



GREENGAGE
COTTAGES

BALLYMONEY

EXQUISITE CONTEMPORARY LIVING



GREENGAGE COTTAGES

WELCOME TO GREENGAGE COTTAGES

A collection of detached and semi detached family homes in a superb landscaped setting



CGI shown for illustration purposes only



1. The Dark Hedges
2. Drumaheglis Marina
3. Ballymoney RFC Minis
4. Gracehill Golf Course
5. River Bann Barmouth

GREENGAGE COTTAGES

REFINED LIVING IN A TRULY CONVENIENT LOCATION

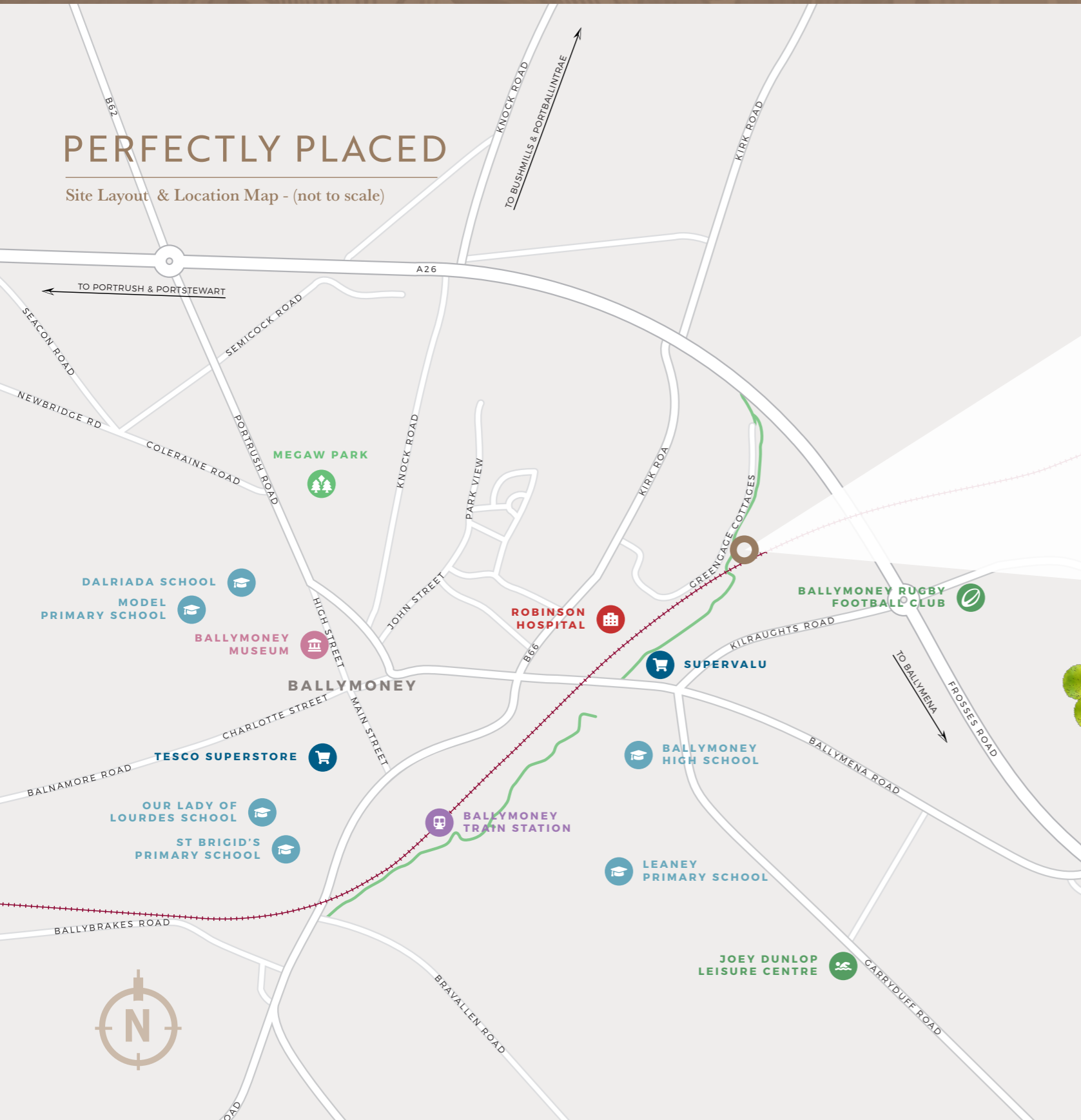
Welcome to GREENGAGE COTTAGES - a superb development of detached and semi detached family homes blending elements of traditional heritage with contemporary design.

These homes tastefully capture the essence of modern family living within easy reach of open countryside yet only a few minutes from the centre of Ballymoney. The traditional character of the exterior is carried through to the interiors - generous window heights and bright, spacious rooms combine with modern, comfortable open plan living to create the perfect family homes.

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nursery, primary schools, shops and cafes are within a short walk, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach.

PERFECTLY PLACED

Site Layout & Location Map - (not to scale)



- THE SCHOOL RUN**
 Ballymoney High School..... 1.1 miles
 St Brigids Primary School..... 1.2 miles
 Dalriada School 1.3 miles
 Our Lady Of Lourdes School. 1.3 miles
 Leaney Primary School..... 1.3 miles
- FURTHER AFIELD**
 Coleraine..... 8.4 miles
 Portrush 12 miles
 Portballintrae 12.6 miles
 Portstewart..... 14 miles
 Ballymena 18 miles
 Belfast 48 miles

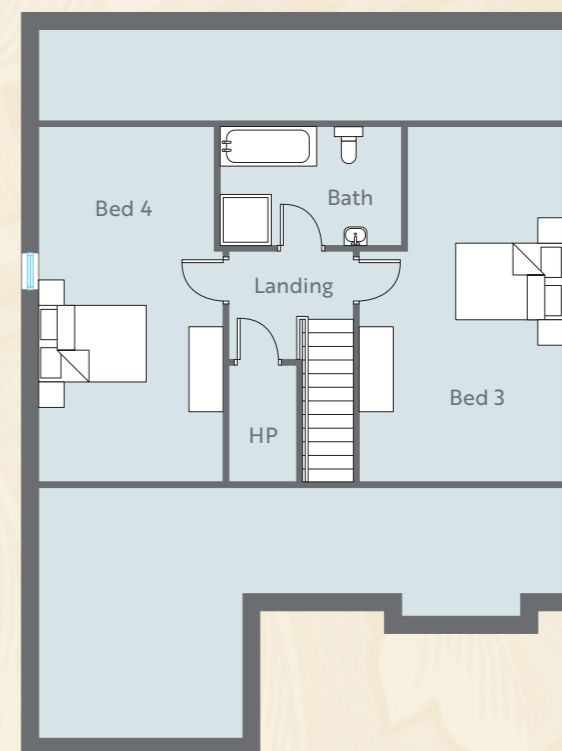
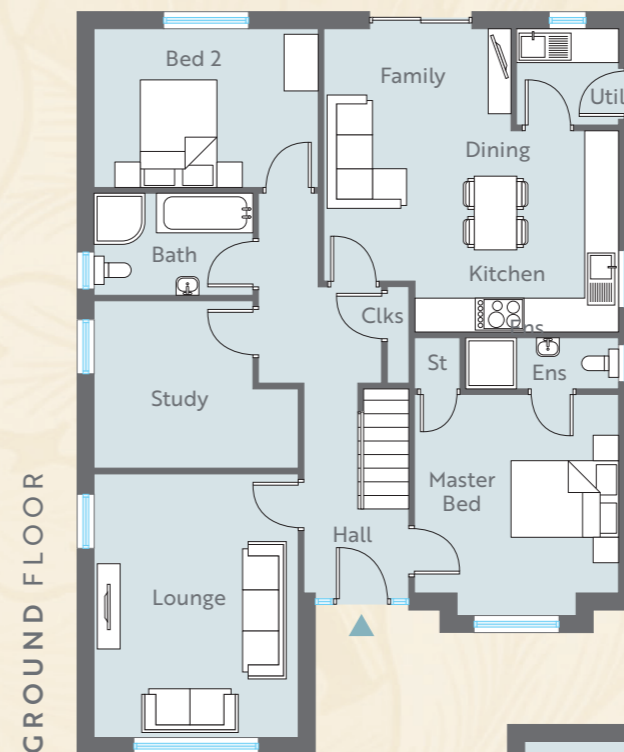
- SHOPPING**
 Lidl 0.9 miles
 Supervalu 1.0 miles
 Silversprings..... 1.0 miles
 Tesco 1.0 miles

- STRETCH YOUR LEGS!**
 Riverside Park 0.9 miles
 Ballymoney RFC 1.5 miles
 Joey Dunlop Leisure Centre... 1.6 miles
 Gracchill Golf Course..... 7.7 miles



GREENGAGE COTTAGES

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SITE Nos.
3, 4, 5, 16, 17,
18, 19 & 20

4 BEDROOM DETACHED FAMILY HOME
Total floor area: 1759 sq ft approx



CGI shown for illustration purposes only

NOTE: Sites 4, 17 and 20
will be handed versions
of these plans

GROUND FLOOR

Entrance Hall with separate Cloakroom				
Lounge	ft	15'3" x 11'8"	m	4.65 x 3.60
Kitchen Dine Family (max)	ft	17'6" x 16'6"	m	5.35 x 5.02
Utility	ft	10'5" x 5'3"	m	3.20 x 1.60
Master Bedroom (into bay)	ft	12'8" x 11'8"	m	3.90 x 3.60
Ensuite	ft	8'9" x 2'10"	m	2.70 x 0.90
Bedroom 2	ft	12'10" x 9'2"	m	3.95 x 2.80
Study	ft	11'9" x 9'8"	m	3.60 x 2.95
Bathroom	ft	9'5" x 5'10"	m	2.85 x 1.80

FIRST FLOOR

Bedroom 3	ft	20'5" x 11'8"	m	6.26 x 3.60
Bedroom 4	ft	20'5" x 10'7"	m	6.26 x 3.25
Bathroom	ft	9'3" x 6'9"	m	2.85 x 2.09



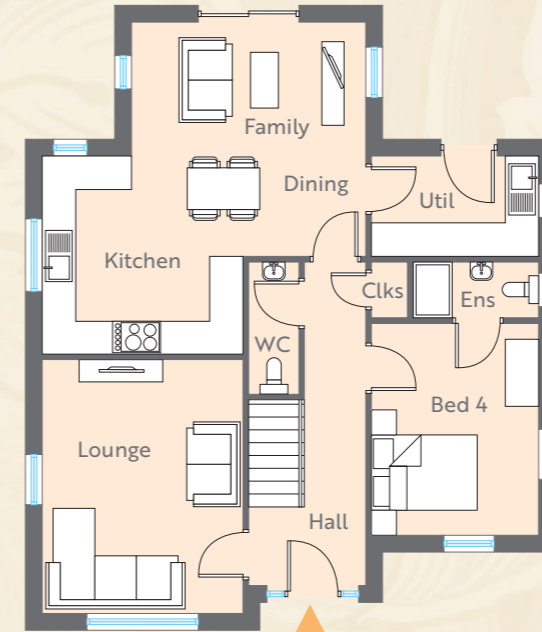
SITE Nos.
1 & 2

3 OR 4 BEDROOM DETACHED FAMILY HOME
Total floor area: 1491 sq ft approx



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GROUND FLOOR (OPTION 1)



NOTE: Site 2 will be a handed versions of these plans

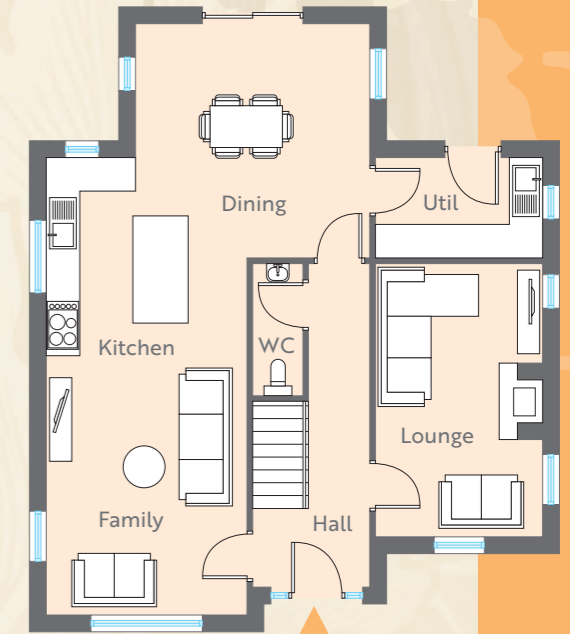
GROUND FLOOR (OPTION 1)

Entrance Hall with separate WC and Cloakroom			
Lounge	ft	14'11" x 11'5"	m 4.50 x 3.50
Kitchen Dine Family (max)	ft	19'6" x 18'4"	m 5.95 x 5.60
Utility	ft	10'9" x 5'10"	m 3.30 x 1.80
Bedroom 4	ft	12'5" x 10'9"	m 3.80 x 3.30

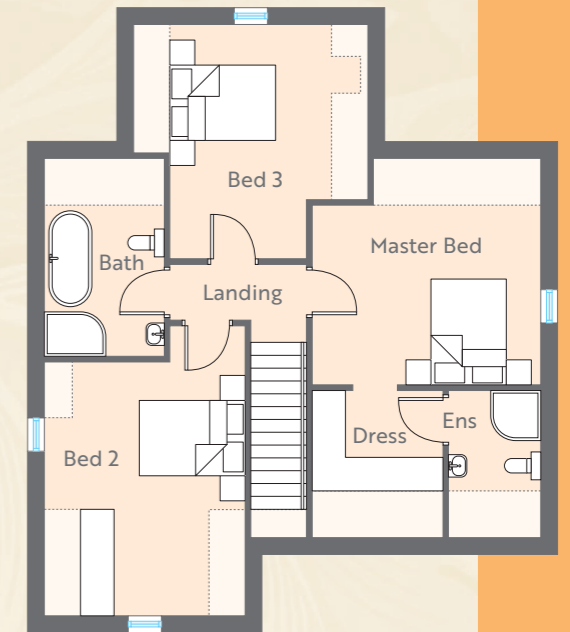
GROUND FLOOR (OPTION 2)

Entrance Hall with separate WC and Cloakroom			
Lounge	ft	16'1" x 10'9"	m 4.90 x 3.30
Kitchen Family (max)	ft	26'10" x 11'5"	m 8.20 x 3.50
Dining	ft	13'9" x 13'9"	m 4.20 x 4.20
Utility	ft	10'9" x 5'10"	m 3.30 x 1.80

GROUND FLOOR (OPTION 2)



FIRST FLOOR

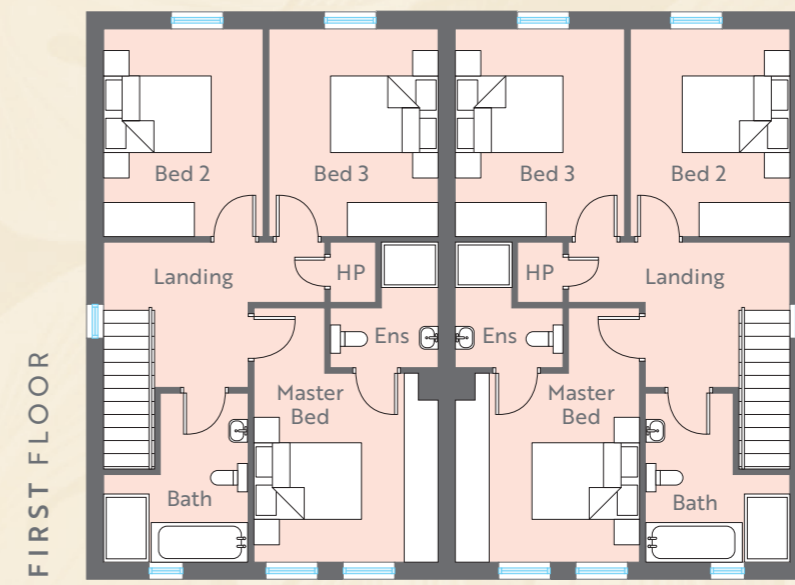
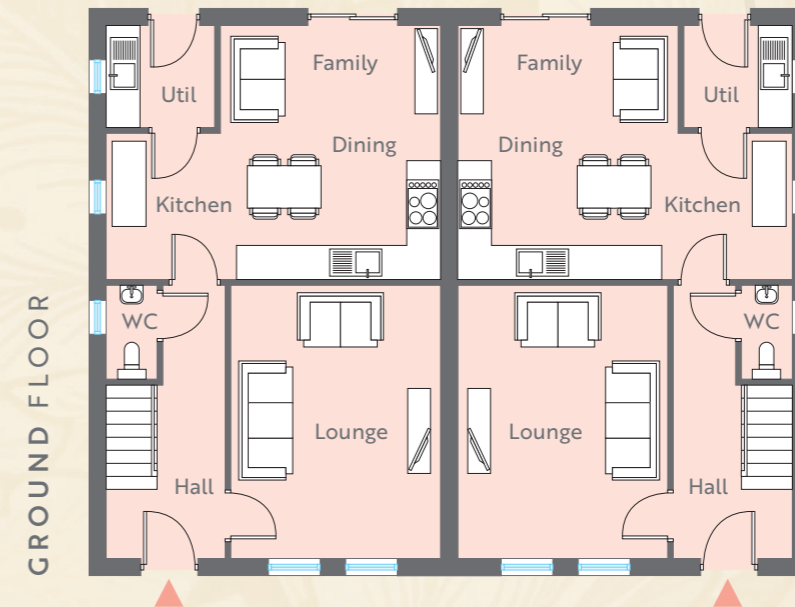


FIRST FLOOR

Master Bedroom (max)	ft	14'5" x 11'9"	m 4.40 x 3.60
Ensuite	ft	7'1" x 5'5"	m 2.10 x 1.60
Bedroom 2 (max)	ft	15'9" x 11'5"	m 4.80 x 3.45
Bedroom 3	ft	13'5" x 9'6"	m 4.10 x 2.90
Bathroom	ft	9'2" x 6'8"	m 2.77 x 2.04

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SITE Nos.
11, 12, 13, 14,
15, 23, 24,
25 & 26

3 BEDROOM SEMI DETACHED FAMILY HOME
Total floor area: 1224 sq ft approx



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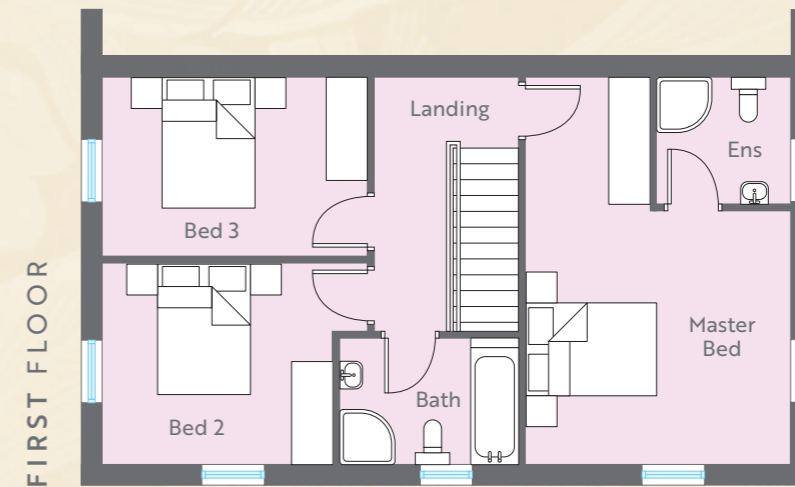
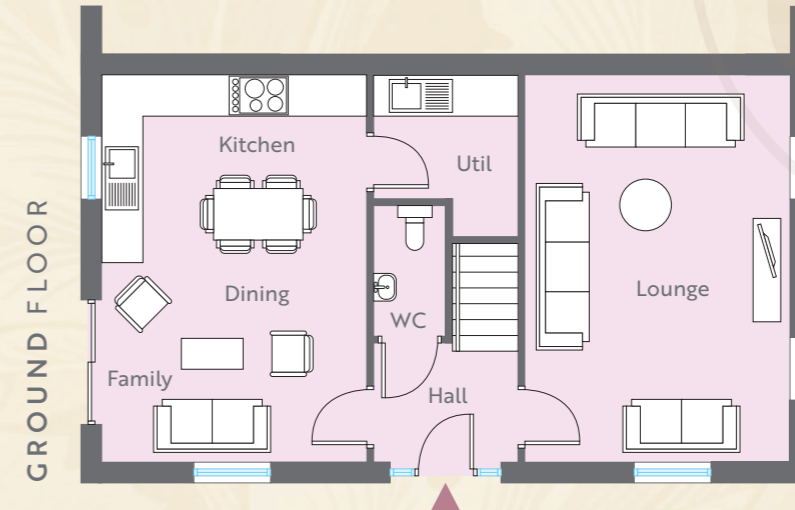
GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	15'9" x 12'1"	m	4.82 x 3.70
Kitchen Dining Family	ft	19'4" x 14'8"	m	5.90 x 4.48
Utility	ft	6'3" x 5'9"	m	1.91 x 1.80

FIRST FLOOR

Master Bedroom	ft	11'0" x 10'7"	m	3.33 x 3.25
Ensuite	ft	7'3" x 6'2"	m	2.21 x 1.90
Bedroom 2	ft	12'0" x 9'2"	m	3.66 x 2.81
Bedroom 3	ft	12'0" x 9'8"	m	3.66 x 2.98
Bathroom	ft	9'8" x 8'2"	m	2.98 x 2.50

Floor plans are not to scale



SITE No.
7

3 BEDROOM SEMI DETACHED FAMILY HOME
Total floor area: 1212 sq ft approx



CGI shown for illustration purposes only

GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	18'5" x 12'5"	m	5.63 x 3.80
Kitchen Dining Family	ft	18'5" x 12'5"	m	5.63 x 3.80
Utility	ft	6'9" x 5'9"	m	2.10 x 1.80

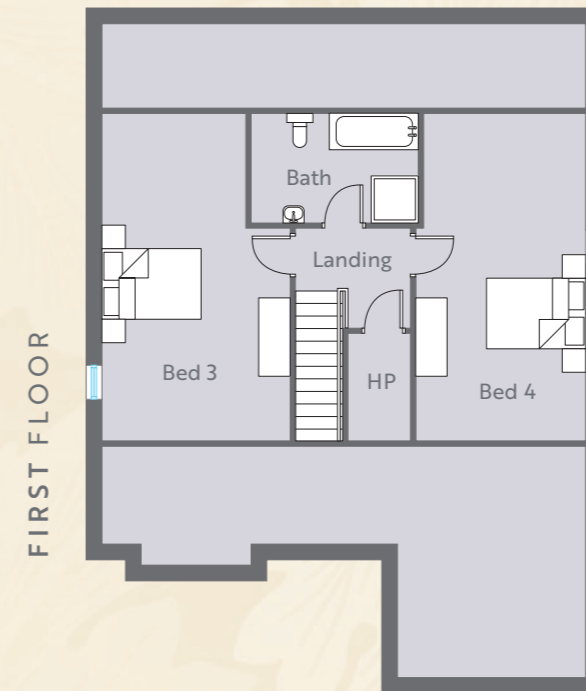
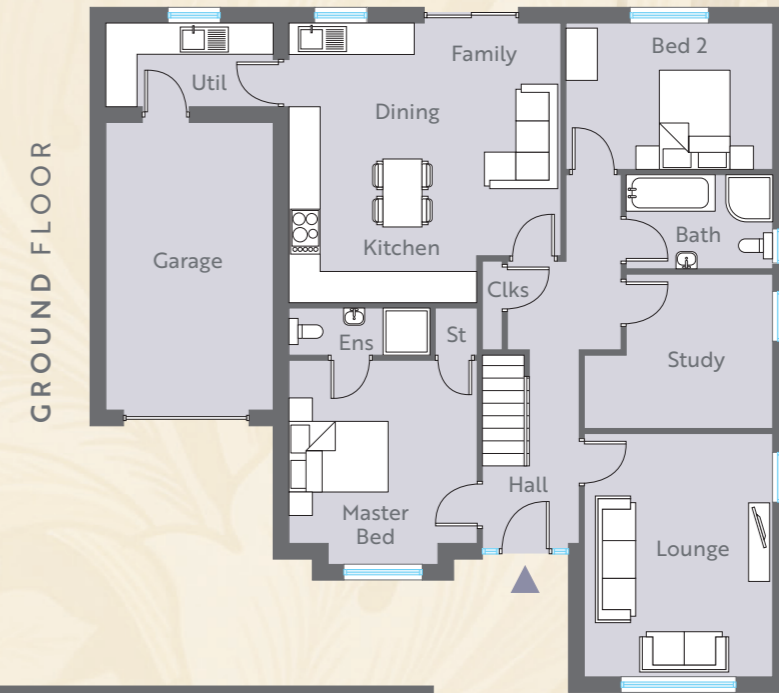
FIRST FLOOR

Master Bedroom (max)	ft	18'5" x 12'5"	m	5.63 x 3.80
Ensuite	ft	6'3" x 6'0"	m	1.91 x 1.84
Bedroom 2 (max)	ft	12'5" x 8'5"	m	3.80 x 2.60
Bedroom 3	ft	12'5" x 9'6"	m	3.80 x 2.93
Bathroom	ft	8'5" x 6'1"	m	2.60 x 1.84

Floor plans are not to scale

GREENGAGE
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SITE Nos.
21, 22 & 27

4 BEDROOM DETACHED FAMILY HOME
Total floor area: 1782 sq ft approx



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GROUND FLOOR

Entrance Hall with separate Cloakroom			
Lounge	ft	15'3" x 11'8"	m 4.65 x 3.60
Kitchen Dining (max)	ft	17'6" x 16'6"	m 5.35 x 5.02
Utility	ft	10'5" x 5'3"	m 3.20 x 1.60
Master Bedroom (into bay)	ft	12'8" x 11'8"	m 3.90 x 3.60
Ensuite	ft	8'9" x 2'10"	m 2.70 x 0.90
Bedroom 2	ft	12'10" x 9'2"	m 3.95 x 2.80
Study	ft	11'9" x 9'8"	m 3.60 x 2.95
Bathroom	ft	9'5" x 5'10"	m 2.85 x 1.80
Garage	ft	18'1" x 10'5"	m 5.50 x 3.20

Floor plans are not to scale

FIRST FLOOR

Bedroom 3	ft	20'5" x 11'8"	m 6.26 x 3.60
Bedroom 4	ft	20'5" x 10'7"	m 6.26 x 3.25
Bathroom	ft	9'3" x 6'9"	m 2.85 x 2.09

QUALITY DESIGN WITH YOU IN MIND

GENERAL FEATURES

- Highly energy efficient homes (B Rating EPC)
- Gas high efficiency boiler with thermostatically controlled radiators
- UPVC Triple glazed windows
- Internal doors: prefinished oak with chrome handles
- Internal walls, woodwork, ceilings painted in neutral colours throughout
- Choice of carpet from range with underlay to lounge, stairs, landing and bedrooms, wood finish flooring to hallway (option of tiling from range at additional cost)
- Extensive electrical specification to include prewire for burglar alarm (can be fitted at additional cost), BT and Sky plus, USB charging points, down lighters to kitchen area, bathroom and ensuite
- Mains supply smoke, heat & carbon monoxide detectors

KITCHEN

- Choice of soft closing doors & drawers, worktop, matching upstand & handle to kitchen & utility area
- Appliances to include gas hob, extractor hood, oven, integrated fridge freezer & dishwasher

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware including vanity unit to downstairs WC, ensuite and bathroom
- Thermostatically controlled shower to shower cubicles
- Heated towel rails
- Soft close toilet seat and cover

TILING

- Choice of floor tiling from range to hall (as option), kitchen/dining areas, utility, WC, bathroom & ensuite
- Choice of wall tiling from range; - Tiling surround to WC vanity unit, ensuite and bathroom vanity units - Fully tiled shower cubicles and tiling to bath area

EXTERNAL FEATURES

- External lighting to front and rear doors
- Option of outside water tap at additional cost
- Low maintenance finishes including; - Self-coloured render or traditional brick with rendered features depending on house type and site position - Composite front and rear doors
- Seamless aluminium guttering and PVC downpipes
- Front & rear gardens turfed (as applicable)
- Bitmac parking areas & footpaths
- Complementary communal landscaping
- Close boarded timber fencing to boundaries with parkland fencing to selected areas

WARRANTY

- 10 year structural defect insurance by ICW - International Construction Warranties



A management company will be established to cover maintenance and upkeep of communal areas



Photography shown for illustration purposes only



mcafee

SALES REPRESENTATION BY:

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