



THE SADDLERY  
— PARKGATE —

A SMALL EXCLUSIVE DEVELOPMENT OF  
DETACHED AND SEMI DETACHED HOMES



WELCOME TO



# THE SADDLERY

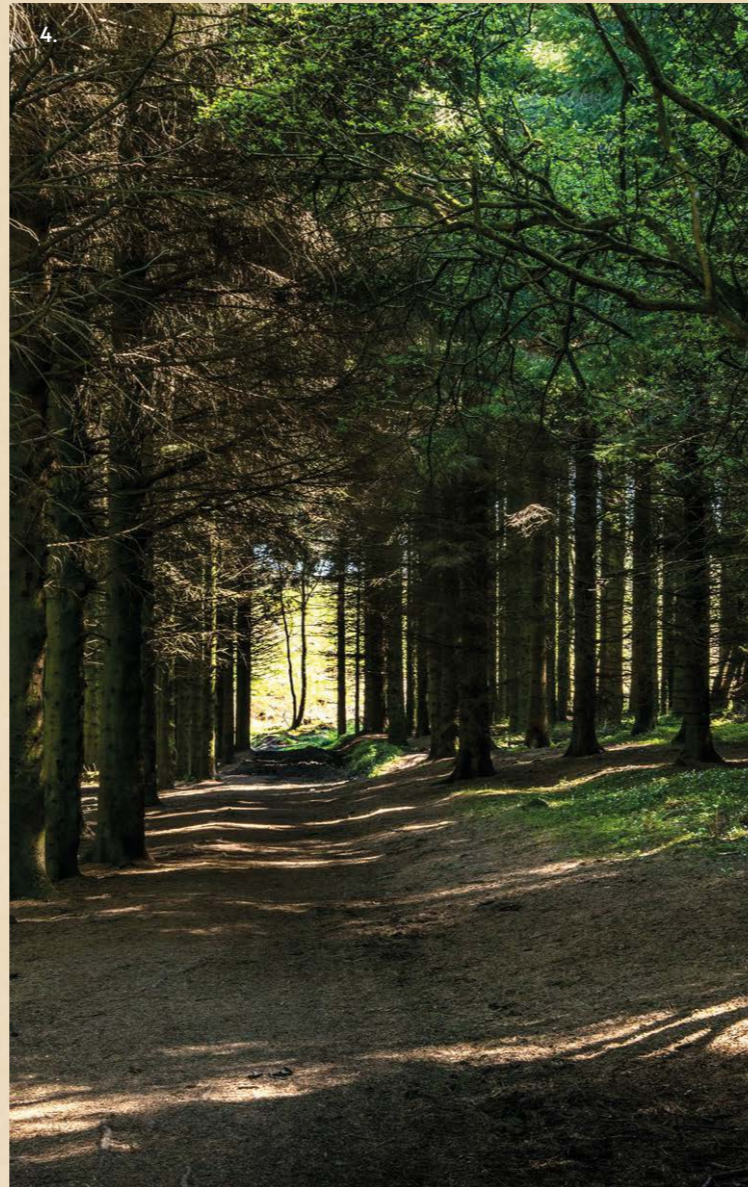
PARKGATE

- A SMALL, SECLUDED DEVELOPMENT  
IN THE BEAUTIFUL VILLAGE OF PARKGATE.





# OUT AND ABOUT



1. Tweedies Bar

2. Loughanmore Point to Point

3. Parkgate Primary School

4. Tardree Forest

5. Coleman's Garden Centre

6. Kingfisher Golf & Country Club

7. Antrim Castle Gardens

8. Six Mile Water

9. The Rabbit Hotel & Retreat









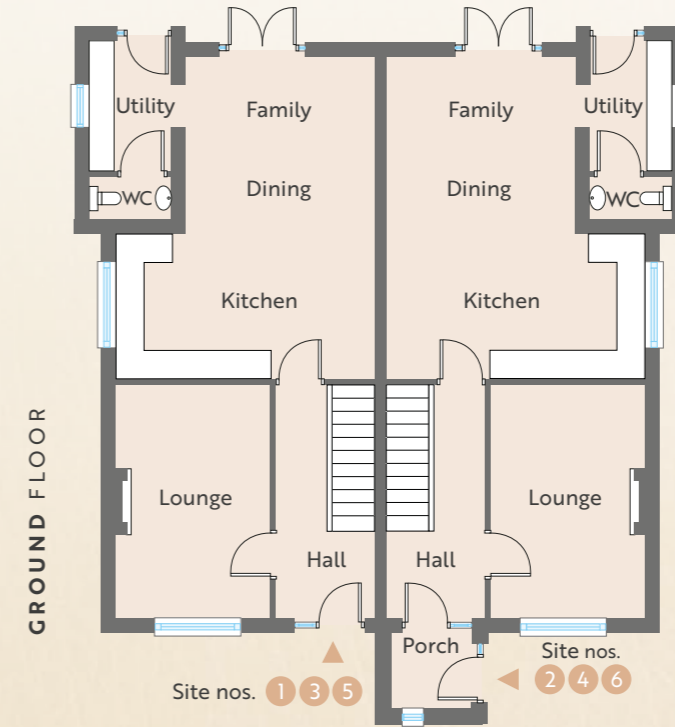
SITE Nos.  
1, 2, 3, 4,  
5 & 6

**3/4 Bedroom Semi Detached Home**

Floor area of site nos. 2, 4, 6:  
1350 sq ft approx

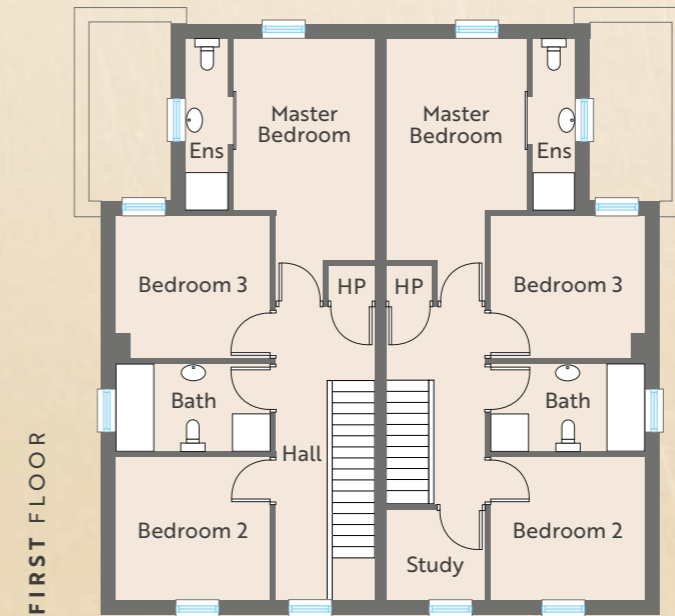
Floor area of site nos. 1, 3, 5:  
1320 sq ft approx

Total floor area with second floor conversion:  
1520 sq ft approx



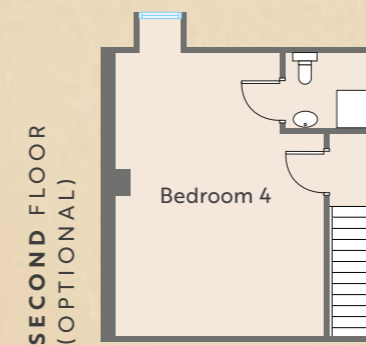
**GROUND FLOOR**

Entrance Hall	
Lounge	
ft 16'0" x 11'0"	m 4.90 x 3.25
Kitchen   Dining   Family	
ft 21'9" x 17'9"	m 6.64 x 5.41
Utility   WC	
ft 12'0" x 5'5"	m 3.65 x 1.65



**FIRST FLOOR**

Master Bedroom	
ft 15'0" x 9'8"	m 4.60 x 2.95
Ensuite	
ft 11'10" x 2'10"	m 3.61 x 0.90
Bedroom 2	
ft 9'10" x 9'10"	m 3.00 x 3.00
Bedroom 3	
ft 10'6" x 9'10"	m 3.20 x 3.00
Study	
ft 7'6" x 6'3"	m 2.30 x 1.90
Bathroom	
ft 10'6" x 6'1"	m 3.20 x 1.85



**SECOND FLOOR**

Bedroom 4	
ft 14'2" x 13'9"	m 4.30 x 4.20
Ensuite	
ft 5'6" x 5'6"	m 1.70 x 1.70



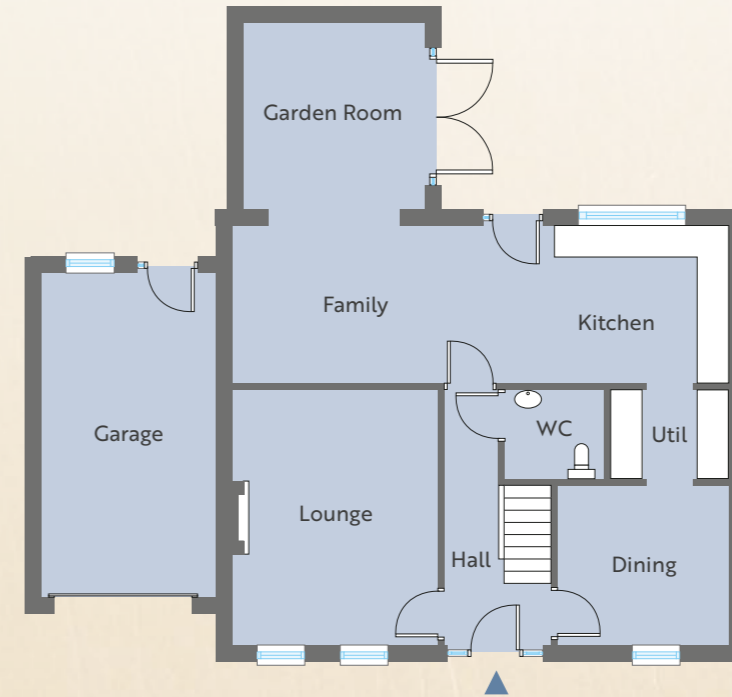


SITE No.  
8

**4 Bedroom Detached Home**  
Floor area:  
1700 sq ft approx plus garage



**GROUND FLOOR**



**GROUND FLOOR**

Entrance Hall with separate WC	
Lounge	ft 15'10" x 12'9" m 4.84 x 3.90
Kitchen   Family	ft 30'5" x 9'10" m 9.30 x 3.00
Utility	ft 7'7" x 5'7" m 2.20 x 1.70
Dining	ft 10'8" x 9'11" m 3.25 x 3.03
Garden Room	ft 11'6" x 11'2" m 3.50 x 3.40
Garage	ft 19'8" x 10'7" m 6.04 x 3.23

**FIRST FLOOR**



**FIRST FLOOR**

Master Bedroom	ft 12'9" x 12'2" m 3.90 x 3.70
Ensuite	ft 9'10" x 3'3" m 3.00 x 1.00
Bedroom 2	ft 12'10" x 10'8" m 3.92 x 3.25
Bedroom 3	ft 12'10" x 10'8" m 3.92 x 3.25
Bedroom 4	ft 12'9" x 9'11" m 3.90 x 3.04
Bathroom	ft 8'6" x 6'8" m 2.60 x 2.04



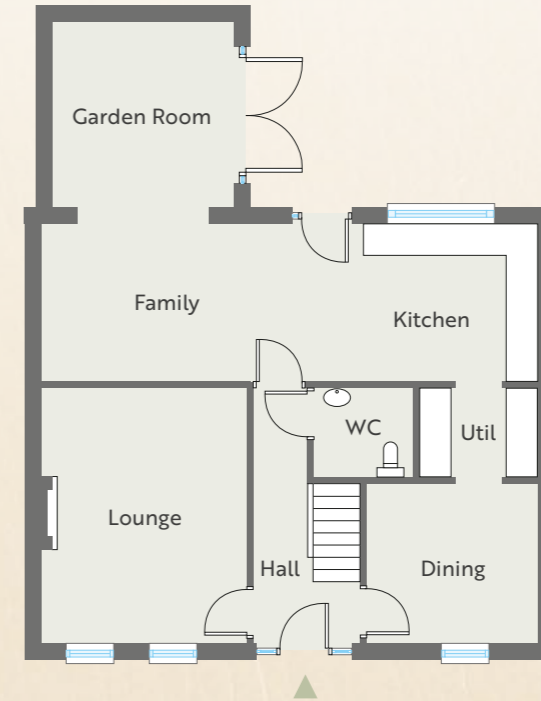


SITE No.  
7

**4 Bedroom Detached Home**

Floor area:  
1700 sq ft approx

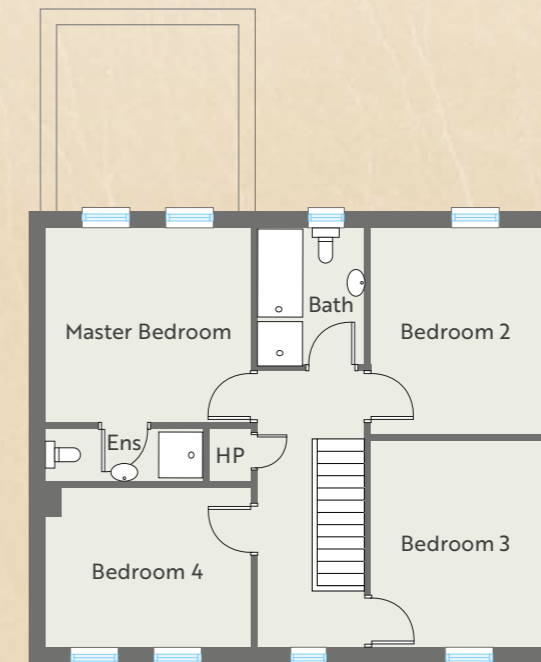
**GROUND FLOOR**



**GROUND FLOOR**

Entrance Hall with separate WC	
Lounge	
ft 15'10" x 12'9"	m 4.84 x 3.90
Kitchen   Living	
ft 30'5" x 9'10"	m 9.30 x 3.00
Utility	
ft 7'7" x 5'7"	m 2.20 x 1.70
Dining	
ft 10'8" x 9'11"	m 3.25 x 3.03
Garden Room	
ft 11'6" x 11'2"	m 3.50 x 3.40

**FIRST FLOOR**



**FIRST FLOOR**

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Ensuite	
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ft 12'10" x 10'8"	m 3.92 x 3.25
Bedroom 3	
ft 12'10" x 10'8"	m 3.92 x 3.25
Bedroom 4	
ft 12'9" x 9'11"	m 3.90 x 3.04
Bathroom	
ft 8'6" x 6'8"	m 2.60 x 2.04





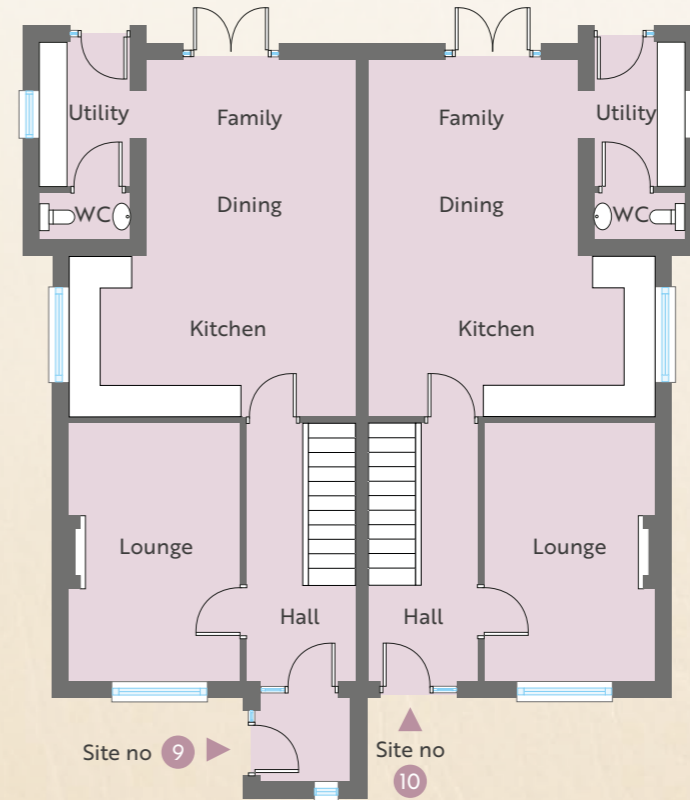
SITE Nos.  
9 & 10

**3/4 Bedroom Semi Detached Home**

Floor area of site no. 9:  
1350 sq ft approx

Floor area of site no. 10:  
1320 sq ft approx

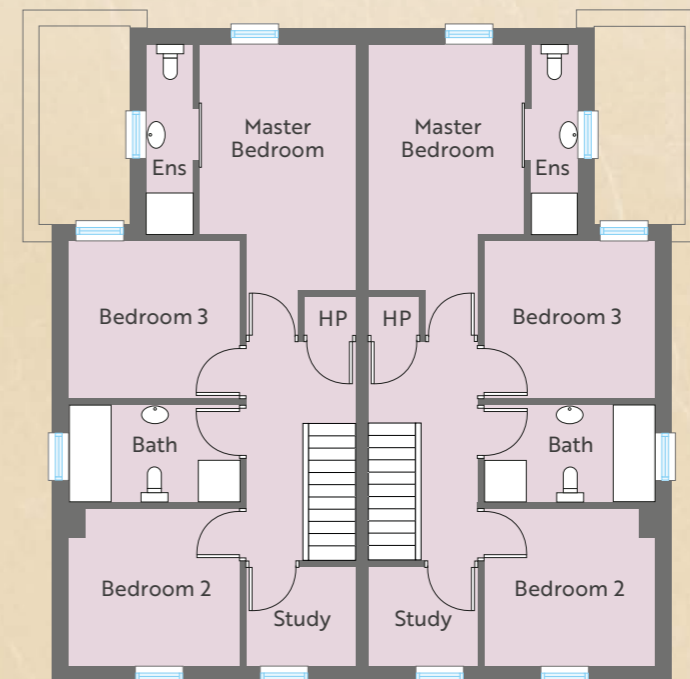
**GROUND FLOOR**



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Bathroom	
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# QUALITY, ATTENTION TO DETAIL, AND A SUPERIOR SPECIFICATION...



## KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

## UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

## SANITARY WARE

- Contemporary white sanitaryware with quality chrome fittings to bathrooms, ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

## FLOORING

- Quality carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite, Hall and WC

## HEATING

- Gas fired central heating
- Energy efficient boiler
- Stove or fireplace fitted

## INTERNAL FINISHES

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

## EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- Anthracite uPVC window frames





# THE SADDLERY

— PARKGATE —







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DEVELOPER

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[www.kennyhomes.co.uk](http://www.kennyhomes.co.uk)

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**B L O C K**  
creative property marketing

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