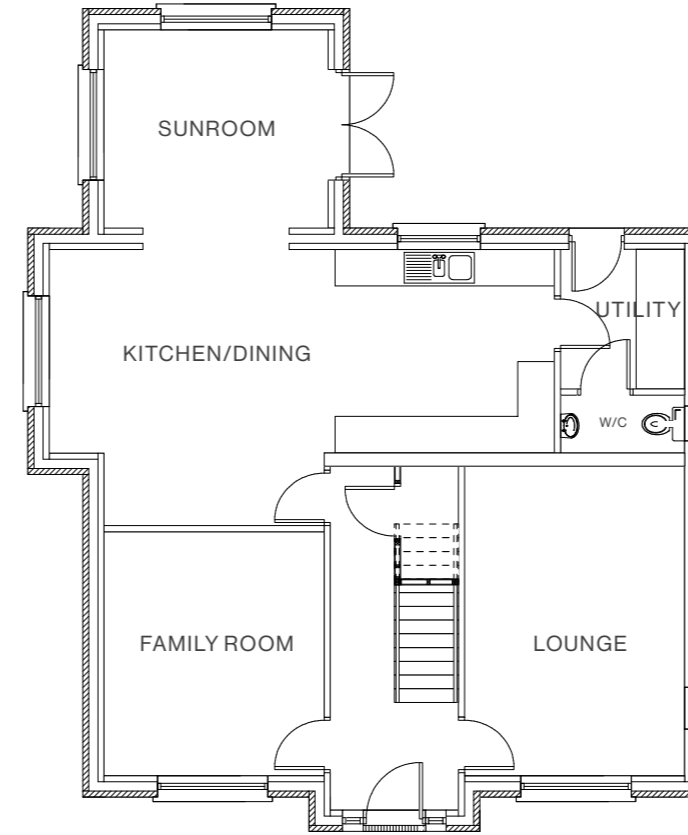
Style G

Four Bedroom Detached Home

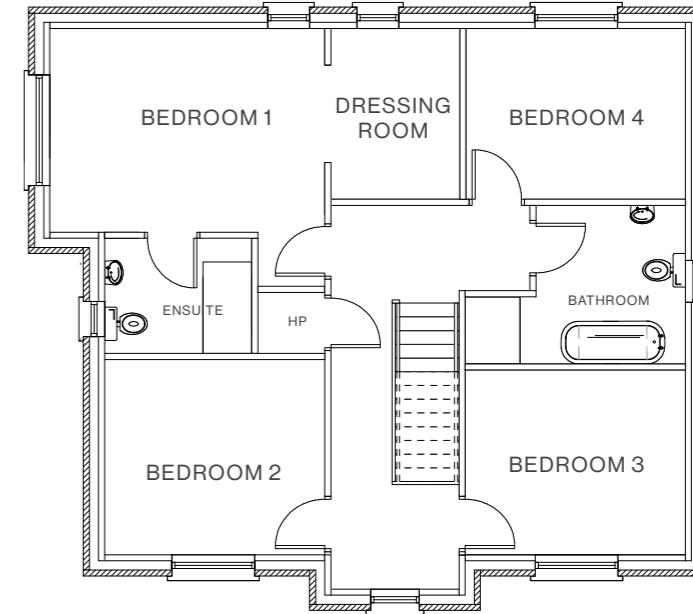
Brick + Render Finish
Site Numbers
2, 11



Ground Floor



First Floor



Dimensions

Lounge		
5.2m x 3.6m		17'0" x 11'10"
Kitchen/Dining		
8.3m x 4.5m (widest point)		27'2" x 14'10"
Family Room		
4.0m x 3.6m		13'1" x 11'10"
Sunroom		
3.7m x 3.3m		12'0" x 10'8"
Utility		
2.3m x 2.0m		7'6" x 6'8"
Bedroom 1		
4.5m x 3.3m		14'9" x 10'11"
Dressing Room		
2.8m x 2.1m		9'2" x 6'11"
Ensuite		
2.4m x 1.9m		7'11" x 6'2"
Bedroom 2		
3.6m x 3.3m		11'10" x 10'9"
Bedroom 3		
3.6m x 3.0m		11'10" x 9'11"
Bedroom 4		
3.6m x 2.8m		11'9" x 9'2"



A greener, considered specification for your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance. Our new homes are A-rated, helping you save significantly on heating and energy costs while reducing your carbon footprint.

ROYAL MEADOWS

KESH ROAD, LISBURN

Your Space, Your Style

At Ballygood Estates, we believe your home should reflect your unique style.

You'll be invited to meet our New Homes Manager at the marketing suite most convenient for you. During this visit, we will guide you through the process of purchasing a Ballygood home and explain the features and benefits in detail.

To provide maximum flexibility, each of our homes comes with a generous turnkey specification, allowing you to truly make your space, your style. You'll have the opportunity to attend selection meetings with our suppliers to choose the perfect kitchen, bathroom fittings, tiling, and flooring to match your vision.

We can't wait to see how you bring your style to life! Don't forget to share your finished space with us on social media by tagging #BallygoodEstates.

Eco Features

Solar PV panels are flush with roof, making them unobtrusive and stylish.

- 1. Reduces your electricity bills:**
Sunlight is free, solar cells can even produce electricity on cloudy days. You could have substantial saving per year on your energy costs
- 2. Reduces your carbon footprint**
Renewable source of energy and does not release any carbon dioxide into the environment

We also go one step further, we install a 5kw battery energy storage system and offer an upgrade for an electrical vehicle charging point. The addition of an integrated battery pack allows the electricity produced during the daylight hours to be consumed when you need it most and adding electric car charging point you will be ready to power an electric vehicle with free solar electricity.

Key Features

Energy efficient traditional masonry construction with classic clay brick or coloured render (Depending on house type)

Classic decorative door surround and sills (Depending on house type)

Solid concrete floors to both ground and first floor maximising insulation and minimising sound transmission

Insulated energy saving windows in uPVC frames

Underfloor heating included to the ground floor of all houses, Smart hub access is also available

We have added a garage as standard to all properties

External Features

Black seamless aluminium rainwater goods, with black uPVC Downpipes

GRP Composite front door with a 5 point system

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency

Paved patio to rear

Bitmac parking areas

Front garden landscaped

Rear garden top soil and sown out

Timber fencing to include gate and walling to rear boundaries where appropriate

Outside tap provided

Internal Features

Kitchen

Quality kitchen with choice of units, doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable. Feature downlighters.

Bathrooms

Designer sanitary ware in all bathrooms and ensuite areas.

Floor Coverings & Tiles

Bathrooms to include a selection of high quality floor tiling and strategically placed wall tiling

Choice of quality tiling to hallway, W.C, kitchen, dining, sun lounge and utility (If applicable)

Choice of quality carpets to lounge, study (if applicable), bedrooms, stairs & landing

Internal Finishes

Moulded skirting & architrave

Painted traditional internal doors with quality ironmongery

Glazed door to lounge, kitchen and study (if applicable)

Stairs will incorporate classic timber stairs, painted newel posts, handrails and balustrades

Internal walls, ceilings and woodwork painted single colour

Heating & Plumbing

Underfloor heating included to the ground floor of all houses, Smart hub access is also available

Pressurised hot and cold water systems, gas fired central heating with energy efficient combi boiler and thermostatically controlled radiators / Heating with time clock

Electrical

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. CAT 6 wiring for future Wi-Fi booster to first floor, wiring left for future electric flame fire in the lounge. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.

Fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to the provider you sign up with (broadband service/contract not included).

Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

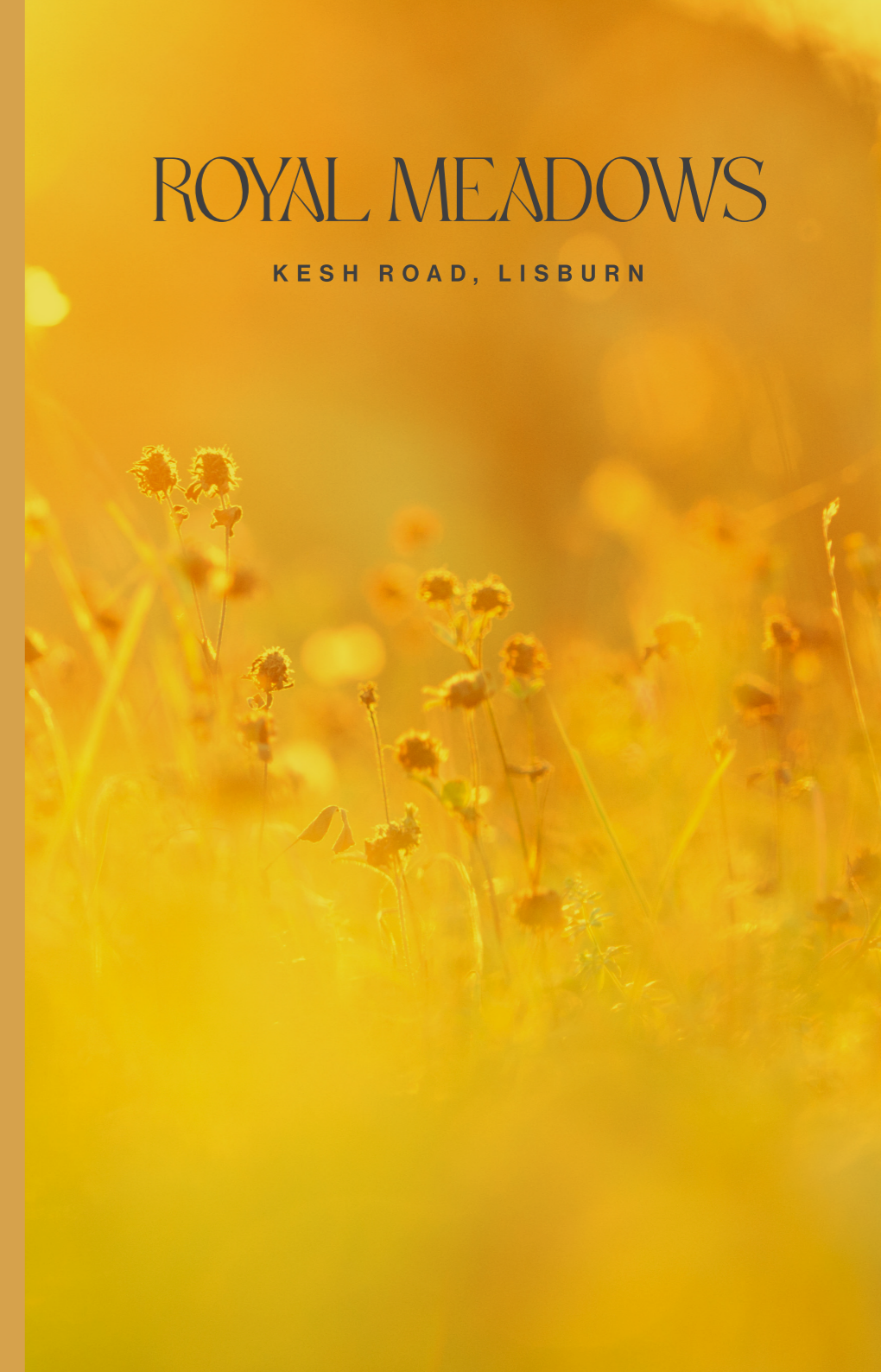
Warranty

White goods carry a 1 year guarantee from date of installation

10 Year Buildmark warranty

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KESH ROAD, LISBURN



Welcome to a royal neighbourhood.

Royal Meadows is an ideal location for those seeking a balance between the vibrancy of city life and the tranquility of rural living.

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Scenic Surroundings

Royal Meadows offers a variety of cultural and recreational activities on your doorstep. From the Lisburn Arts Centre, which hosts performances and exhibitions, to the nearby Royal Hillsborough Castle and Gardens, which is perfect for outdoor activities like walking, cycling, and picnicking.

Historical Significance

Royal Hillsborough has a rich history, which is reflected in its architecture and quaint village living. This historical charm adds character to the town and provides a sense of connection to the past.

Education

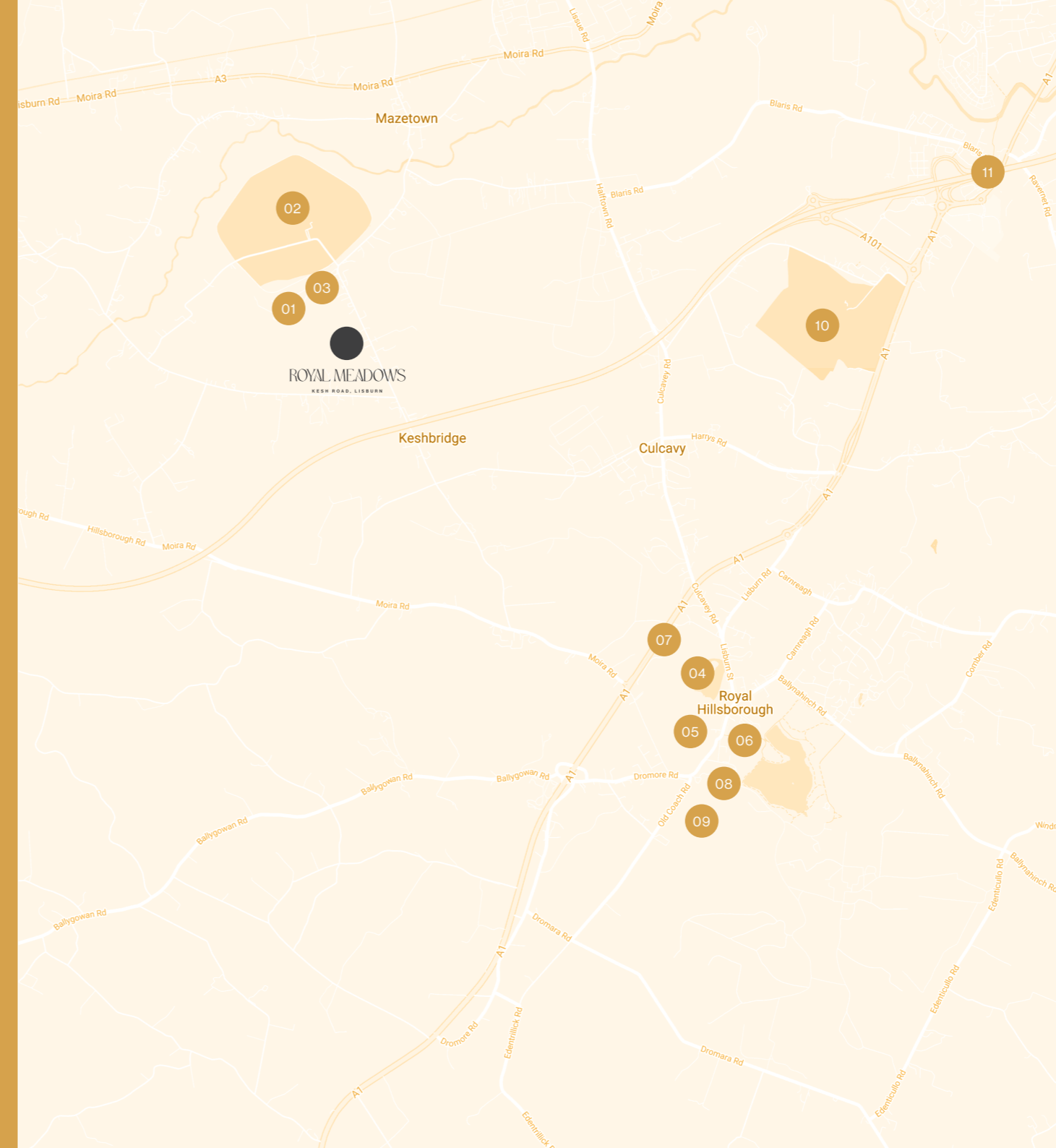
There are several well-regarded schools, both primary and secondary, located close-by, making Royal Meadows a great place for families with children.

Proximity to Belfast

Just a short drive or train ride from Lisburn to Belfast. This location offers residents the convenience of accessing a major city's amenities, job opportunities, and cultural events while enjoying a more relaxed pace of life.

Transport Links

Royal Meadows is an easy commute to Belfast. The A1 also provides quick access to Dublin, and regular train services link from Lisburn to Belfast and beyond.



On Your Doorstep

01. Down Royal Racecourse
02. Down Royal Park Golf Course
03. Gowdys of Down Royal
04. The Parson's Nose
05. The Hillside Inn
06. The Plough Inn
07. Hillsborough Castle and Gardens
08. Downshire Tennis Club
09. Hillsborough Forest Park
10. Lisburn Golf Club
11. Sprucefield Shopping Centre

Developed by:



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