



# LAKEVIEW MEADOW

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GILFORD ROAD - LURGAN

*Original wooded entrance  
to 194 Lakeview*

Steeped in history  
and set in an area of  
outstanding natural beauty.

Nestled near the southern  
shores of Lough Neagh,  
Lurgan's history is deep-rooted  
in the celebrated linen industry.

Centuries have passed, and yet this thriving  
town has retained the same tight-knit community  
that once centred around the spinning mills,  
drawing people to work from near and far.



*Aerial view from Lakeview Meadow*



*Lakeview House*

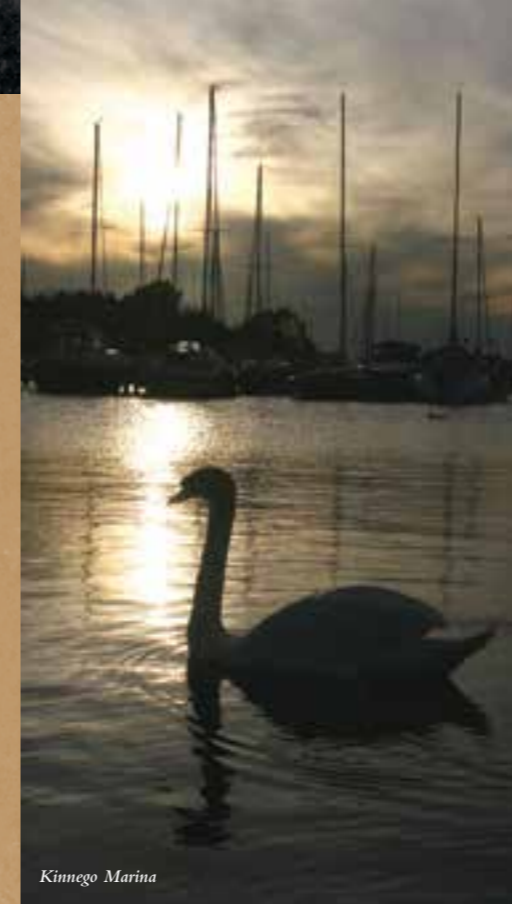
It goes without saying that there's a story at every corner of this town. From Brownlow House and the Master McGrath statue, to Lurgan Town Hall and the folklore of Marjorie McCall, this is a town steeped in a wealth of history.

You don't have to travel far to enjoy an abundance of beautiful urban spaces. From a leisurely stroll through Oxford Island National Nature Reserve or Lurgan Park, to a round of golf on Lurgan Golf Course or a boat trip setting sail from Kinnego Marina, take the time to embrace the great outdoors in an area of outstanding natural beauty.

*What's more, Lurgan is a prime location for commuters,  
with its close proximity to the M1 motorway and excellent rail  
links to all major towns and cities.*



LAKEVIEW  
MEADOW



This new development at Lakeview Meadow perfectly encapsulates the rich history of Lakeview House which is mentioned in the beautifully written book the Linen Houses of the Bann Valley.



Walk through the mature parkland entrance leading to Lakeview Meadow, and you can feel the history of the ancient linen industry. As something truly special, this development pays homage to the excellence of Lurgan's fine linen, and offers a place where homeowners can become part of the story.

Designed to turnkey specification, Lakeview Meadow offers a collection of detached and semi-detached homes, suitable for first or second-time buyers, young professionals and growing families.

This striking development is also just a short drive away from an excellent selection of local amenities. From convenience stores, boutiques, cafés, restaurants and pubs to leading primary and secondary schools, health and recreational facilities and sports teams, Lakeview Meadow boasts the perfect balance between convenience and relaxed family living.

Lakeview Meadow – *make your own stories.*

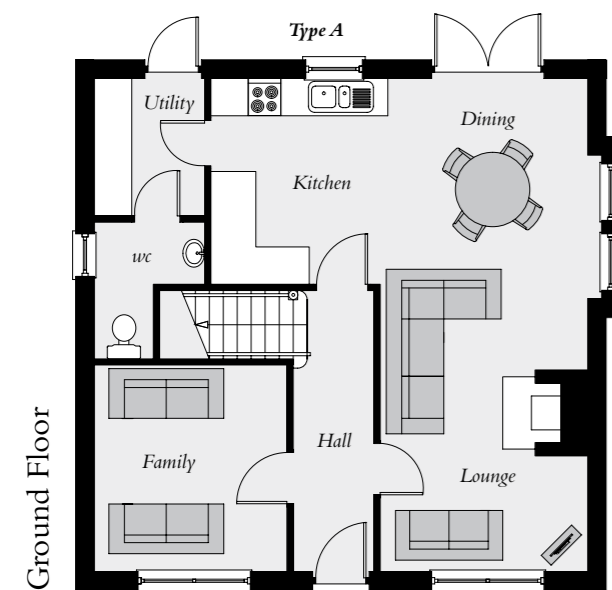




Computer Visual

## House Type A / A1

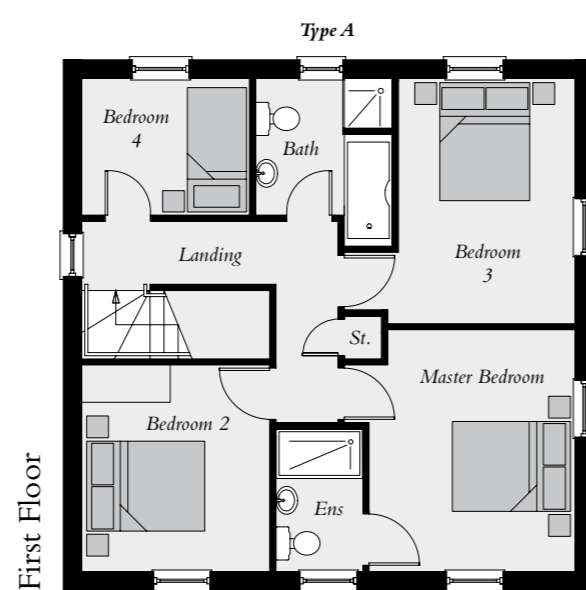
Total Floor Area: 1380 sq ft approx.



Ground Floor

### Ground Floor

Entrance Hall	
Lounge	15'2" x 10'9"
Family	10'11" x 10'2"
Kitchen/Dining	19'10" x 10'10"
Utility Room	7'3" x 5'10"
WC max	7'2" x 5'10"



First Floor

### First Floor

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

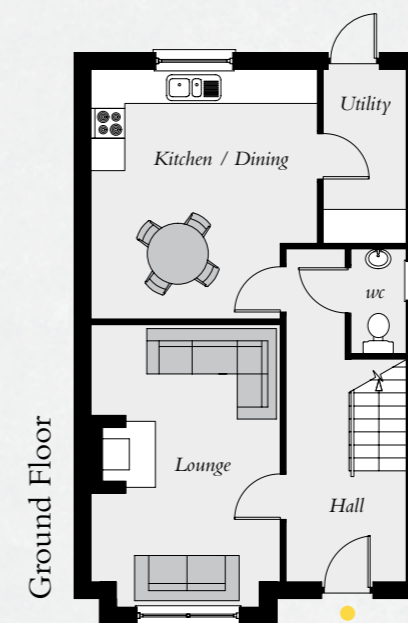
Note: The Type A1 is a handed version of this elevation and floorplan



Computer Visual

## House Type D

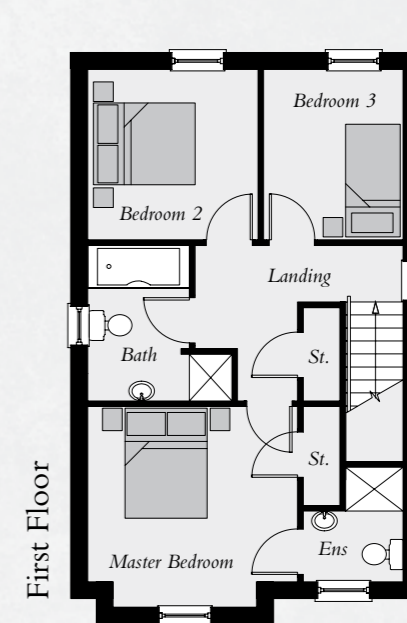
Total Floor Area: 1100 sq ft approx.



Ground Floor

### Ground Floor

Entrance Hall	
Lounge inc bay	16'4" x 10'11"
Kitchen/Dining	14'6" x 11'11"
Utility Room	9'11" x 5'8"
WC	6'2" x 3'0"



First Floor

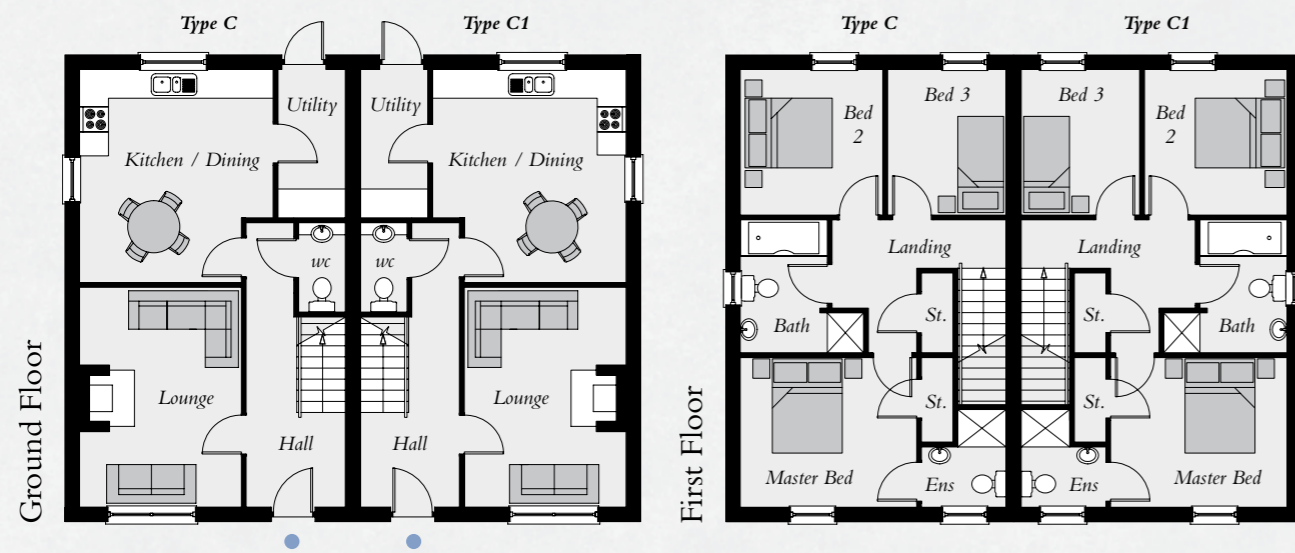
### First Floor

Master Bed inc bay	11'10" x 11'5"
Ensuite max	6'7" x 5'8"
Bedroom 2	9'11" x 9'8"
Bedroom 3	9'11" x 8'0"
Bathroom min	9'0" x 5'10"



# House Type C / C1

Total Floor Area: 1080 sq ft approx.



### Ground Floor

Entrance Hall	
Lounge	14'11" x 10'11"
Kitchen/Dining	14'6" x 12'0"
Utility Room	9'11" x 5'8"
WC	6'2" x 3'0"

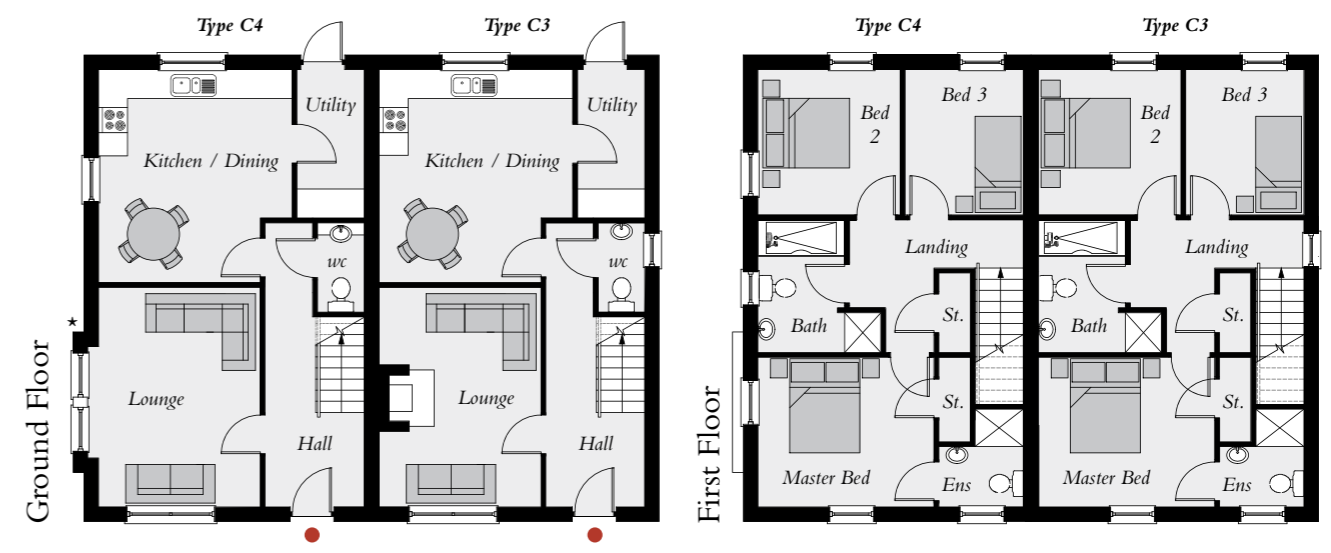
### First Floor

Master Bedroom	12'0" x 10'2"
Ensuite max	6'7" x 5'8"
Bedroom 2	9'11" x 9'8"
Bedroom 3	9'11" x 8'0"
Bathroom min	9'0" x 5'10"



Total Floor Area - Type C4: 1100 sq ft approx.  
Total Floor Area - Type C3: 1080 sq ft approx.

# House Type C4 / C3



### Ground Floor

Entrance Hall	
Lounge	14'11" x 10'11"
Kitchen/Dining	14'6" x 12'0"
Utility Room	9'11" x 5'8"
WC	6'2" x 3'0"

### First Floor

Master Bedroom	12'0" x 10'2"
Ensuite max	6'7" x 5'8"
Bedroom 2	9'11" x 9'8"
Bedroom 3	9'11" x 8'0"
Bathroom min	9'0" x 5'10"



\*Please note that the gable bay window is on the C4 type only on Sites 1 & 31.

# Making Your New House a Home

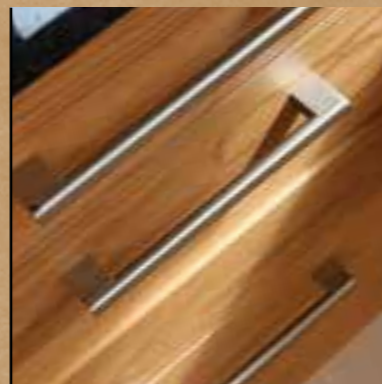


After you have decided on your home you can get started personalising it to suit your own taste.

## STEP ONE

### *Kitchen*

Choose from a range of kitchen colours, handles and worktops.



## STEP TWO

### *Floor Coverings*

Pick from a range of floor and wall tile colours, and complimenting carpet colour options.

## STEP THREE

### *Sanitary Ware*

Choose from our range of classic or contemporary sink and bath tap-sets.



# Luxury Turnkey Specification



## **Kitchen & Utility Room**

- Traditional or modern style kitchen with units, worktops and up stands
- Slow close doors and drawers
- Appliances to include hob, oven, fridge, freezer and dishwasher
- All appliances come with a 12 month warranty
- Stainless steel sink and drainer with choice of tap sets
- Utility area plumbed for a washing machine and tumble dryer
- Choice of floor tiles to kitchen and utility

## **Bathroom, Ensuite & WC**

- Contemporary white sanitary ware with chrome fittings
- Bathroom with 4 piece suite to include shower
- Thermostatically controlled shower to bathroom and ensuite
- Recessed lighting
- Choice of floor tiling to bathroom, ensuite and cloakroom with walls tiled to the splash areas and shower enclosure

## **External Features**

- Nestled in an exclusive woodland setting
- Traditional brick and render finish
- Natural stone effect lintels to front entrance door surround
- Energy efficient double glazed windows
- Black guttering and downpipes
- External areas finished tarmac
- Paved patio areas
- Front and rear garden sown out for seeding only
- Large rear gardens
- A management company will be formed to organise the upkeep and well being of the open spaces
- Global 10 year structural warranty
- Prestigious parkland style entrance with surrounding mature trees

## **Internal Décor**

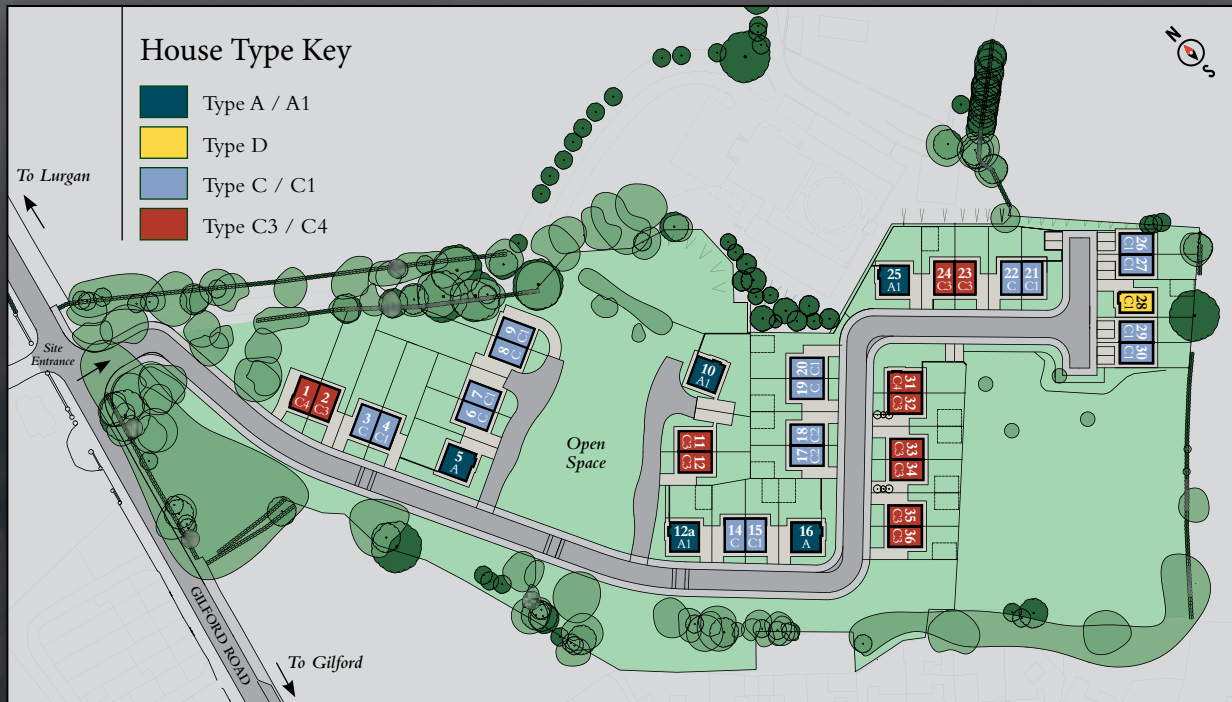
- Choice of carpets to lounge, stairs, landing and bedrooms
- Choice of floor tiles to hall, kitchen, bathroom and cloakroom
- Internal walls and ceilings painted along with internal woodwork
- Panelled painted timber internal doors with period ironmongery
- Woodburning stove
- Energy efficient central heating system
- Mains supply smoke, heat and Carbon Monoxide detectors
- Connection sockets for telephone, internet, terrestrial and Sky TV



Specification images used reflect the style of finish at Lakeview Meadow and are used for illustrative purposes.

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Site Layout - Not to Scale



Location Map - Not to Scale



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