

Mullinure Lane, Armagh

DEANERY

DEMESNE

A landscape for a lifetime.



Our Time.

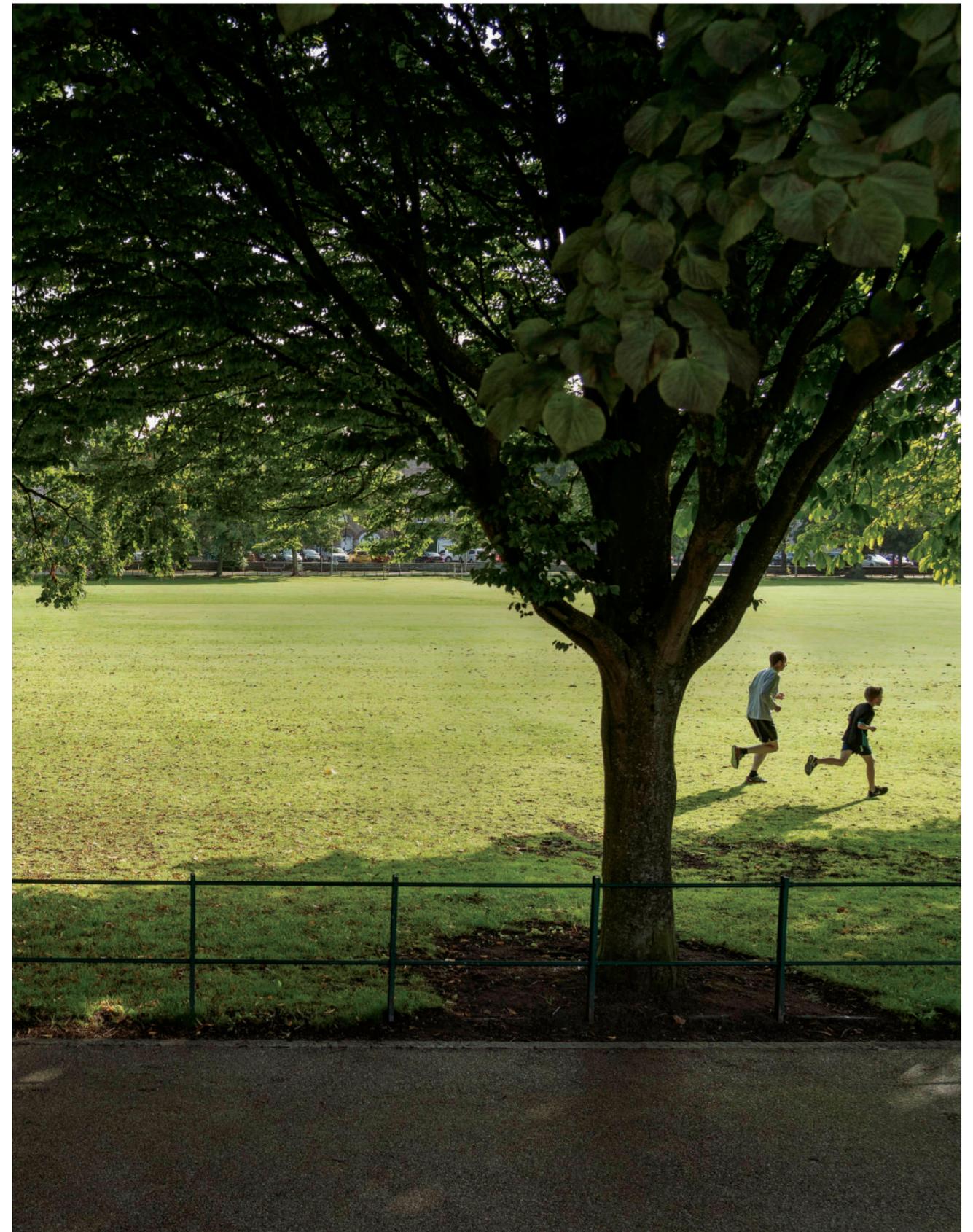
Here times
past and times
to come, live
together in
harmony.



Reflecting the Georgian architecture of Armagh's most impressive buildings, Deanery Demesne sits within a key location close to the centre of this historic, beautiful city. Surrounded by green space, things to do and people to see, living here is all about living in the moment.

This is our opportunity. This is our time.

Designed for tomorrow. Inspired by yesterday.

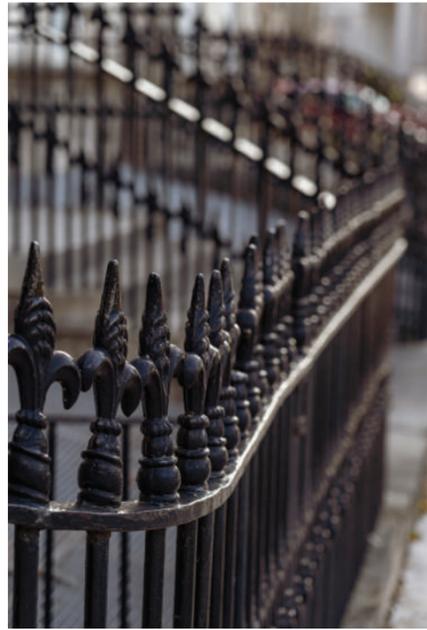




Integrity comes from lives lived and truths told. Armagh is a city rich in character with a wealth of history. Deanery Demesne is located on land overlooked by The Deanery, a rare, perfectly preserved Georgian house that has set the tone for the area around it. The timeless quality of this beautiful residence has been our inspiration and our marker of quality.

You can't buy
history. You
can't dream up
character.





Deanery Demesne has been designed to complement both the architectural history of Armagh and the expectations of contemporary life. Natural light floods through the Georgian styled windows and carefully proportioned architectural detailing. Comfort and style stand shoulder to shoulder in these proud, grand, comfortable living spaces.

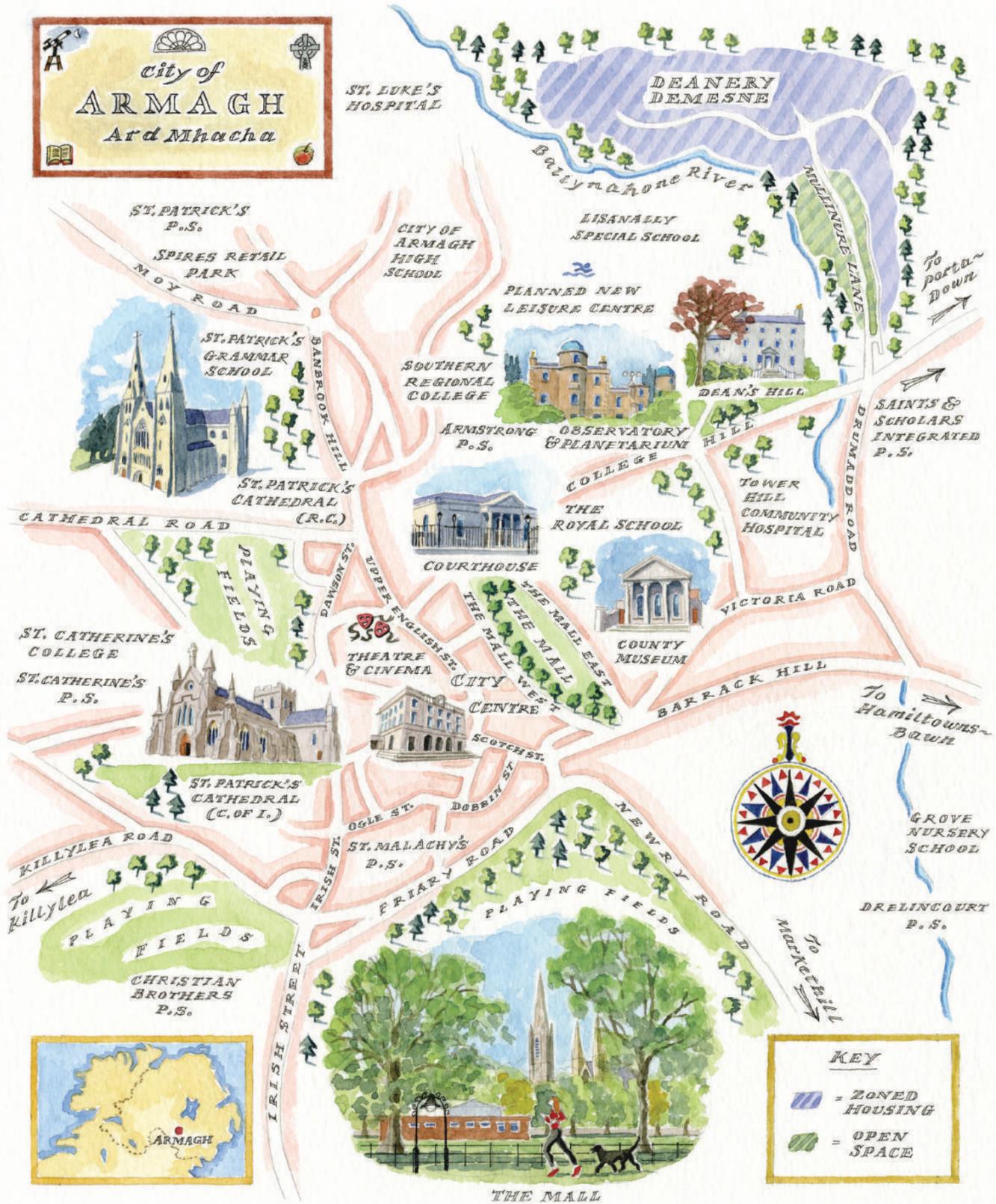


Deanery Demesne

Phase 1

SITE PLAN

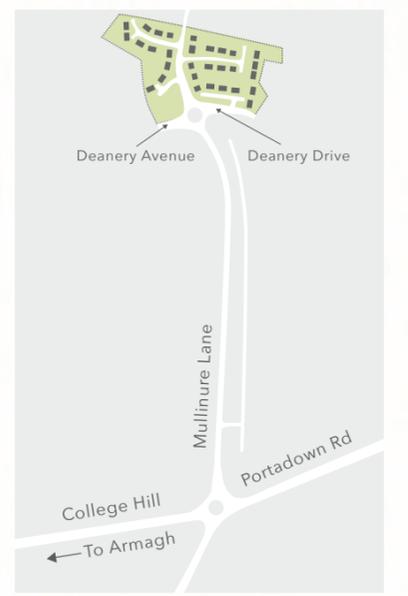
Phase 1



SITEPLAN KEY

- Larchfield 4 Bedroom Detached
- Meadowbrook 4 Bedroom Detached
- Ashgrove 3 Bedroom Semi-Detached
- Willows 3 Bedroom Semi-Detached
- The Gables 3 Bedroom Semi-Detached
- Hollypark 4 Bedroom Semi-Detached
- Garages (Optional and priced separately)

Deanery Demesne is located off the main Portadown Rd and accessed by the newly constructed Mullinure Lane.



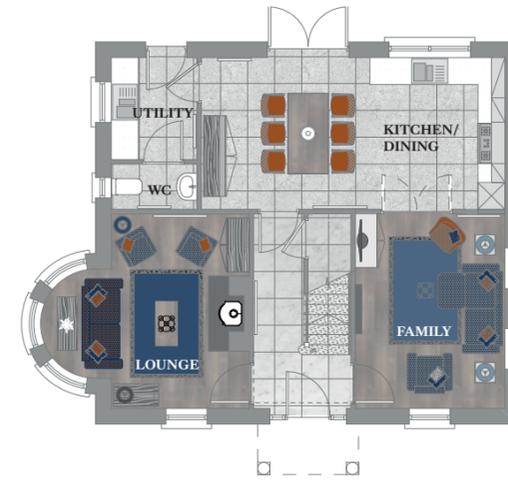
LARCHFIELD

4 Bedroom Detached

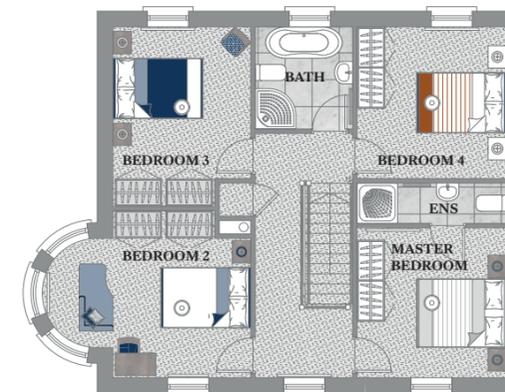
147m² | 1,580sq.ft (156m² | 1,680sq.ft with sunroom)



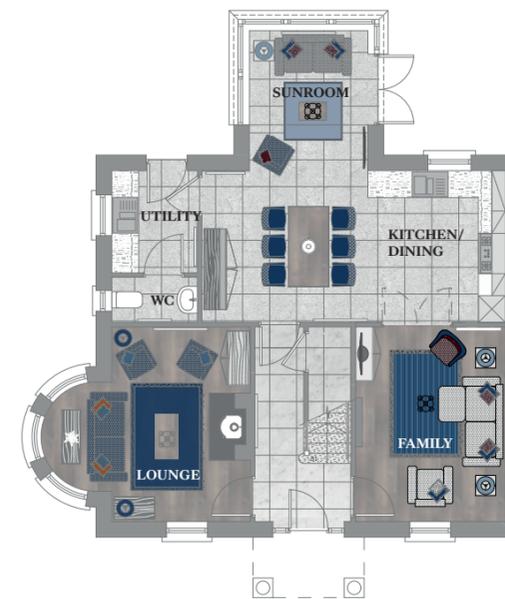
House number 21



Ground Floor



First Floor



GF with Sunroom*

LARCHFIELD FLOOR PLANS

GROUND FLOOR

Lounge	4.94m x 4.35m	16' 01" x 14' 02"
Family	3.37m x 4.35m	10' 11" x 14' 02"
Kitchen/Dining	6.84m x 3.49m	22' 03" x 11' 04"
Utility	1.90m x 2.38m	06' 02" x 07' 09"
WC	1.90m x 1.01m	06' 02" x 03' 03"
Sunroom*	2.63m x 2.78m	08' 07" x 09' 00"

* Optional

FIRST FLOOR

Master Bedroom	4.94m x 3.35m	16' 01" x 10' 11"
En-Suite	3.37m x 0.90m	10' 11" x 02' 11"
Bedroom 2	3.37m x 3.49m	10' 11" x 11' 04"
Bedroom 3	3.11m x 3.49m	10' 01" x 11' 04"
Bedroom 4	3.11m x 3.05m	10' 01" x 09' 11"
Bathroom	2.16m x 2.38m	07' 00" x 07' 09"
Linen Store	0.70m x 0.80m	02' 03" x 02' 07"



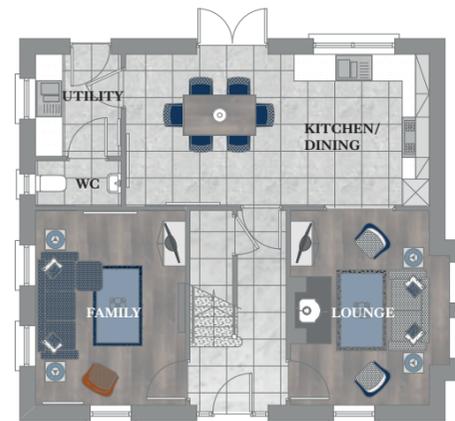
MEADOWBROOK

4 Bedroom Detached

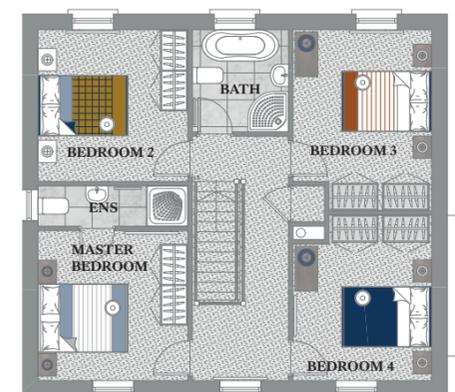
141m² | 1,520sq.ft (150m² | 1,620sq.ft with sunroom)



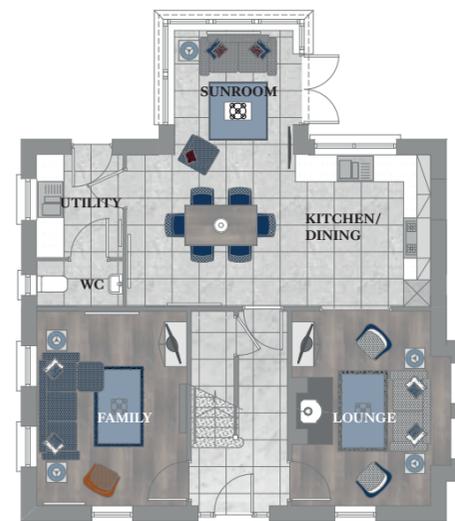
House numbers 1, 6, 19, 20 and 52



Ground Floor



First Floor



GF with Sunroom*

MEADOWBROOK FLOOR PLANS

GROUND FLOOR

Lounge	3.56m x 4.35m	11' 07" x 14' 02"
Family	3.37m x 4.35m	10' 11" x 14' 02"
Kitchen/Dining	6.84m x 3.49m	22' 03" x 11' 04"
Utility	1.90m x 2.38m	06' 02" x 07' 09"
WC	1.90m x 1.01m	06' 02" x 03' 03"
Sunroom*	2.63m x 2.78m	08' 07" x 09' 00"

* Optional

FIRST FLOOR

Master Bedroom	3.37m x 3.35m	10' 11" x 10' 11"
En-Suite	3.37m x 0.90m	10' 11" x 02' 11"
Bedroom 2	3.37m x 3.49m	10' 11" x 11' 04"
Bedroom 3	3.11m x 3.49m	10' 01" x 11' 04"
Bedroom 4	3.11m x 3.05m	10' 01" x 09' 11"
Bathroom	2.38m x 2.27m	07' 09" x 07' 11"
Linen Store	0.70m x 0.80m	02' 03" x 02' 07"



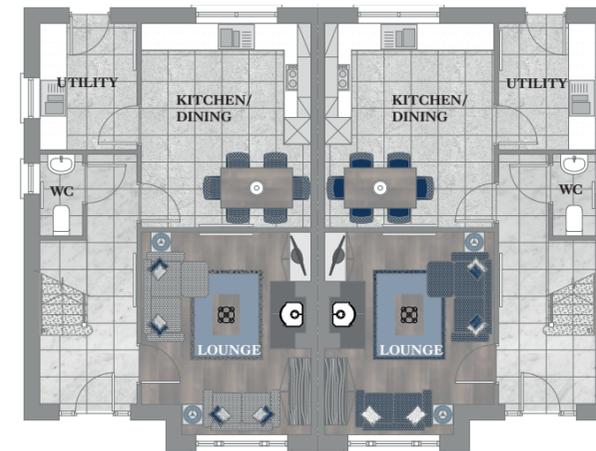
ASHGROVE

3 Bedroom Semi-Detached

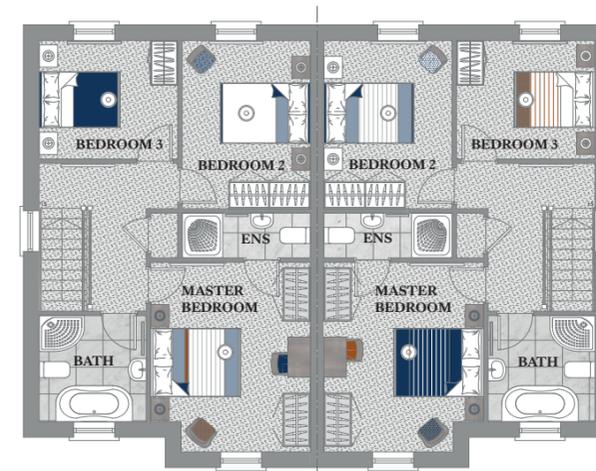
109m² | 1,170sq.ft (118m² | 1,270sq.ft with sunroom)



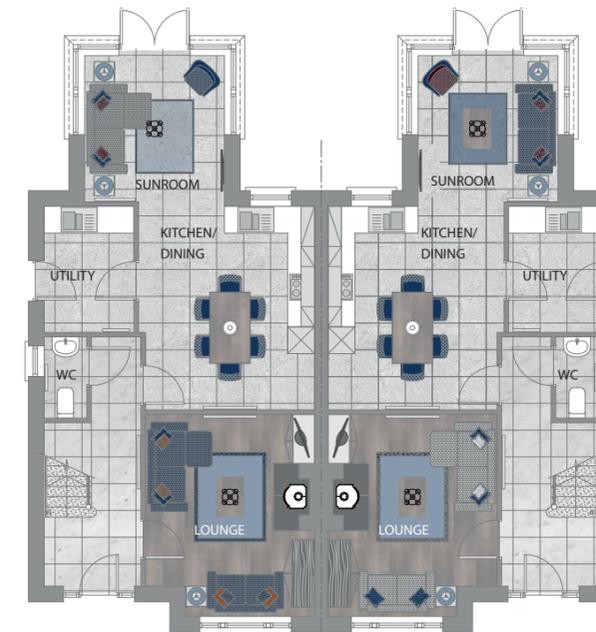
House numbers 9, 10, 24, 25, 34, 35, 46 and 47



Ground Floor



First Floor



GF with Sunroom*

ASHGROVE FLOOR PLANS

GROUND FLOOR

Lounge	3.80m x 4.53m	12' 04" x 14' 09"
Kitchen/Dining	3.82m x 4.66m	12' 05" x 15' 02"
Utility	2.18m x 2.75m	07' 01" x 08' 11"
WC	0.95m x 2.00m	03' 01" x 06' 06"
Sunroom*	3.12m x 3.28m	10' 01" x 10' 08"

* Optional

FIRST FLOOR

Master Bedroom	3.62m x 4.23m	11' 09" x 13' 09"
En-Suite	2.92m x 1.00m	09' 06" x 03' 03"
Bedroom 2	2.92m x 3.86m	09' 06" x 12' 06"
Bedroom 3	3.08m x 2.65m	10' 00" x 08' 07"
Bathroom	2.38m x 2.27m	07' 09" x 07' 11"
Linen Store	0.60m x 1.00m	01' 11" x 03' 03"



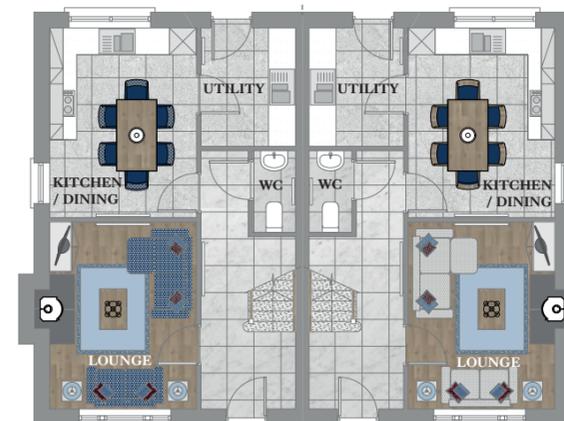
WILLOWS

3 Bedroom Semi-Detached

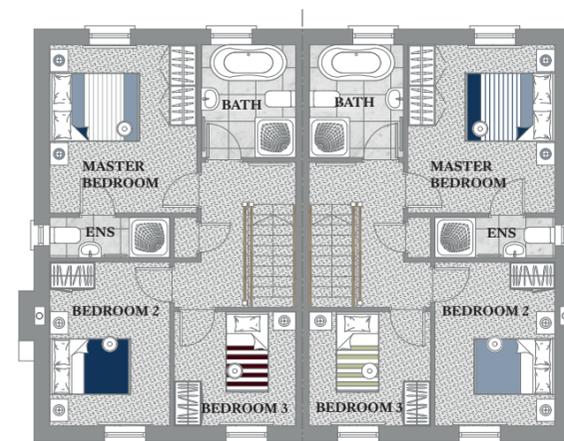
95m² | 1,020sq.ft



House numbers 2, 5, 7, 8, 11, 12, 14, 15, 16, 17, 18, 22, 23, 26, 27, 30, 33, 36, 37, 38, 42, 49, 50 and 51



Ground Floor



First Floor

WILLOWS FLOOR PLANS

GROUND FLOOR

Lounge	3.33m x 4.23m	10' 10" x 13' 09"
Kitchen/Dining	3.33m x 4.29m	10' 10" x 13' 11"
Utility	2.10m x 2.55m	06' 10" x 08' 03"
WC	0.95m x 1.97m	03' 01" x 06' 05"

FIRST FLOOR

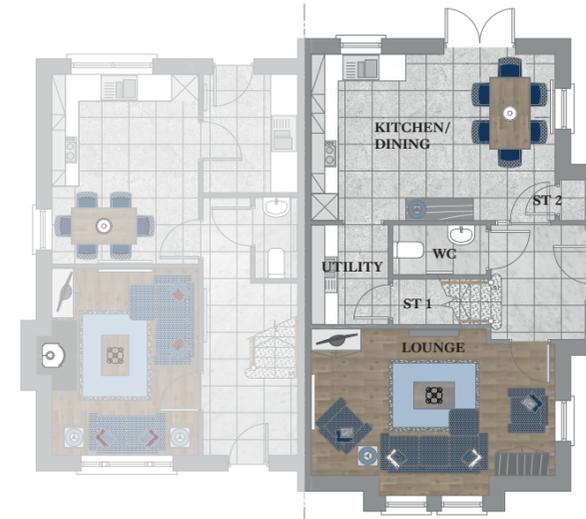
Master Bedroom	3.33m x 3.81m	10' 10" x 12' 04"
En-Suite	2.73m x 0.90m	08' 10" x 02' 11"
Bedroom 2	2.68m x 3.71m	08' 09" x 12' 01"
Bedroom 3	2.68m x 2.50m	08' 09" x 08' 01"
Bathroom	2.38m x 2.27m	07' 09" x 07' 11"
Linen Store	0.50m x 0.90m	01' 08" x 02' 11"



THE GABLES

3 Bedroom Semi-Detached

110m² | 1,185sq.ft



Ground Floor

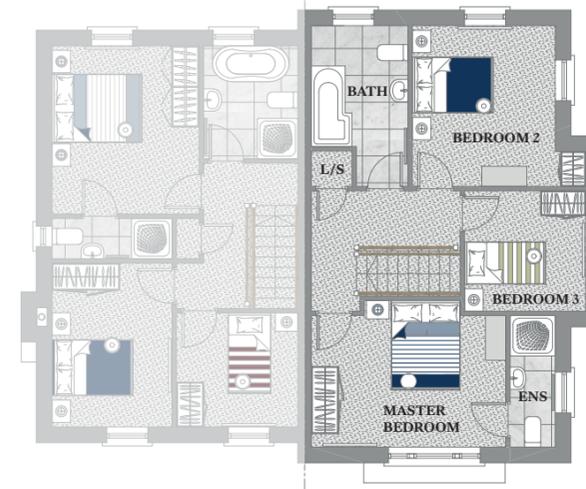
THE GABLES FLOOR PLANS

GROUND FLOOR

Lounge	5.46m x 3.78m	17' 09" x 12' 03"
Kitchen/Dining	5.47m x 3.75m	17.09" x 12' 02"
Utility	1.64m x 2.24m	05' 04" x 07' 03"
WC	2.10m x 1.09m	06' 10" x 03' 06"
Storage	0.58m x 0.95m	01' 10" x 03' 01"

FIRST FLOOR

Master Bedroom	4.37m x 3.33m	14' 02" x 10' 10"
En-Suite	1.00m x 2.83m	03' 03" x 09' 02"
Bedroom 2	3.27m x 3.75m	10' 08" x 12' 02"
Bedroom 3	2.69m x 2.74m	08' 09" x 8' 11"
Bathroom	2.09m x 3.75m	06' 10" x 12' 02"
Linen Store	0.80m x 0.85m	02' 07" x 02' 09"



First Floor

House numbers 3, 4, 13, 31, 32, 39, 43 and 48



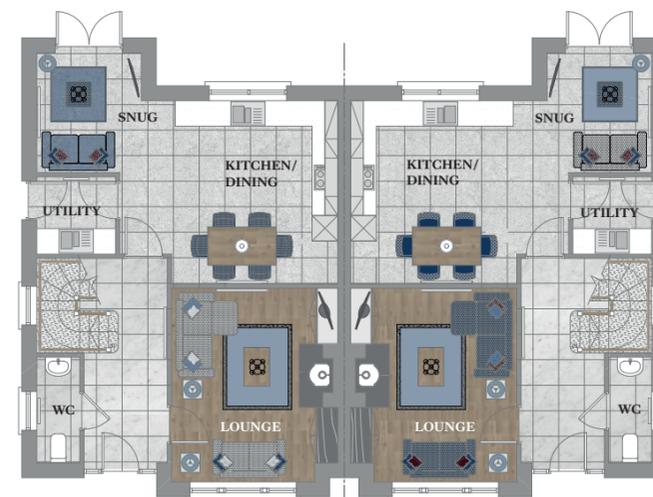
HOLLYPARK

4 Bedroom Semi-Detached

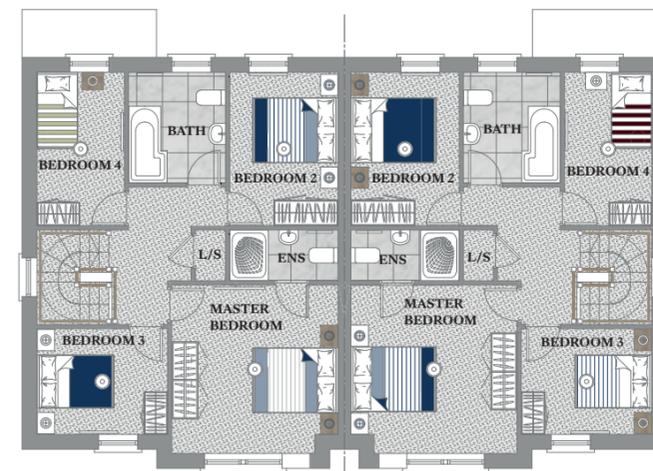
130m² | 1,400sq.ft (139m² | 1,500sq.ft with sunroom)



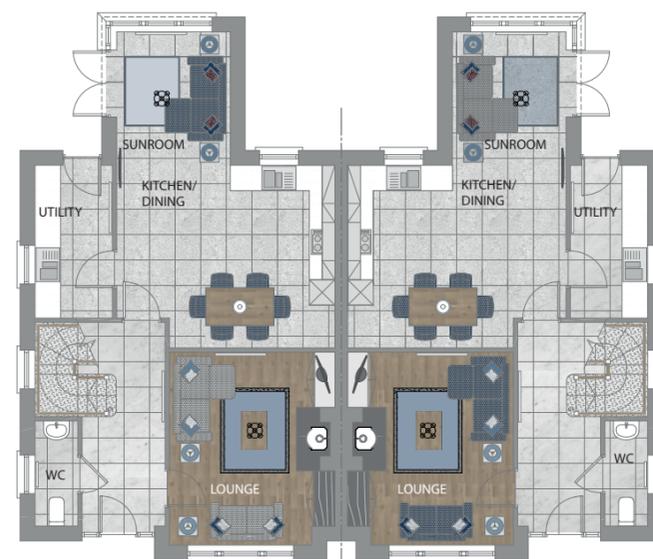
House numbers 28, 29, 40, 41, 44 and 45



Ground Floor



First Floor



GF with Sunroom*

HOLLYPARK FLOOR PLANS

GROUND FLOOR

Lounge	3.44m x 4.78m	11' 02" x 15' 06"
Kitchen/Dining	5.17m x 4.41m	16' 10" x 14' 04"
Snug	2.54m x 2.87m	08' 03" x 09' 04"
Utility	1.84m x 1.82m	06' 00" x 05' 11"
WC	1.05m x 2.53m	03' 05" x 08' 03"
Sunroom*	2.66m x 2.80m	08' 08" x 09' 01"

* Optional

FIRST FLOOR

Master Bedroom	3.96m x 3.88m	12' 10" x 12' 08"
En-Suite	1.20m x 2.53m	03' 11" x 08' 03"
Bedroom 2	2.61m x 3.66m	08' 06" x 11' 11"
Bedroom 3	3.05m x 2.53m	09' 11" x 08' 03"
Bedroom 4	2.04m x 3.66m	06' 08" x 11' 11"
Bathroom	2.26m x 2.65m	07' 04" x 08' 07"
Linen Store	1.20m x 0.70m	03' 11" x 02' 03"



Time to
make it yours

Living at Deanery Demesne.

It's your home. So make it your own with customised options on everything from interior detailing to kitchen specification. We've also taken care of the practical things to make your life that bit easier.

For example, every home is already wired for satellite and security systems and every home comes with a low maintenance composite door with a high security 5 point locking mechanism.



Ashgrove



Willows



Larchfield



Meadowbrook



The Gables



The Gables

ALL DEANERY DEMESNE HOMES

Beautifully designed homes by Kevin Cartin Architects

10 year warranty

High performance lockable double glazed pvc windows

High performance composite front doors with 5 point locking system

Mains gas fired central heating system with a high energy efficient boiler and pressurised water system

Mains supply smoke, heat and carbon monoxide detectors fitted

KITCHENS AND UTILITY ROOMS

Bespoke kitchen with choice of luxury kitchen units, door furniture and worktops

Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher

Ceramic floor tiling in kitchen and dining areas

Upstand provided in kitchen

BATHROOMS, ENSUITES AND WCs

Contemporary white sanitary ware with chrome fittings

Chrome towel radiators in bathroom and en-suite

Recessed energy efficient LED spotlights on ceilings

Ceramic floor tiling

INTERNAL FEATURES

Interior painted finish to all walls, ceilings and woodwork

Panelled interior doors with quality door furniture

Moulded skirting and architrave

Cove cornice ceiling provided as standard to hall stairs and landing

Laminate wooden flooring in lounge, carpeted stairs, landing and bedrooms

Comprehensive range of electrical sockets, switches, TV and telephone points

Wired for satellite TV

Wired for security alarm

Drop down ladder included to roofspace (no flooring provided)

USB charging points in master bedroom

EXTERNAL FEATURES

Front and rear gardens levelled with roll out grass

Tarmac driveway with cobble divide

Rear gardens to have horizontal timber fencing to boundaries

A range of external finishes to include brick and render to complement the traditional design

Outside water tap

Feature light to front and rear doors

Paved paths and patio area

STOVES

Larchfield - Solid Fuel Stove in Lounge and Gas wall mounted fire in Family Room

Meadowbrook - Solid Fuel Stove in Lounge and Gas wall mounted fire in Family Room

Ashgrove- Flueless Gas Stove in lounge only

Willows - Solid Fuel Stove in Lounge only

The Gables - Gas wall mounted fire in Lounge only

Hollypark - Flueless Gas Stove in Lounge only

A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained to a high standard.



DEANERY
DEMESNE

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deanerydemesne.com

SELLING AGENTS

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