



OLD QUARRY MANOR

HERITAGE. ELEGANCE. HOME.



Nestled just off the Keady Road in the heart of Armagh, Old Quarry Manor is an exclusive collection of beautifully designed homes that perfectly blend modern living with timeless style. Thoughtfully planned and expertly built by LS Construction, this new development offers a stunning mix of semi-detached and detached homes, each finished to the highest standard. From first-time buyers and growing families to those seeking a more relaxed pace of life, Old Quarry Manor has something to suit everyone. With its convenient location, exceptional craftsmanship, and a strong sense of community, this is more than just a place to live, it's a place to call home.



Gosford Forest Park



The Mall

Situated within close proximity to Armagh City Centre, residents can enjoy easy access to the lively City, offering bespoke boutiques, historic landmarks, and a thriving cultural scene all located a short distance away. There are an array of green open spaces which can be found nearby including The Mall, Palace Stables, Navan Fort and Armagh Golf Club. Ideally situated within reach of every amenity a homeowner may need, Old Quarry Manor boasts convenience and accessibility, from recreational spaces to entertainment hotspots, all the very best facilities can be found nearby.



Armagh Planetarium



Loughgall Country Park



The Market Place

Why Choose a Home at Old Quarry Manor

LS Construction has been building homes for over 20 years. In that time they have provided thousands of people with homes they love and suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.



Environmental

Our homes are energy efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy efficiency ratings far in excess of the average for Northern Ireland.



Safety & Security

Double glazing, window locks, locking system to main doors, smoke, heat & carbon monoxide detectors, and security alarms are installed throughout giving the home owners a peace of mind.

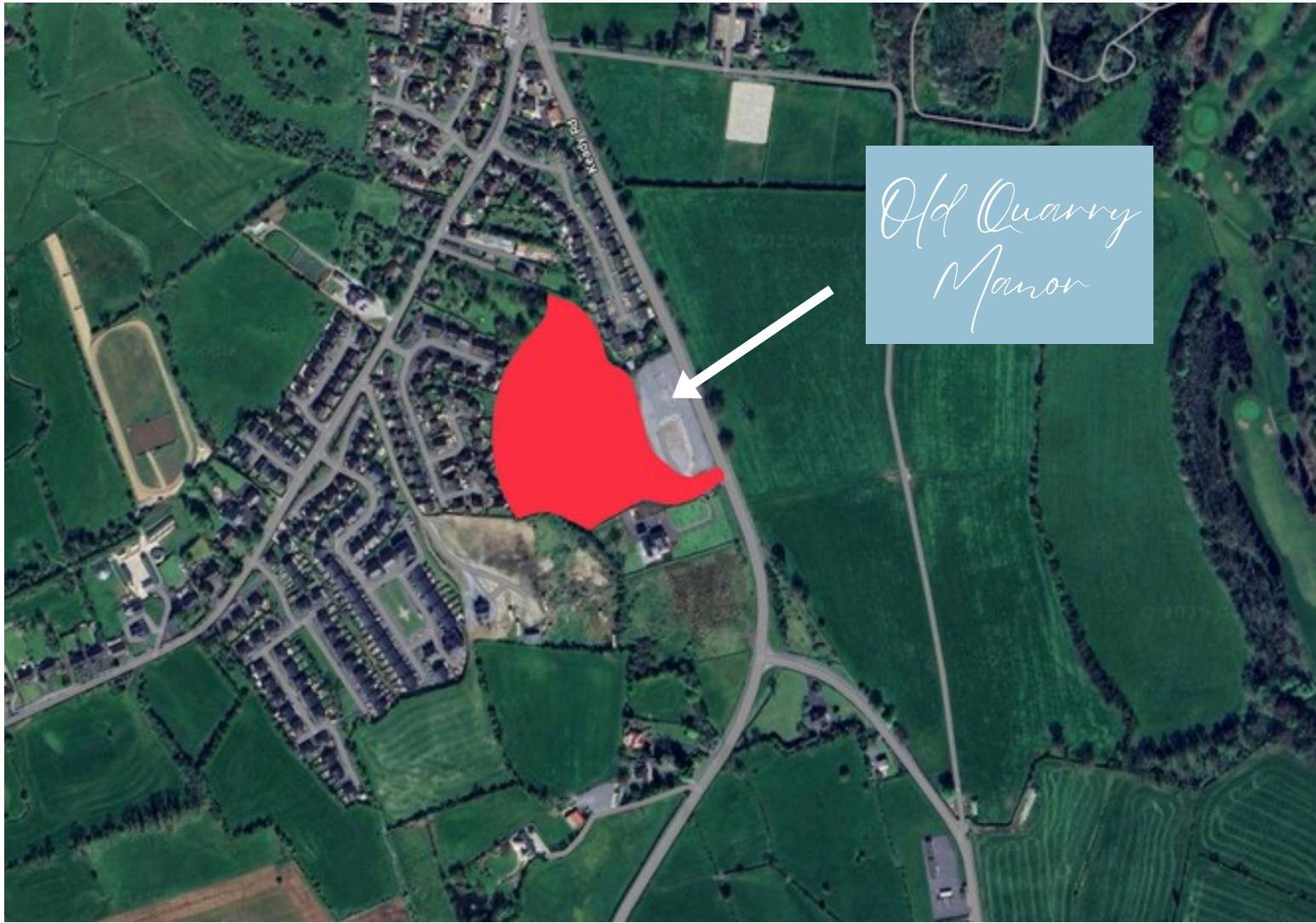


New Home Warranty

A 10 year warranty will be available for all homes at Carrolls Wood from NHBC which is responsible for setting the standards of the house building industry.

Your New Home

Owners have the satisfaction of knowing that Carrolls Wood represents a team effort involving the dedication, commitment and expertise of our finest architects & craftsmen. Owners will also benefit from a full turnkey finish



*Old Quarry
Manor*

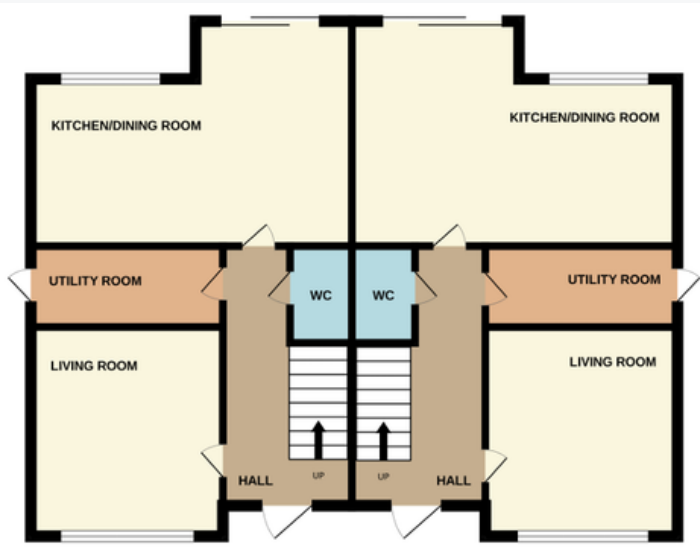


*All Within
Easy Reach*



- Armagh Golf Club - 1.6 Miles**
- Armagh Leisure Centre - 1.8 Miles**
- Armagh Bus Station - 1.7 Miles**
- The Palace Stables - 1.6 Miles**
- Portadown - 11.8 Miles**
- Newry - 19.7 Miles**
- Belfast - 41.8 Miles**
- Belfast International Airport - 40 Miles**

The Limestone (semi-detached) - 1115sq ft

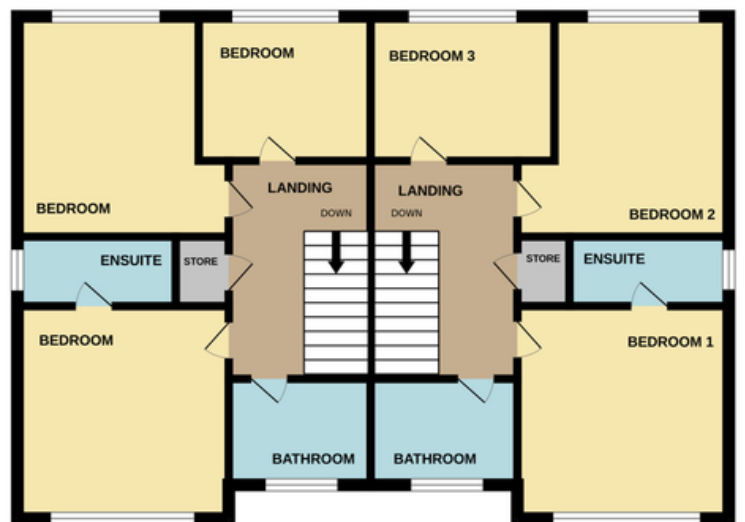


Living Room - 12'4" x 11'1"

Kitchen - 18'3" x 14'7"

Utility Room - 11'1" x 5'5"

WC - 5'5" x 3'22"



Master Bedroom - 13'1" x 11'1"

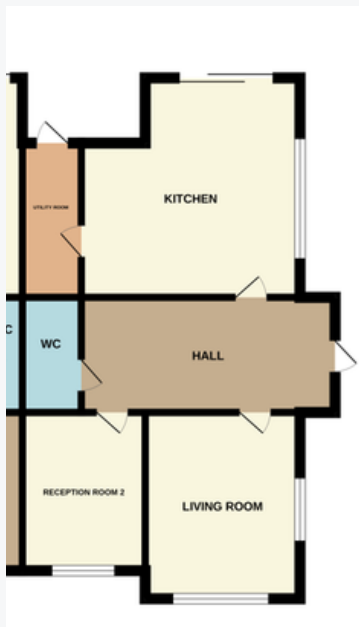
En-suite - 10'1 x 2'9"

Bedroom 2 - 12'7" x 10'1"

Bedroom 3 - 8'5" x 7'8"

Bathroom - 7'5" x 6'8"

The Slate (Side Semi-detached) - 1320sq ft



Living Room - 12'7" x 12'1"
Reception 2 - 9'5" x 8'5"
WC - 5'5" x 3'2"
Kitchen - 15'4" x 10'8"
Utility Room - 10'8" x 5'9"



Bedroom 1 - 10'8" x 10'8"
Bedroom 2 - 10'8" x 10'1"
Bedroom 3 - 12'1" x 12'7"
En-suite - 7'2" x 6'8"
Bathroom - 9'5" x 8'5"

The Slate (Front Semi-detached) - 1200sq ft



Living Room - 13'1" x 12'7"

Kitchen - 19'6" x 9'8"

Utility Room - 12'7" x 9'8"

WC - 5'5" x 3'2"



Bedroom 1 - 12'7" x 11'4"

En-suite - 7'2" x 6'8"

Bedroom 2 - 11'8" x 10'4"

Bedroom 3 - 10'4" x 7'5"

Bathroom - 8'2" x 7'2"

The Sandstone (Detached) - 1679sq ft



Living Room - 12'4" x 12'2"
Reception 2 - 14'1 x 11'8"
Kitchen - 31'1" x 12'4"
Utility Room - 8'5 x 5'9"
WC - 5'9" x 3'9"



Master Bedroom - 12'4" x 10'4"
En-suite - 8'2" x 6'8"
Bedroom 2 - 10'4" x 9'8"
Bedroom 3 - 12'4" x 10'8"
Bedroom 4 - 11'8" x 11'1"
Bathroom - 9'5" x 9'5"

Site Map - First Phase



House Types / Site Numbers / Prices

47 - Detached - The Sandstone (1679 sp ft) - £350,000.00

52 - Semi detached - The Limestone (1115 sq ft) - £235,000.00

53 - Semi detached - The Limestone (1115 sp ft) - £235,000.00

55 - Semi detached - The Limestone (1115 sq ft) - £235,000.00

1 - Semi detached - The Slate (1320 sq ft) - £245,000.00

2 - Semi detached - The Slate (1200 sq ft) - £240,000.00

Full Site Map

