



BALLYVEIGH

Off Stiles Way, Ballygore Road
Antrim
BT41 2GW

P H A S E F O U R

HAGAN ®

HAGAN[®]
CREATING
HOMES
SINCE 1988

www.haganhomes.co.uk

*At Hagan Homes
we are not developers;
We are home builders.*



With over 30 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.

Step by Step Guide

Download our **Step by Step** guide to buying a Hagan Home from our website.
www.haganhomes.co.uk



Convenient living with everything on your doorstep

Just a short stroll away from the nearest convenience store, pharmacy and post office.

An unbeatable location for easy access to primary and secondary schools.

Located within three miles of The Junction shopping complex and Omniplex Cinema.

Conveniently located within close proximity of Antrim Area Hospital.

A two-minute walk to the nearest bus stop and less than three miles to Antrim Train Station and Antrim Park and Ride services.

Excellent links to the M2 with connections to Belfast City Centre, Coleraine and beyond.

Less than two miles away from stunning, open green spaces.





Antrim Castle Gardens

By Car...

Randalstown	8 miles
Ballymena	12 miles
Glengormley	12 miles
Belfast	18 miles
Lisburn	18 miles
Magherafelt	20 miles
Moira	20 miles
Carrickfergus	21 miles
Larne	22 miles
Ballymoney	32 miles
Coleraine	39 miles
Portstewart	44 miles
Portrush	44 miles
Ballycastle	40 miles
Antrim Area Hospital	2 miles
Belfast International Airport	5.5 miles
George Best City Airport	20 miles

By Foot...

Sixmile Integrated Primary School	8 mins
Clear Pharmacy	14 mins
Spar	16 mins
Parkhall Post Office	16 mins
Parkhall Primary School	16 mins
St. Joseph's Primary School	19 mins
Greystone Primary School	20 mins
Parkhall Integrated College	25 mins
Ballycraigy Primary School	31 mins
Antrim Bus & Rail Centre	33 mins
Tesco Extra	36 mins
Antrim Library	36 mins
St. Comgall's Primary School	38 mins



Antrim Castle Gardens



Massereene Golf Club



Lough Shore Park



The Junction, Shopping Outlet



A place to call your own

Presenting a collection of beautiful, modern homes, the unique development of Ballyveigh showcases the very definition of comfortable and convenient living. Ideal for young couples and first-time buyers, Ballyveigh provides the perfect opportunity to settle down in a tight-knit community, with every amenity a homeowner could possibly need located right on the doorstep.

Situated just a stone's throw away from some of Northern Ireland's most breathtaking scenery, this unparalleled location provides easy access to a multitude of open, green spaces. Whether it's exploring the picturesque shores of stunning Lough Neagh, admiring the beauty of Antrim's Clotworthy House or strolling through its historic Castle Gardens, this area provides a paradise for those who love the great outdoors.

From leading primary and secondary schools, excellent restaurants and chic cafés, to local boutiques, convenience

stores and outstanding sports and entertainment facilities, the accessible area surrounding Ballyveigh truly has it all. What's more, with The Junction shopping facilities located in close proximity, homeowners can experience the very best of retail therapy.

Thanks to excellent rail and road links, and convenient access to the M2 motorway, commuting has never been easier. It goes without saying that homeowners would be hard-pushed to find a location better than this one.



Clotworthy House



Deerpark Bridge in Antrim Castle Gardens



Making your new house a home

Careful attention to detail has been given in every element of design and construction at Ballveigh, giving these homes a distinct charm.

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available



Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel extractor hood



Images used are taken from previous Hagan show homes.

Making your new house a home

Bathroom & Ensuite



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Ensuite with electric shower (Where applicable)



External

- External lighting to front and rear doors (where applicable)
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company



The finer details

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: Prefinished oak flush doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining areas to have tiled floor
- Apartment living areas to have tiled floor
- Carpets to lounge and bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- Ethernet port in smaller bedroom
- x1 USB double socket in kitchen and all bedrooms
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated fridge / freezer and washing machine, apartments will have integrated washer / dryer

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with electric shower (where applicable)
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

EXTERNAL FEATURES

- External lighting to front and rear door
- Outside water tap (houses only)
- All front and back gardens to be grassed
- Bitmac parking areas
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed

APARTMENT FEATURES

- Sites 10 - 13 & 18 - 21 will have communal entrance hallway with audio intercom communication via the keypad at the main communal door
- All other apartments will have individual entrance doors
- Keypad & fob entry to communal entrance doors
- Electric gates to secure communal carparking serving sites 8 - 29



Raising Standards. Protecting Homeowners

*Ballyveigh strikes the perfect balance
between convenience and comfort*

Apartments
22 & 23



Apartments
19 & 21

Apartments
18 & 20



Computer Visual

Clotworthy House



Deerpark Bridge in Antrim Castle Gardens





BIRCH HILL ROAD

BALLYGORE ROAD

Site Layout

- The Allen - 2 Bedroom Apartments
- The Folly - 3 Bedroom Detached
- The Hope (Brick) - 3 Bedroom Semi-Detached
- The Niblock - 3 Bedroom Semi-Detached
- The Ormiston - 2 Bedroom Apartments
- The Rivington - 2 Bedroom Apartments
- The Sowerby - 2 Bedroom Apartments
- The Thackeray - 2 Bedroom Apartments



Not to scale.



Computer Visual

*Ground Floor
Apartments 5 & 9*

- ENTRANCE HALL**
- LIVING /
KITCHEN / DINING**
25'7" x 11'1" max
- MASTER BEDROOM**
10'6" x 10'3"
- ENSUITE**
5'11" x 5'3"
- BEDROOM 2**
10'9" x 9'4" max
- BATHROOM**
10'6" x 6'5" max

*First Floor
Apartments 4 & 8*

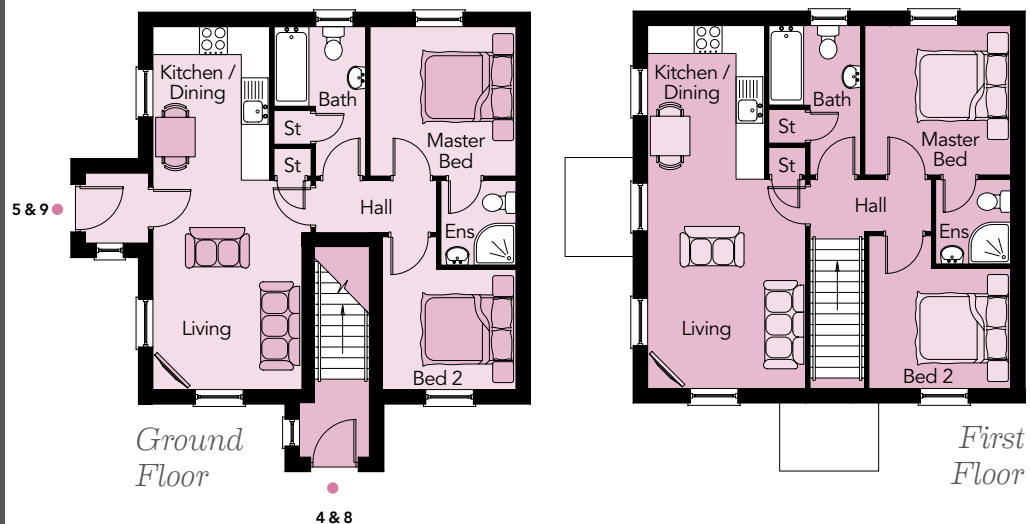
- ENTRANCE HALL**
- LIVING /
KITCHEN / DINING**
25'7" x 11'1" max
- MASTER BEDROOM**
10'6" x 10'3"
- ENSUITE**
5'11" x 5'3"
- BEDROOM 2**
10'9" x 9'11" max
- BATHROOM**
10'6" x 6'5" max

The Allen

2 Bedroom Apartments

Total Floor Area - Ground Floor - 613 sq.ft approx.

Total Floor Area - First Floor - 678 sq.ft approx.

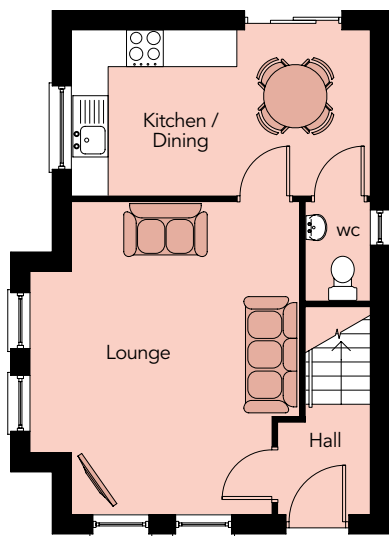




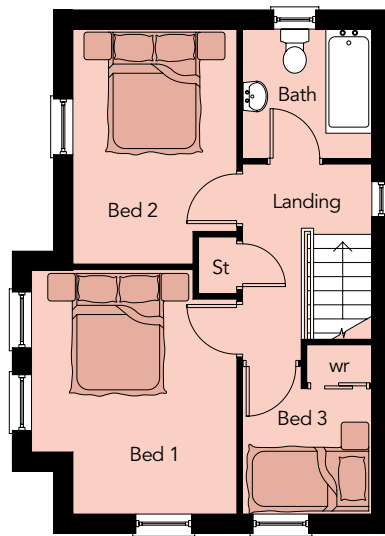
The Folly

3 Bedroom Detached

Total Floor Area - 874 sq.ft approx.



Ground Floor



First Floor

Ground Floor

ENTRANCE HALL

LOUNGE

16'9" x 14'5" max

KITCHEN / DINING

16'0" x 8'10"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'1" x 10'11" max

BEDROOM 2

12'6" x 8'9" max

BEDROOM 3

7'10" x 6'11" max

BATHROOM

6'11" x 6'11"

Note. There will be a handed version of these plans on various sites.
Refer to the site layout, or with the selling agent for more information on particular sites.

Computer Visual



The Hope (Brick)

3 Bedroom Semi-Detached
Total Floor Area - 816 sq.ft approx.

Ground Floor

ENTRANCE HALL

LOUNGE

18'11" x 11'7" max

KITCHEN / DINING

15'5" x 8'10"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'0" x 8'2" max

BEDROOM 2

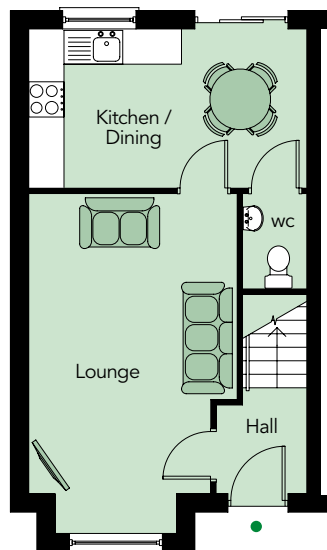
12'8" x 8'2" max

BEDROOM 3

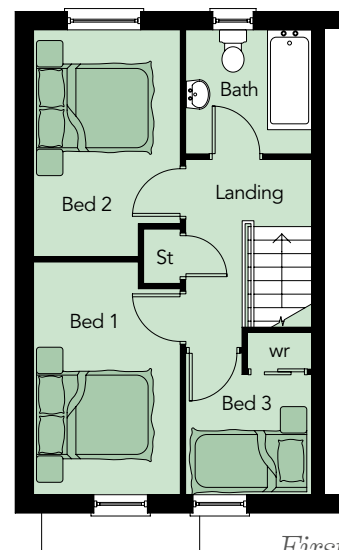
7'10" x 6'11" max

BATHROOM

6'11" x 6'11"



Ground Floor



First Floor

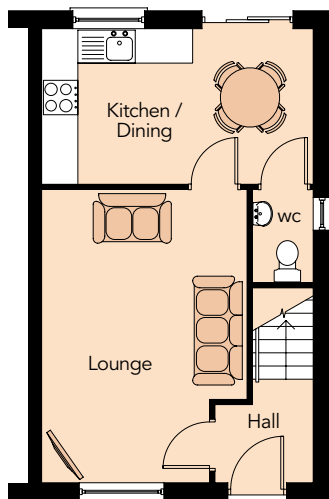
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Computer Visual

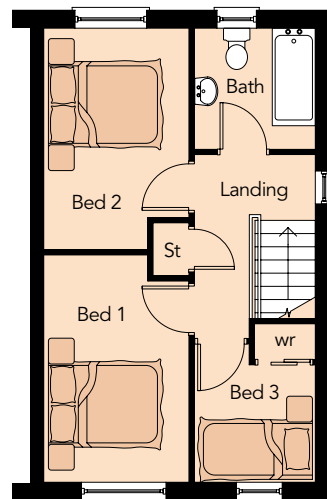


The Niblock

3 Bedroom Semi-Detached
Total Floor Area - 800 sq.ft approx.



Ground Floor



First Floor

Ground Floor

ENTRANCE HALL

LOUNGE

16'9" x 11'7" max

KITCHEN / DINING

15'5" x 8'10"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'0" x 8'2" max

BEDROOM 2

12'8" x 8'2" max

BEDROOM 3

7'10" x 6'11" max

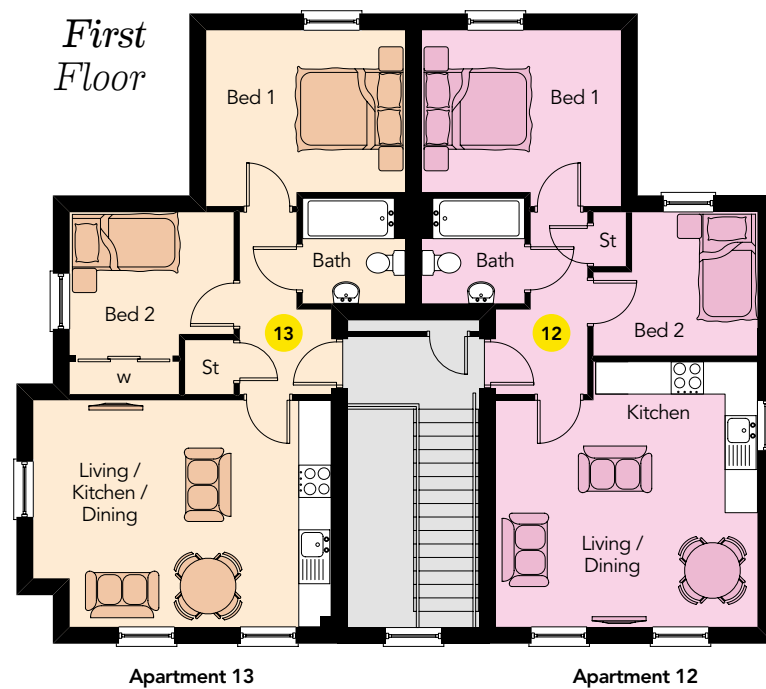
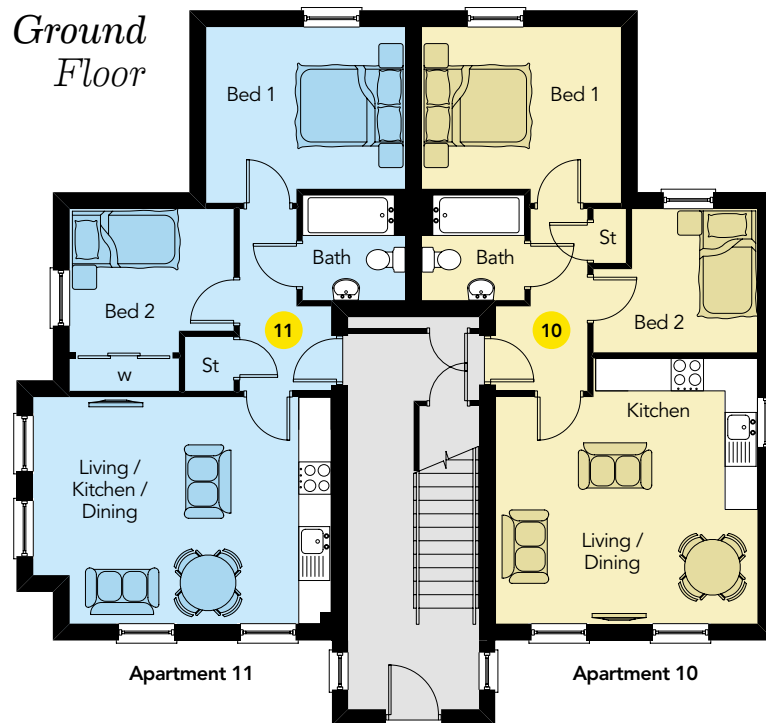
BATHROOM

6'11" x 6'11"

Note. There will be a handed version of these plans on various sites.
Refer to the site layout, or with the selling agent for more information on particular sites.

The Ormiston

2 Bedroom Apartments





Computer Visual

Apartment 10

Ground Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING max 16'2" x 15'11"
BED 1 max 12'1" x 10'8"
BED 2 max 10'0" x 8'9"
BATHROOM 6'5" x 6'3"

Total Floor Area:
 560 sq.ft approx.

Apartment 11

Ground Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING max 18'1" x 13'9"
BED 1 max 12'1" x 10'8"
BED 2 max 10'0" x 8'9"
BATHROOM 6'5" x 6'3"

Total Floor Area:
 584 sq.ft approx.

Apartment 12

First Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING max 16'2" x 15'11"
BED 1 max 12'1" x 10'8"
BED 2 max 10'0" x 8'9"
BATHROOM 6'5" x 6'3"

Total Floor Area:
 560 sq.ft approx.

Apartment 13

First Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING max 18'1" x 13'9"
BED 1 max 12'1" x 10'8"
BED 2 max 10'0" x 8'9"
BATHROOM 6'5" x 6'3"

Total Floor Area:
 584 sq.ft approx.

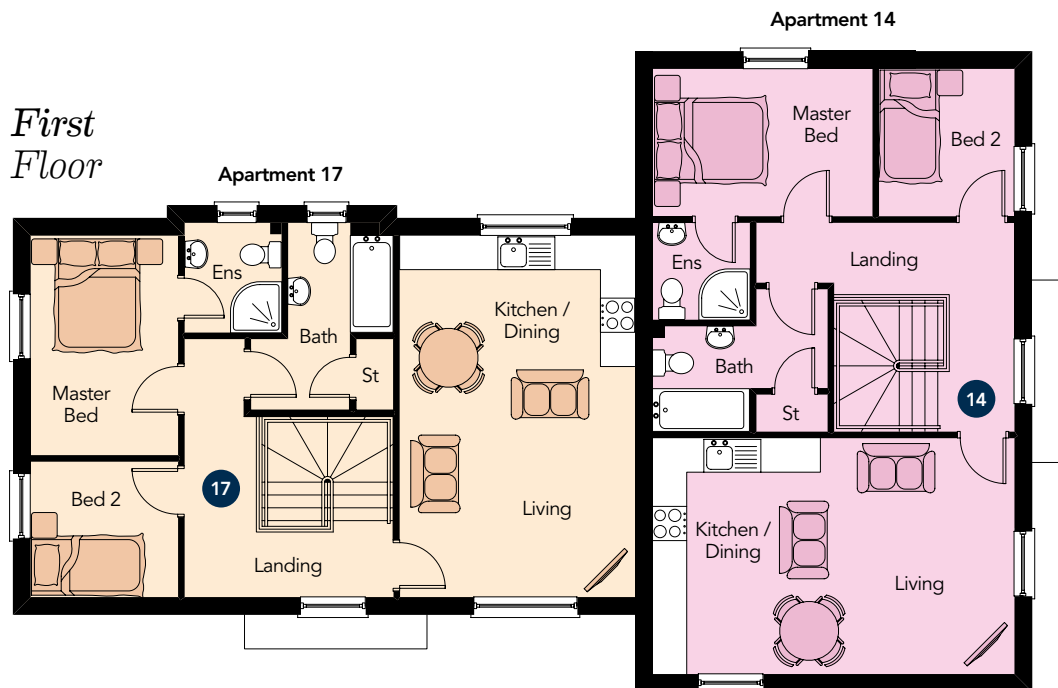
The Rivington

2 Bedroom Apartments

Ground Floor



First Floor





Computer Visual

Apartment 14

First Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING 20'10" x 13'7"
MASTER BED 12'8" x 8'6"
ENSUITE 5'7" x 5'7"
BED 2 8'6" x 7'10"
BATHROOM max 10'1" x 8'2"

Total Floor Area:
 737 sq.ft approx.

Apartment 15

Ground Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING max 20'10" x 16'8"
MASTER BED max 10'3" x 8'6"
ENSUITE 5'7" x 5'7"
BED 2 12'4" x 7'10"
BATHROOM 6'9" x 5'7"

Total Floor Area:
 639 sq.ft approx.

Apartment 16

Ground Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING max 20'10" x 16'8"
MASTER BED max 10'3" x 8'6"
ENSUITE 6'4" x 5'7"
BED 2 12'4" x 7'10"
BATHROOM max 6'9" x 6'4"

Total Floor Area:
 635 sq.ft approx.

Apartment 17

First Floor

ENTRANCE HALL
LIVING / KITCHEN / DINING 20'10" x 13'6"
MASTER BED 12'8" x 8'6"
ENSUITE 6'4" x 5'7"
BED 2 8'6" x 7'10"
BATHROOM max 10'9" x 8'2"

Total Floor Area:
 745 sq.ft approx.

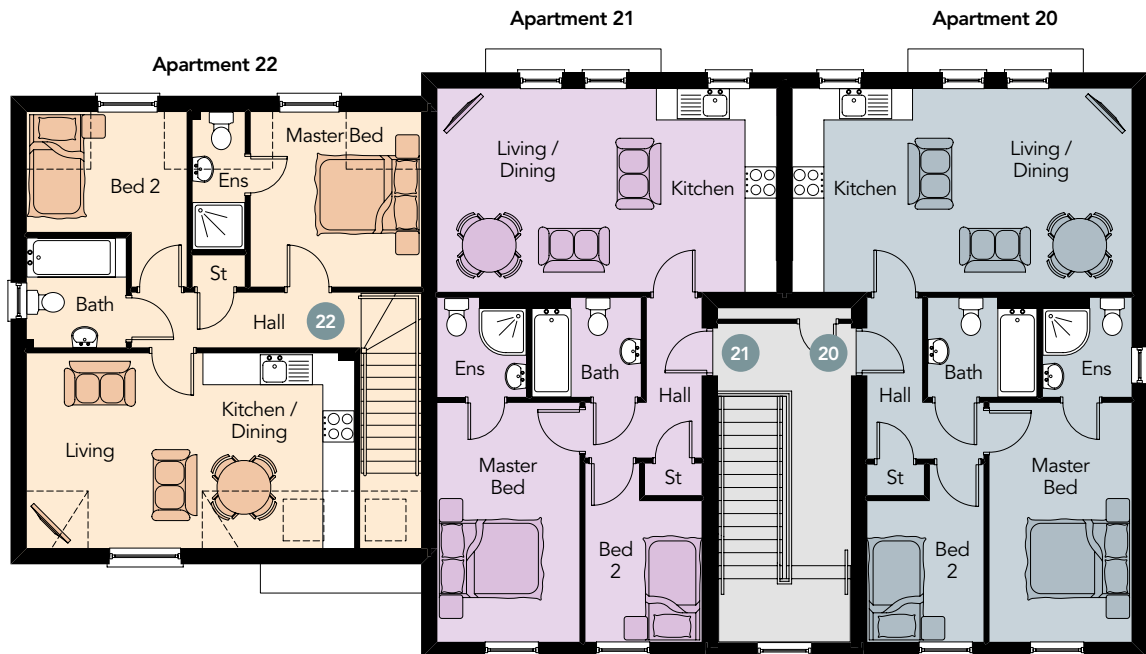
The Sowerby

2 Bedroom Apartments

Ground Floor



First Floor





Computer Visual

Apartment 18

Ground Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING max	21'4" x 14'3"
MASTER BED	15'1" x 8'11"
ENSUITE	6'3" x 5'7"
BED 2 max	11'2" x 7'4"
BATHROOM	6'10" x 6'3"

Total Floor Area: 652 sq ft approx.

Apartment 19

Ground Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING max	21'4" x 14'3"
MASTER BED	15'1" x 8'11"
ENSUITE	6'3" x 5'7"
BED 2 max	11'2" x 7'4"
BATHROOM	6'10" x 6'3"

Total Floor Area: 652 sq ft approx.

Apartment 20

First Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	21'4" x 12'10"
MASTER BED	15'1" x 8'11"
ENSUITE	6'3" x 5'7"
BED 2 max	11'2" x 7'4"
BATHROOM	6'10" x 6'3"

Total Floor Area: 639 sq ft approx.

Apartment 21

First Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	21'4" x 12'10"
MASTER BED	15'1" x 8'11"
ENSUITE	6'3" x 5'7"
BED 2 max	11'2" x 7'4"
BATHROOM	6'10" x 6'3"

Total Floor Area: 639 sq ft approx.

Apartment 22

First Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	20'7" x 12'3"
MASTER BED	11'0" x 10'9"
ENSUITE	8'8" x 3'3"
BED 2 max	11'0" x 10'1"
BATHROOM	6'11" x 6'3"

Total Floor Area: 698 sq ft approx.

Apartment 23

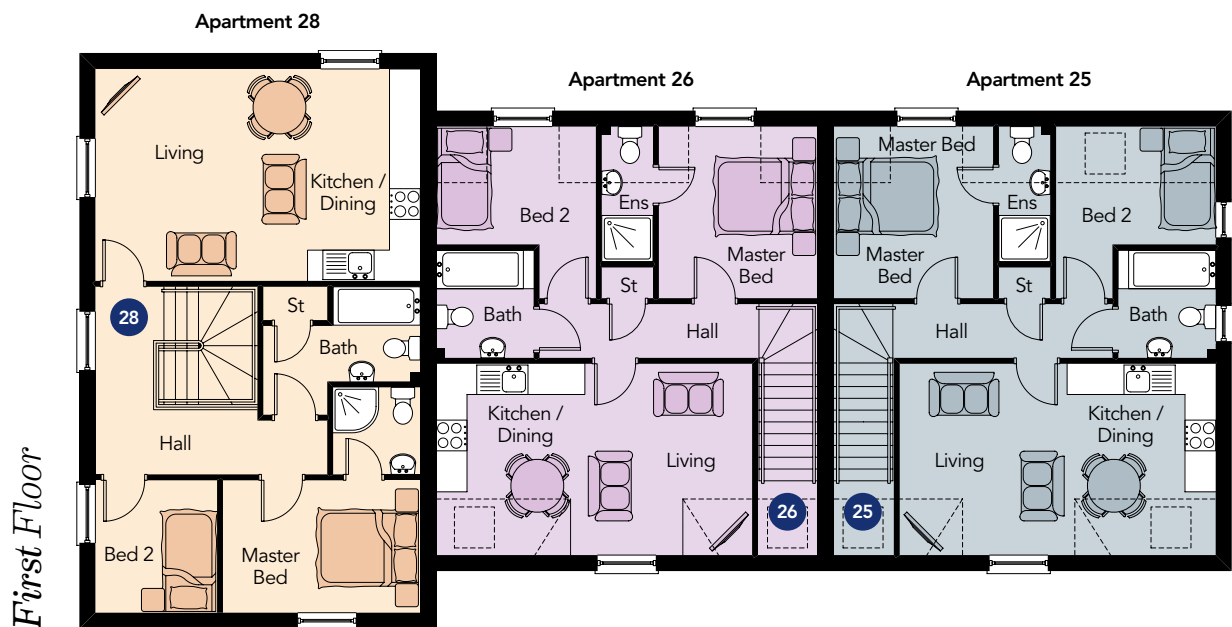
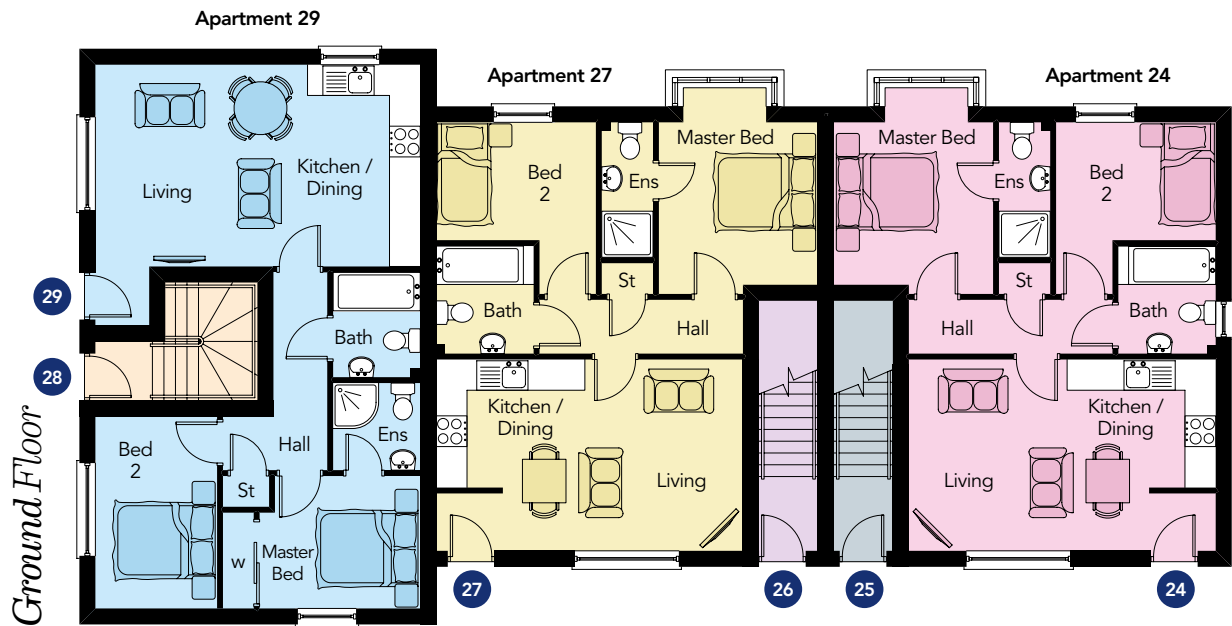
Ground Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	20'1" x 12'3"
MASTER BED max	11'0" x 10'9"
ENSUITE	8'8" x 3'3"
BED 2 max	11'0" x 10'1"
BATHROOM	6'11" x 6'3"

Total Floor Area: 598 sq ft approx.

The Thackeray

2 Bedroom Apartments





Computer Visual

Apartment 24

Ground Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	19'8" x 12'3"
MASTER BED max	13'2" x 10'2"
ENSUITE	8'8" x 3'3"
BED 2 max	11'0" x 10'3"
BATHROOM	6'11" x 6'3"

Total Floor Area: 600 sq.ft approx.

Apartment 25

First Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	20'3" x 12'3"
MASTER BED	11'0" x 10'2"
ENSUITE	8'8" x 3'3"
BED 2 max	11'0" x 10'3"
BATHROOM	6'11" x 6'3"

Total Floor Area: 688 sq.ft approx.

Apartment 26

First Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	20'3" x 12'3"
MASTER BED	11'0" x 10'2"
ENSUITE	8'8" x 3'3"
BED 2 max	11'0" x 10'3"
BATHROOM	6'11" x 6'3"

Total Floor Area: 688 sq.ft approx.

Apartment 27

Ground Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	19'8" x 12'3"
MASTER BED max	13'2" x 10'2"
ENSUITE	8'8" x 3'3"
BED 2 max	11'0" x 10'3"
BATHROOM	6'11" x 6'3"

Total Floor Area: 600 sq.ft approx.

Apartment 28

First Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING	20'10" x 13'7"
MASTER BED	12'8" x 8'6"
ENSUITE	5'7" x 5'7"
BED 2	8'6" x 7'10"
BATHROOM max	10'1" x 8'2"

Total Floor Area: 727 sq.ft approx.

Apartment 29

Ground Floor

ENTRANCE HALL	
LIVING / KITCHEN / DINING max	20'10" x 16'8"
MASTER BED max	10'3" x 8'6"
ENSUITE	5'7" x 5'7"
BED 2	12'4" x 7'10"
BATHROOM	6'9" x 5'7"

Total Floor Area: 639 sq.ft approx.

Current Developments



ASHDENE WOOD
Dundonald BT16 1XS



MEDWAY
Belfast BT4 1GA



BYRON HALT
Holywood BT18 9JQ



MULBERRY
Coleraine BT52 2FA



ENLER VILLAGE
Comber BT23 5ZP



FOXLEIGH MEADOW
Ballymoney BT53 6FE



EBRINGTON HALL
Belfast BT4 3HX

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AIB Business Eye
Community (CSR)
Award Winner
2022 & 2021

FSB Small Business
Community Award
Winner 2020

Business Eye
Business Awards 2018
Highly Commended

Belfast Telegraph
Property Marketing
Award 2022 & 2018

Residential
Development
of the Year -
Highly Commended
2022

CEF - Private Housing
Development
Award Winner 2008,
2012, 2014 & 2015

Daily Telegraph
What House?
Award Winner

Sunday Express
National House Builder
Award

Daily Express
British National House
Builder Award



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