

The Docken | DETACHED 1113 sq ft



LURGYROE GLEN

Kilmasally Road Ardboe

The Docken | DETACHED 1113sq ft

First Floor



Ground Floor



Ground Floor

Room Dimensions

Kitchen/Dining	4.65m x 3.4m	15' 2" x 11' 1"
Utility Room	2.4m x 2m	7' 2" x 6' 5"
Lounge	4.65m x 3.4m	15' 2" x 11' 1"
WC	2.1m x 0.95m	6' 8" x 3' 1"

First Floor

Room Dimensions

Bedroom 1	4.1m x 3.4m	13' 4" x 11' 1"
En Suite	1.8m x 1.3m	5' 9" x 4' 2"
Bedroom 2	4.1m x 2.4m	13' 4" x 7' 8"
Bedroom 3	3.1m x 3m	10' 1" x 9' 8"
Bathroom	2.4m x 2m	7' 2" x 6' 5"

the Bilberry

SEMI-DETACHED, 1120 sq ft HTb
1260 sq ft HTba



LURGYROE GLEN

Kilmasally Road Ardboe

the Bilberry

SEMI-DETACHED, 1120 sq ft HTb
1260 sq ft HTba

First Floor



Ground Floor



Ground Floor

Room Dimensions

Kitchen/Dining	5.5m x 3.1m	18' x 10'1"
Utility Room	3.3m x 1.6m	10' 8" x 5'2"
Lounge	4.6m x 3.3m	15' x 10'8"
WC	2.1m x 0.95m	6' 8" x 3' 1"

First Floor

Room Dimensions

Bedroom 1	4.1m x 3.3m	13'4" x 10'8"
En Suite	2.6m x 1.5m	8'5" x 4' 9"
Bedroom 2	4.2m x 2.9m	13' 7" x 9' 5"
Bedroom 3	3.2m x 2.5m	10' 4" x 8' 2"
Bathroom	2.6m x 2.1m	10' 5" x 6' 8"

The architectural perspective is for illustration purposes only, as such, the elevation shown may vary from the actual finish on site. Floor plans are not drawn to scale and dimensions are approximate. L-shaped kitchen standard. Whilst we endeavour to make our sales information accurate and reliable, they should not be relied upon as statements or representations of fact and do not constitute as part of an offer or contract.

LURGYROE GLEN

Kilmascally Road Ardboe



- HT - B
- HT - Ba
- HT - D

*Subject to planning **subject to change at the developers discretion