

*Limestone  
Meadow*

CLAREHILL ROAD

---

*Moirra*

# Elegance Redefined



Moira Train Station



Situated on the edge of the picturesque award winning small town of Moira, just beside the historic old Lime Kiln on the Clarehill Road, Limestone Meadows occupies a magnificent semi rural site with a delightful aspect over looking open countryside and the green fields of the Lagan Valley.

Quality workmanship and a superb specification are combined to ensure that Limestone Meadows is a development that will create a lasting impression with all potential purchasers.

Convenience of location should not be understated in any description of this stunning development. Limestone Meadows is situated just off Main Street which allows for easy access to the motorway network and A26 / Airport Road which provide a direct link to Belfast, Portadown, Antrim, the International airport and beyond.



The Stillhouse Moira, Distillery Pub & Restaurant



Pimento



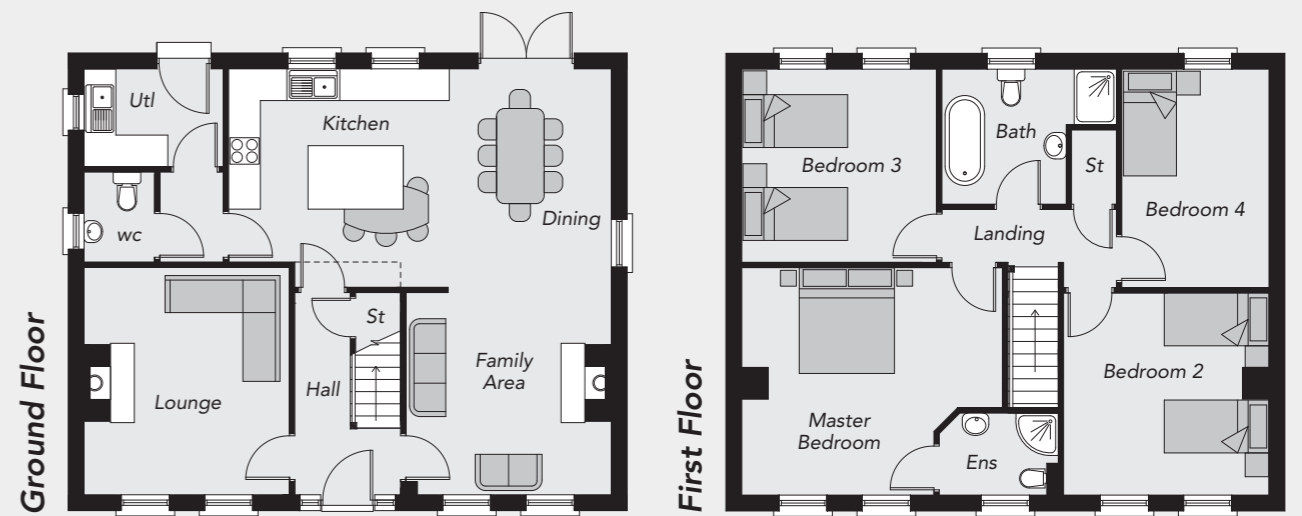
Wine & Brine

# The Logan

Computer Visual



Please see separate sheet for the specification for this house type.



## Ground Floor

Entrance Hall	
Lounge	14'1" x 12'8"
Family Area	12'8" x 12'6"
Kitchen / Dining	Max 23'8" x 16'6"
Utility Room	8'7" x 6'0"
WC	

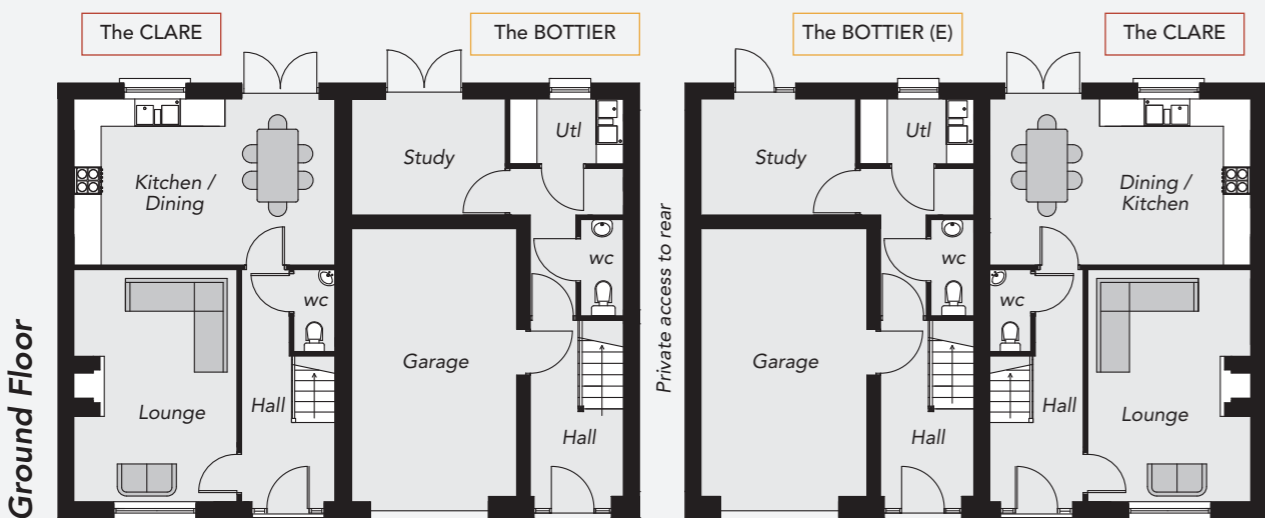
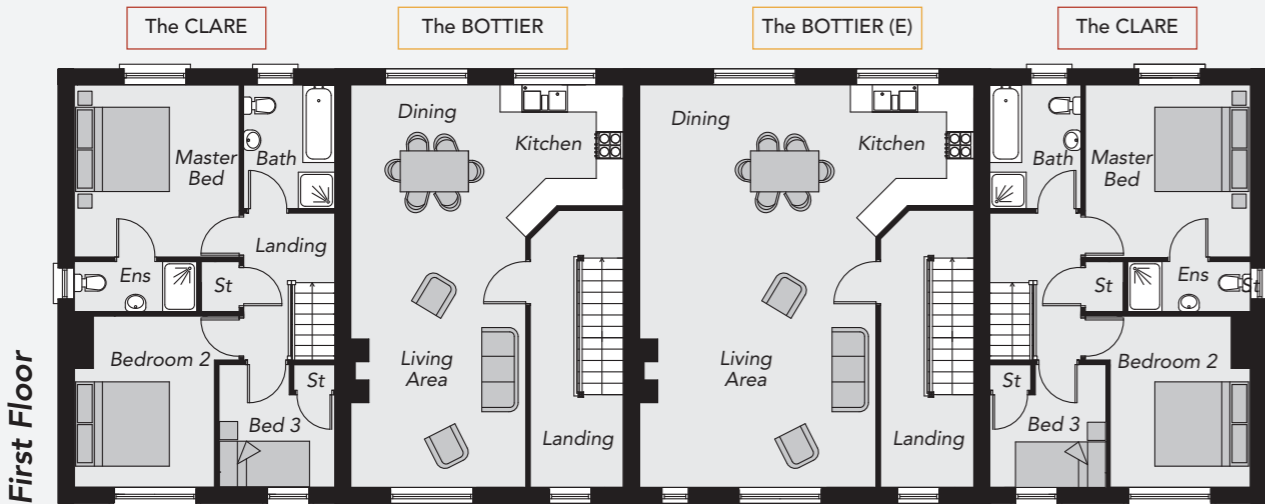
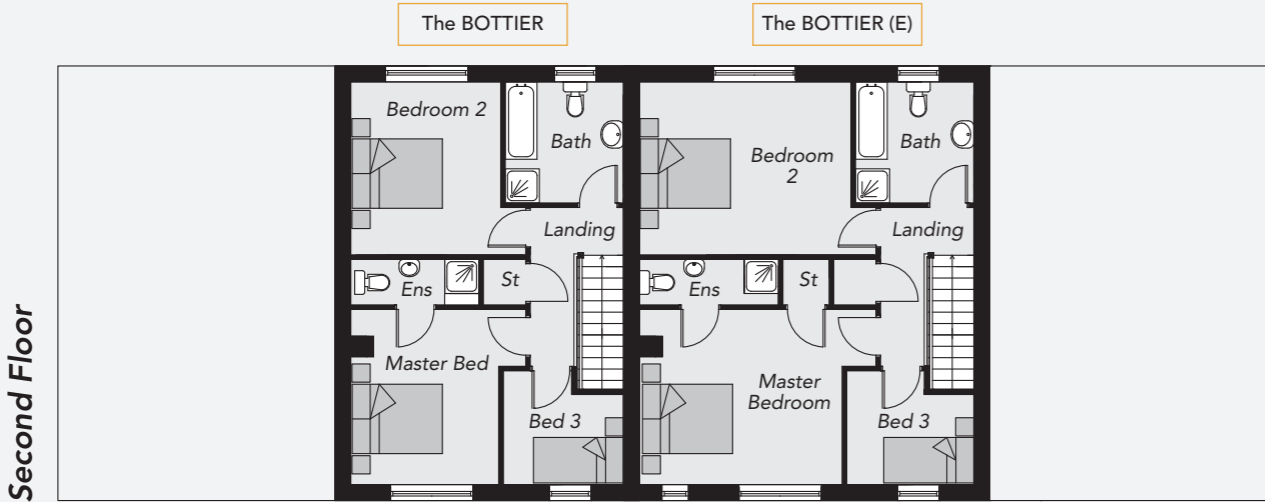
## First Floor

Master Bedroom	Max 16'2" x 14'1"
Ensuite	
Bedroom 2	12'8" x 12'6"
Bedroom 3	12'1" x 11'11"
Bedroom 4	13'6" x 9'1"
Bathroom	

**Total Floor Area**  
1,727 sq ft approx.

# The CLARE & The BOTTIER

Computer Visual



## The CLARE Ground Floor

Entrance Hall	
Lounge	16'9" x 11'9"
Kitchen / Dining	18'10" x 12'0"
WC	

## First Floor

Master Bedroom	12'5" x 11'11"
Ensuite	
Bedroom 2	12'4" x 9'11"
Bedroom 3 Max	8'10" x 8'6"
Bathroom	8'11" x 6'7"

**Total Floor Area**  
1,102 sq ft approx.

## The BOTTIER Ground Floor

Entrance Hall	
Garage	19'4" x 11'11"
Study	11'2" x 8'4"
Utility Room	8'2" x 4'8"
WC	

## First Floor

Living / Dining	29'0" x 12'7"
Kitchen	8'9" x 7'1"

## Second Floor

Master Bedroom	12'7" x 12'7"
Ensuite	
Bedroom 2	12'5" x 10'11"
Bedroom 3 Max	8'8" x 8'2"
Bathroom	8'9" x 8'6"

**Total Floor Area**  
1,706 sq ft approx.

## The BOTTIER (E) Ground Floor

Entrance Hall	
Garage	19'4" x 11'11"
Study	11'2" x 8'4"
Utility Room	8'2" x 4'8"
WC	

## First Floor

Living / Dining	29'0" x 17'0"
Kitchen	8'9" x 7'1"

## Second Floor

Master Bedroom	17'0" x 12'7"
Ensuite	
Bedroom 2	13'3" x 12'5"
Bedroom 3 Max	10'2" x 8'2"
Bathroom	8'9" x 8'6"

**Total Floor Area**  
1,963 sq ft approx.

# The Clare

Computer Visual



## Luxury Specification



### Internal Features

- Painted moulded skirting and architrave
- Internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and terrestrial channels
- Provision made for future satellite connections
- Oil fired central heating with energy efficient boiler
- Thermostatically controlled radiators

### Kitchen

- A choice of quality kitchen doors, work top finishes and handles will be available
- Energy efficient down lighting to ceilings

### Bathroom, En-suite and WC

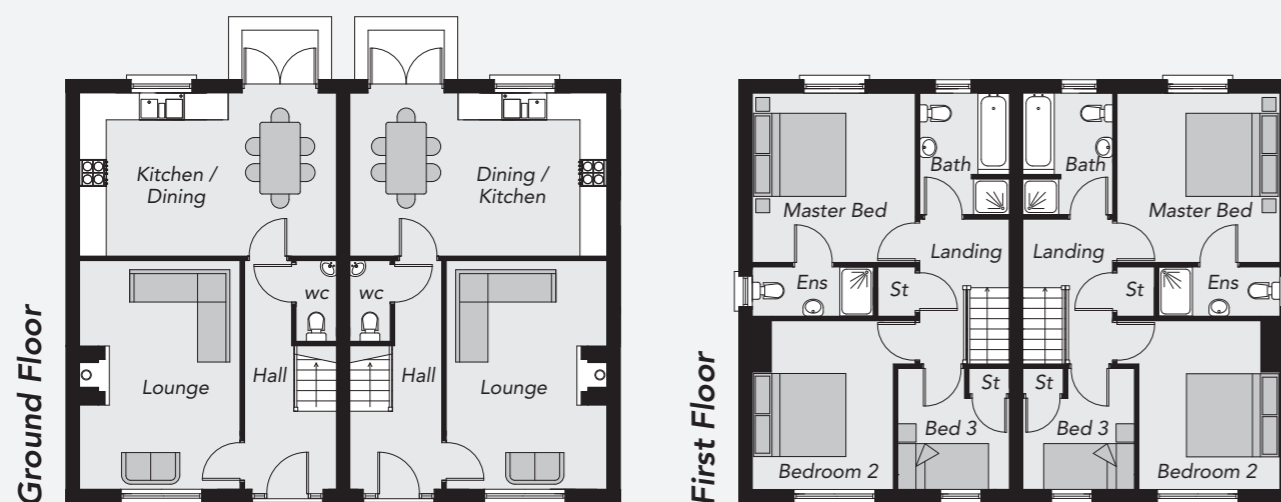
- Contemporary white designer sanitary ware with chrome fittings
- Energy efficient down lighting to ceiling

### Floor Covering and Tiling

- Ceramic wall and floor tiling to kitchen/dining areas
- Ceramic floor tiling to bathrooms, en-suites and WC's
- Full height tiling to shower enclosures
- Splash back tiling to bathroom, en-suites and wash hand basins and bath
- Carpeting to lounge, bedrooms, hall, stairs and landing

### External Features

- Traditional construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing
- Front & rear gardens top soiled
- Timber fencing to rear boundaries where appropriate
- Feature external lightening to front door and back door
- Stoned driveway



### Ground Floor

Entrance Hall	
Lounge	16'9" x 11'9"
Kitchen / Dining	18'10" x 12'0"
WC	

### First Floor

Master Bedroom	12'5" x 11'11"
Ensuite	
Bedroom 2	12'4" x 9'11"
Bedroom 3 <i>Max</i>	8'10" x 8'6"
Bathroom	8'11" x 6'7"

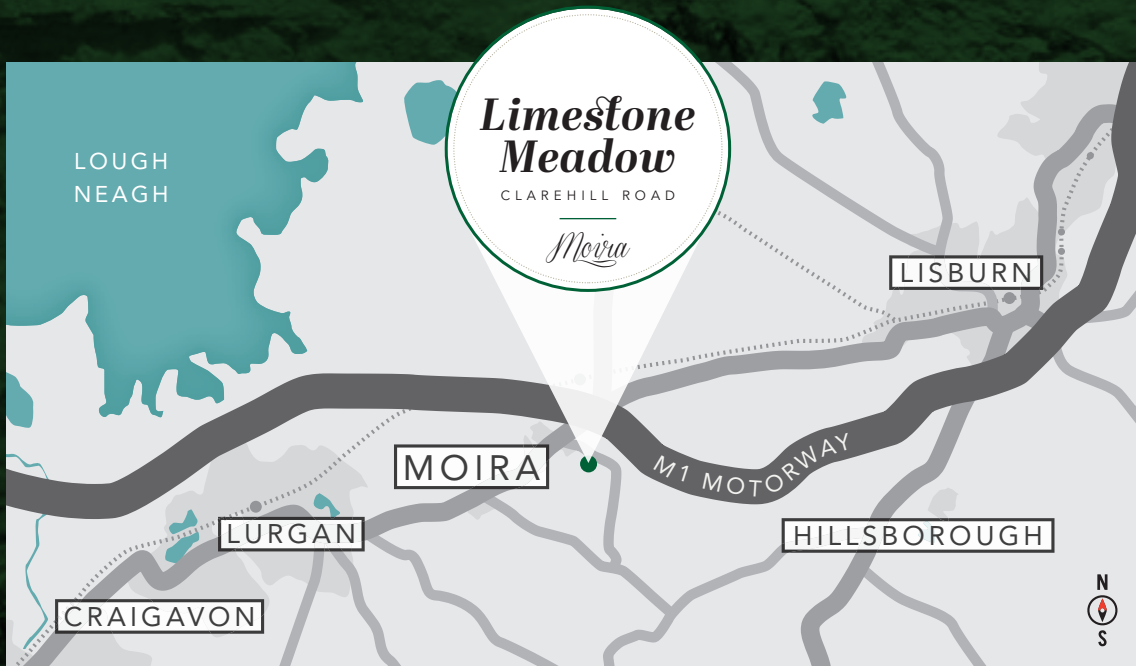
**Total Floor Area**  
1,102 sq ft approx.



Note. This specification is for The Clare and The Bottier. Please see separate sheet for the specification for The Logan. These images reflect the style of finish at Limestone Meadows and are used for illustrative purposes.



**Site Layout** - Not to scale



**Location Map** - Not to scale



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