



CARRICK SHANE

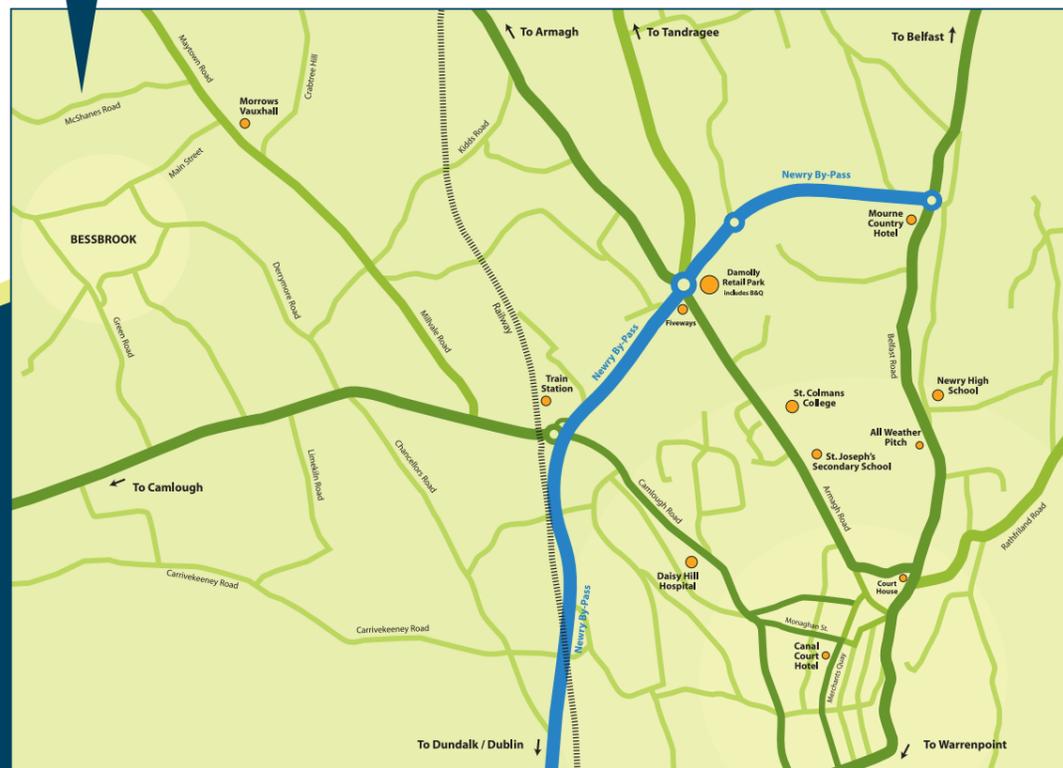
McSHANES ROAD, BESSBROOK



The Craigmore



The Mill



CARRICK SHANE

McSHANES ROAD, BESSBROOK



T: 028 3026 0565

DEVELOPER: BROOKSHIRE HOLDINGS LTD



GENERAL NOTE
Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. Facades: The builder reserves the right to change the brick type plus the brick facade as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

Cornell Studios: (028) 3833 9100

A STYLISH SELECTION OF SEMI-DETACHED HOMES & TOWNHOUSES

THE HOMES

On offer at Carrick Shane is a selection of spaciouly designed homes guaranteed to be finished to an extremely high standard.

The homes are luxuriously designed semi-detached and townhouses. Each home will be built with modern living in mind and provide a generous specification applied with great attention to detail.

All homes will have the following specification as standard.

SPECIFICATION

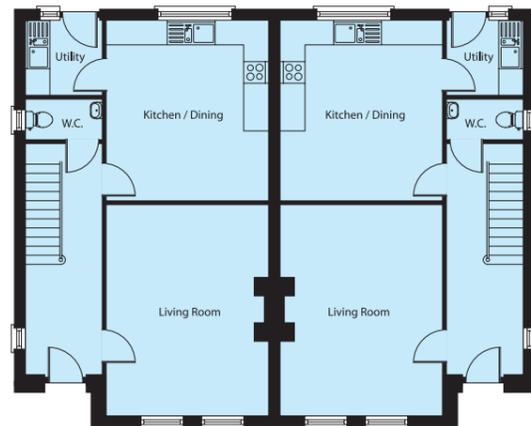
- Traditional brick and block construction with low maintenance K-rend coloured render
- 10 year structural warranty
- Concrete Footpaths and bitmac driveway
- All gardens graded and seeded
- Timber fencing to rear gardens
- Upvc Double glazed white windows and high security Upvc back door



The Craigmore

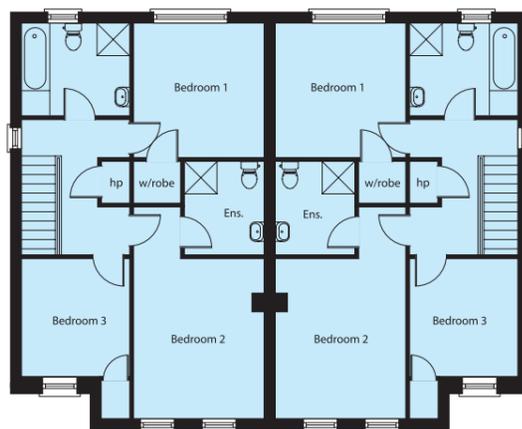
GROUND FLOOR

Living Room :	17'1" x 13'1"	5.2m x 4.0m
Kitchen / Dining :	14'7" x 13'1"	4.45m x 4.0m
Utility :	6'3" x 6'1"	1.9m x 1.85m
W.C. :	6'3" x 3'3"	1.9m x 1.0m



FIRST FLOOR

Bedroom 1:	11'0" x 10'6"	3.35m x 3.2m
Bedroom 2 :	12'9" x 10'6"	3.9m x 3.2m
Ensuite :	7'7" x 6'5"	2.3m x 1.95m
Bedroom 3 :	9'6" x 8'10"	2.9m x 2.7m
Bathroom :	8'10" x 7'7"	2.7m x 2.3m



The Mill

GROUND FLOOR - End Terrace

Living Room :	16'9" x 11'6"	5.1m x 3.5m
Kitchen / Dining :	17'9" x 11'10"	5.4m x 3.6m
Utility :	5'11" x 4'1"	1.8m x 1.25m

GROUND FLOOR - Mid Terrace Left

Living Room :	14'9" x 12'2"	4.5m x 3.7m max
Kitchen / Dining :	15'5" x 11'10"	4.7m x 3.6m
Utility :	5'11" x 4'1"	1.8m x 1.25m

GROUND FLOOR - Mid Terrace Right

Living Room :	14'9" x 11'6"	4.5m x 3.5m
Kitchen / Dining :	17'9" x 11'10"	5.4m x 3.6m
Utility :	5'11" x 4'1"	1.8m x 1.25m



FIRST FLOOR - End Terrace

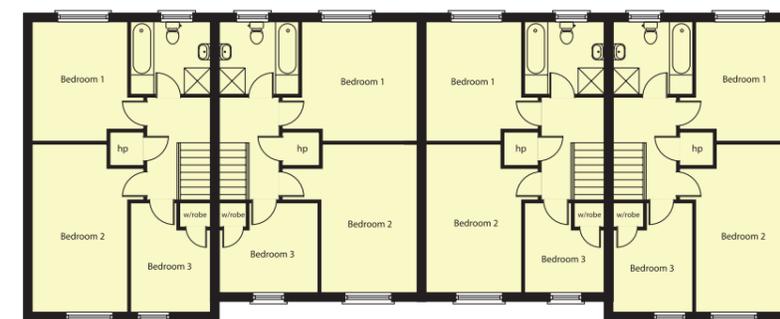
Bedroom 1 :	11'10" x 9'6"	3.6m x 2.9m
Bedroom 2 :	16'9" x 9'6"	5.1m x 2.9m
Bedroom 3 :	10'10" x 7'10"	3.3m x 2.4m
Bathroom :	7'10" x 7'3"	2.4m x 2.2m

FIRST FLOOR - Mid Terrace Left

Bedroom 1 :	11'10" x 11'6"	3.6m x 3.5m
Bedroom 2 :	14'9" x 9'6"	4.5m x 2.9m
Bedroom 3 :	9'10" x 8'10"	3.0m x 2.7m
Bathroom :	7'10" x 7'3"	2.4m x 2.2m

FIRST FLOOR - Mid Terrace Right

Bedroom 1 :	11'10" x 9'6"	3.6m x 2.9m
Bedroom 2 :	14'9" x 9'6"	4.5m x 2.9m
Bedroom 3 :	8'10" x 7'10"	2.7m x 2.4m
Bathroom :	7'10" x 7'3"	2.4m x 2.2m



FLOOR AREA :
SEMI-DETACHED 1216 SQ.FT.

FLOOR AREA :
END TERRACES 1070 SQ.FT.
MID TERRACE LEFT 992 SQ.FT.
MID TERRACE RIGHT 1001 SQ.FT.

