



KINGSFORT MEWS

BALLYROBERT

A CONTEMPORARY MEWS STYLE DEVELOPMENT
OF 5 OUTSTANDING MODERN NEW HOMES



KINGSFORT MEWS

BALLYROBERT

WELCOME HOME

Kingsfort Mews is set in the popular village of Ballyrobert surrounded by scenic landscapes and picturesque country walks. This contemporary mews style development of 3 detached and 2 semi detached homes features modern architectural finishes both inside and out.

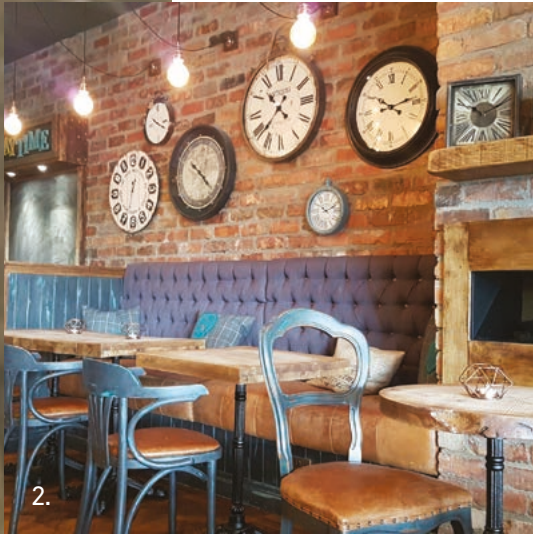
The local area offers exceptional opportunities to unwind at award winning theatres, hotels and restaurants including Sleepy Hollow, The Rabbit, The Hilton Templepatrick, The Dunadry Hotel and Theatre at The Mill to name just a few.

The peaceful village of Ballyrobert combines countryside living with excellent connections. The M2 motorway offers quick and easy access to Belfast, the vibrant market town of Ballyclare can be reached within a few minutes and the schools, shops and recreational facilities of Newtownabbey are just over 5 minutes away.





ENJOY CONVENIENT COUNTRY LIVING, SURROUNDED BY BEAUTIFUL NATURAL ASSETS, YET WITHIN EASY REACH OF THE CITY.



1. The Thompson Primary School 2. Time Coffee House
3. Ballyrobert Square 4. Ballyrobert Cottage Gardens
5. Greenacres Golf Centre 6. Brown's Coffee Shop



THE GATE LODGE • FLOORPLANS



This CGI is for illustration purposes only
and driveway and path finishes will vary

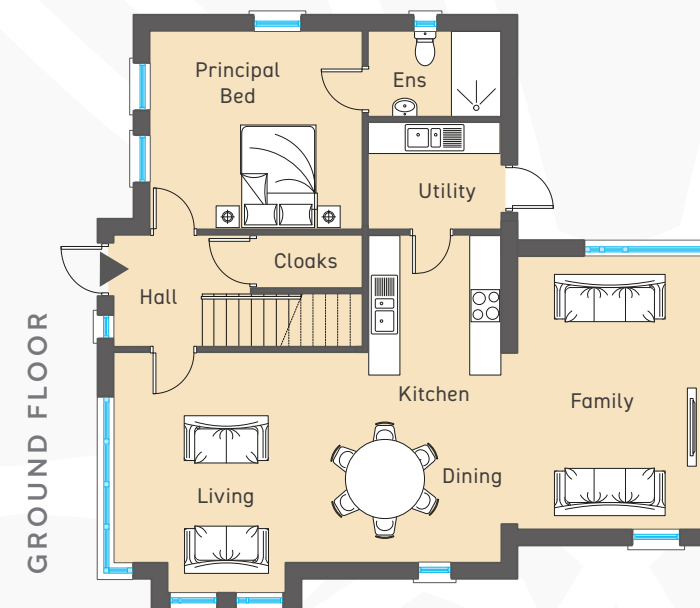
THE GATE LODGE

3 BEDROOM • DETACHED FAMILY HOME

Site No: 1

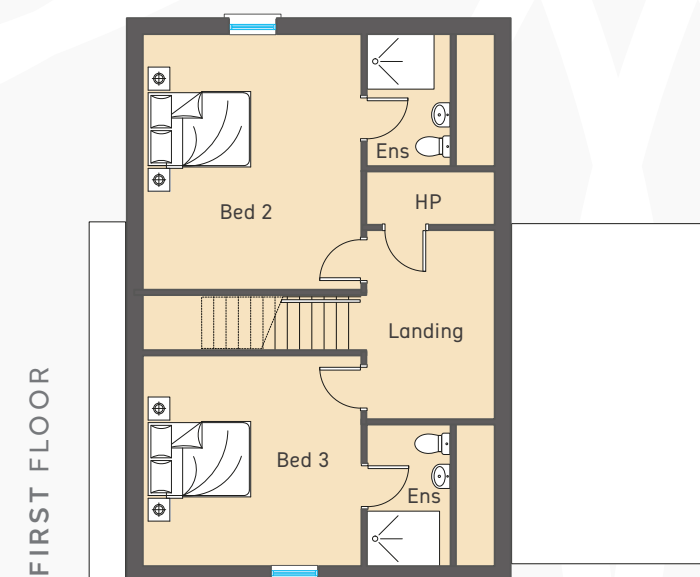
Total floor area excluding garage:
1670 sq. ft. approx

Total floor area including garage:
1910 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate Cloaks			
Kitchen Dining Family			
ft	20'9"	x	17'6"
m	6.37	x	5.33
Living			
ft	13'1"	x	12'9"
m	3.99	x	3.90
Utility			
ft	10'2"	x	6'6"
m	3.10	x	1.98
Principal Bedroom			
ft	13'1"	x	12'2"
m	3.99	x	3.71
Ensuite			
ft	10'2"	x	4'3"
m	3.10	x	1.31



FIRST FLOOR

Bedroom 2			
ft	15'9"	x	13'6"
m	4.81	x	4.11
Ensuite			
ft	9'0"	x	6'0"
m	2.74	x	1.82
Bedroom 3			
ft	13'6"	x	12'6"
m	4.11	x	3.81
Ensuite			
ft	9'0"	x	6'0"
m	2.74	x	1.82



THE CLARKE

4 BEDROOM • SEMI DETACHED FAMILY HOME

Site Nos: 2 & 3

Total floor area: 1570 sq. ft. approx



THE CLARKE • FLOORPLANS

GROUND FLOOR

Entrance Hall

Lounge

ft 18'0" x 11'10" m 5.48 x 3.62

Kitchen | Dining

ft 20'0" x 10'6" m 6.09 x 3.24

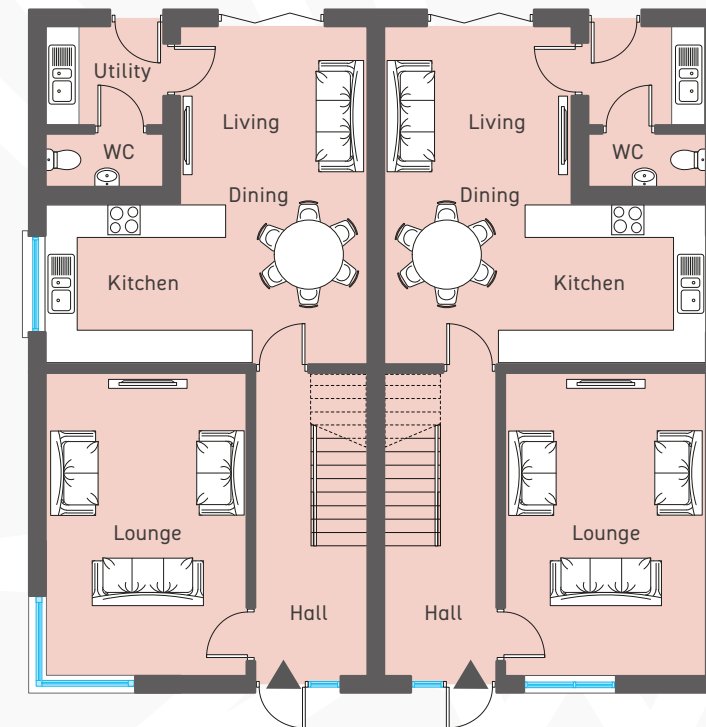
Living

ft 13'1" x 11'6" m 3.96 x 3.53

Utility

ft 7'0" x 5'7" m 2.13 x 1.72

GROUND FLOOR



FIRST FLOOR

Principal Bedroom

ft 13'10" x 9'8" m 4.23 x 2.94

Ensuite

ft 10'10" x 3'3" m 3.32 x 1.00

Bedroom 2

ft 11'10" x 10'6" m 3.62 x 3.20

Bedroom 3

ft 10'6" x 10'6" m 3.20 x 3.20

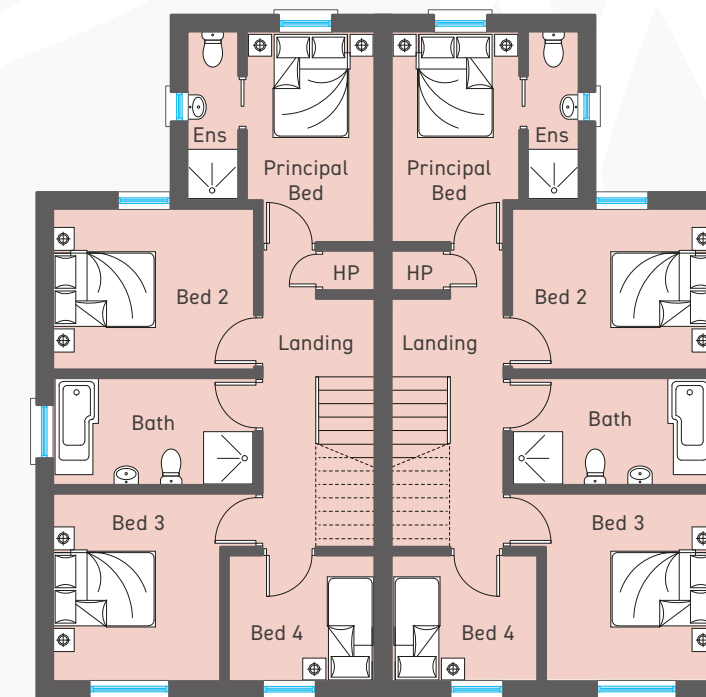
Bedroom 4

ft 9'6" x 7'2" m 2.92 x 2.16

Bathroom

ft 11'10" x 6'6" m 3.62 x 1.98

FIRST FLOOR





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THE SINCLAIR

4 BEDROOM • DETACHED FAMILY HOME

Site No: 4

Total floor area 1940 sq. ft. approx



THE SINCLAIR • FLOORPLANS



THE COATES • FLOORPLANS



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THE COATES

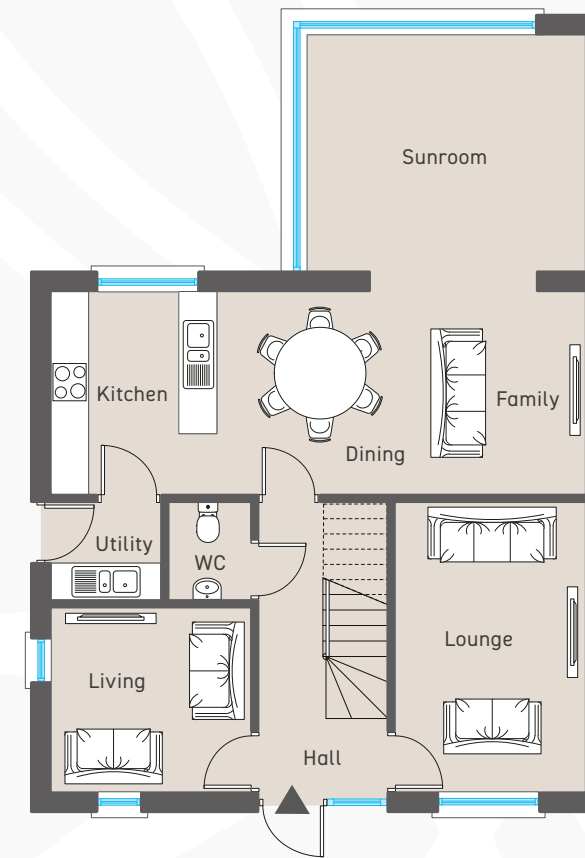
4 BEDROOM • DETACHED FAMILY HOME

Site No: 5

Total floor area: 1910 sq. ft. approx



GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC

Kitchen | Dining | Family

ft 30'0" x 10'6" m 9.14 x 3.20

Lounge

ft 16' 5" x 11' 2" m 5.02 x 3.35

Living

ft 11'10" x 10'2" m 3.62 x 3.07

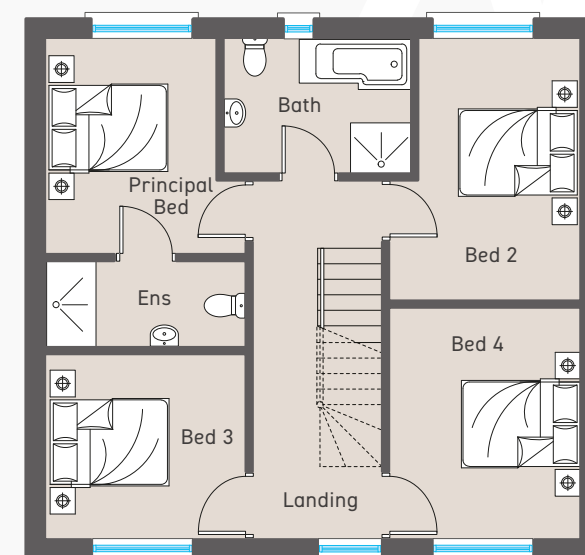
Utility

ft 8'2" x 5'7" m 2.46 x 1.70

Sunroom

ft 14'5" x 12'9" m 4.41 x 3.93

FIRST FLOOR



FIRST FLOOR

Principal Bedroom

ft 12'6" x 11'6" m 3.84 x 3.53

Ensuite

ft 11'10" x 4'3" m 3.62 x 1.31

Bedroom 2

ft 13'1" x 10'10" m 3.99 x 3.32

Bedroom 3

ft 11'10" x 9'10" m 3.62 x 3.01

Bedroom 4

ft 13'1" x 11'2" m 3.99 x 3.35

Bathroom

ft 9'2" x 7'3" m 2.80 x 2.22



QUALITY, ATTENTION TO DETAIL, AND A SUPERIOR SPECIFICATION...



KITCHEN

- Luxury kitchen with a choice of doors and worktops
- 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

- Contemporary white sanitaryware with quality chrome fittings to bathrooms, ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Quality carpet and underlay in Lounge, bedrooms, stairs and landing
- Tiled floor to kitchen, dining, garden room, utility, bathroom, ensuite, hall and WC

HEATING

- Oil fired central heating
- Energy efficient boiler
- Stove fitted

INTERNAL FINISHES

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches, telephone points and CAT 6 wiring
- Master TV point in lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Garage available as optional extra



LOCATION MAP



SELLING AGENT:



028 9083 0803
country-estates.com

DEVELOPED BY:



kennyhomes.co.uk

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