

EXPERIENCE LUXURY AT

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*Mayfield*   
MAGHERALAVE ROAD – LISBURN



# Nestled on the edge of the city, set in beautiful surroundings



Located just off the Magheralave Road on the edge of the vivacious city of Lisburn, Mayfield strikes the perfect balance between convenience and comfort: a unique pair of semi detached homes, duplex apartments and apartments with every amenity you could possibly need just minutes away.

Whether it's ten-pin bowling at Lisburn Bowl, enjoying a picnic on the lush greens of Wallace Park, or kicking back with popcorn and viewing the latest blockbuster at Lisburn Omniplex, choose your perfect home and let the location speak for itself.

Lisburn City provides all of the essentials for modern family living, including a wide variety of leading schools, sports clubs, restaurants, cafés, takeaways, convenience stores, a library, Lagan Valley Hospital, and fantastic shopping facilities at Dobbies Garden Centre and Sprucefield Shopping Centre.

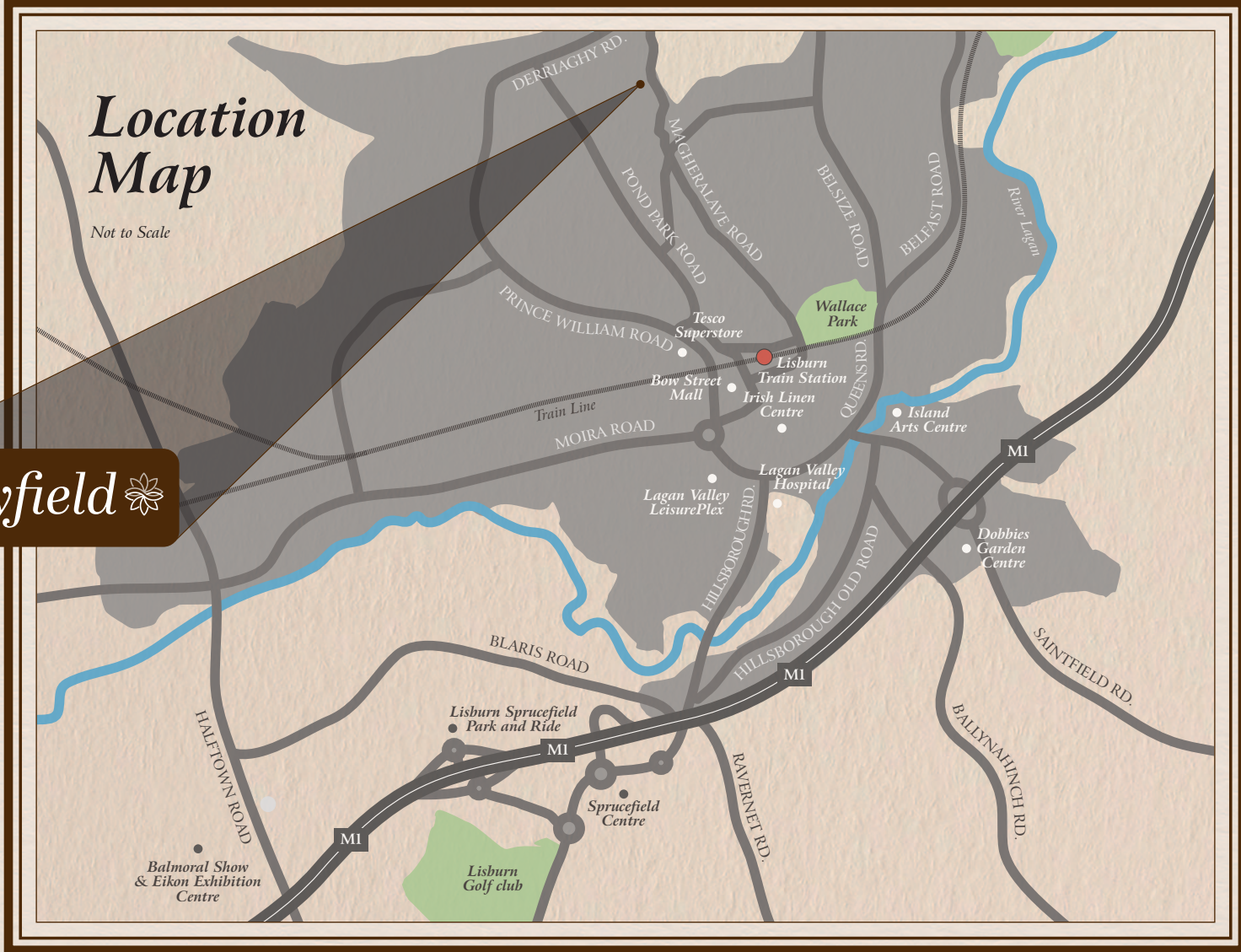
What's more, located within easy reach of Lisburn City Centre, the M1 Motorway and Lisburn Train Station, Mayfield is ideal for those making the daily commute.



# Location Map

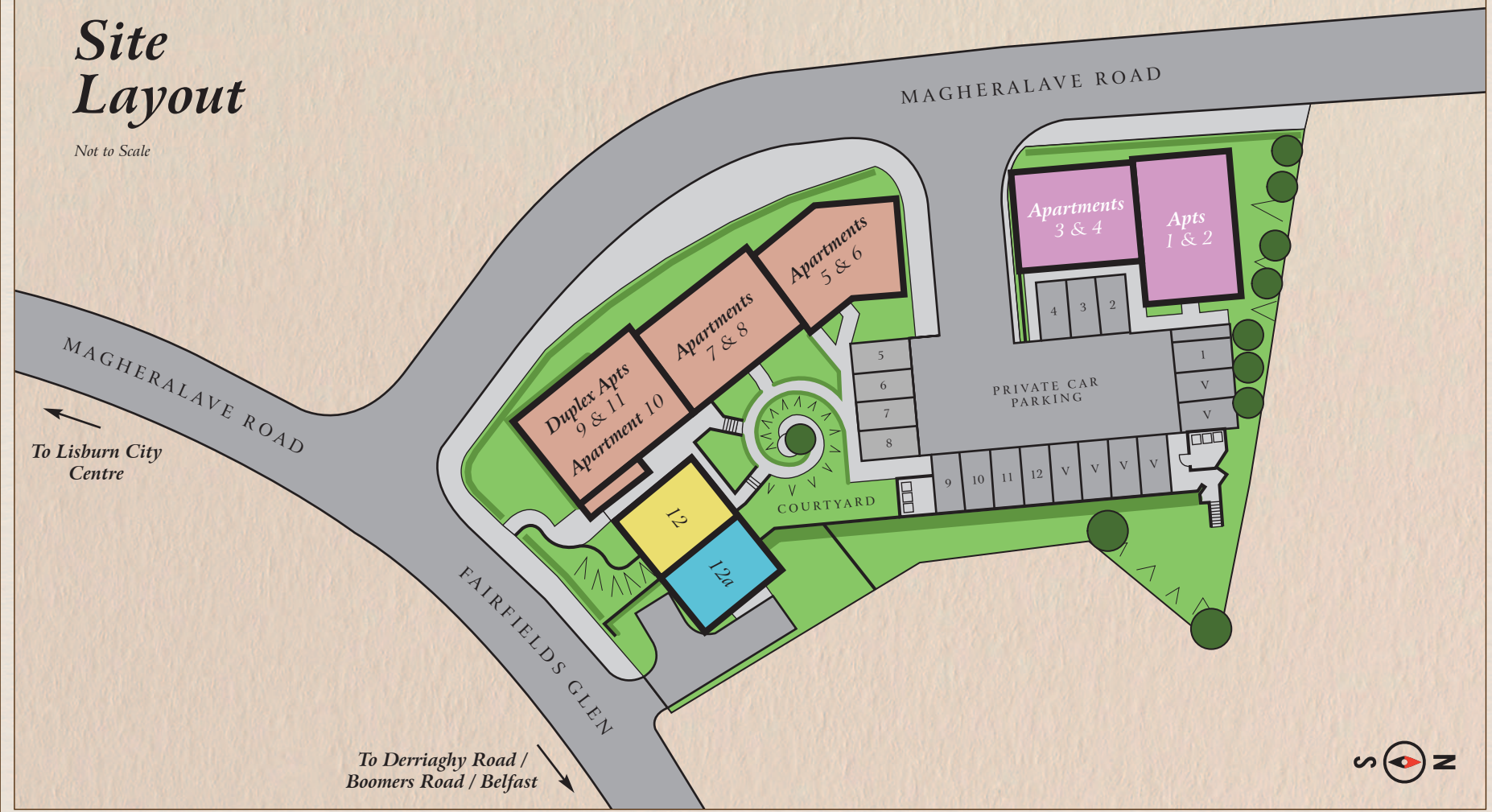
Not to Scale

Mayfield 



# Site Layout

Not to Scale



To Lisburn City Centre

To Derriaghy Road / Boomers Road / Belfast



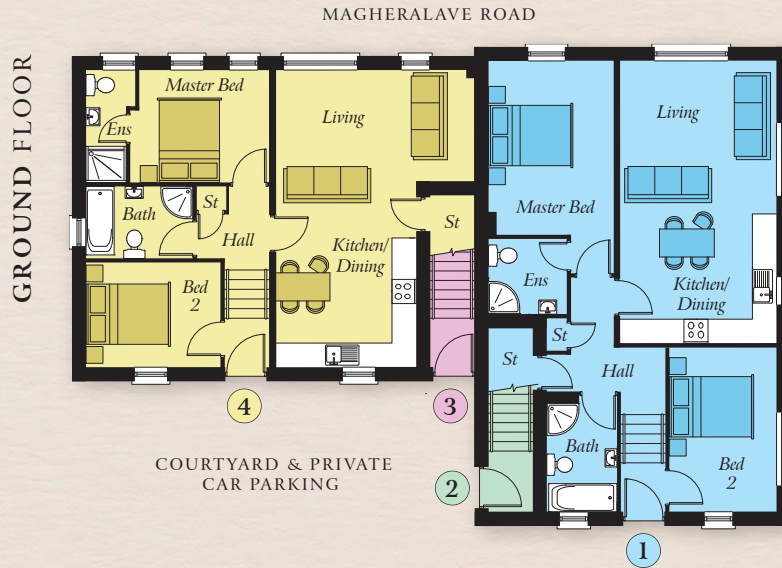


*Apartments 1 & 2*

*Apartments 3 & 4*

*Apartments 5 & 6*

# Apartments 1 - 4



**APARTMENT 4**

Living <i>Max</i>	16'2" x 11'10"
Kitchen / Dining	12'4" x 11'2"
Master Bed <i>Max</i>	10'7" x 9'2"
Ensuite <i>Max</i>	9'2" x 4'0"
Bedroom 2	10'11" x 8'6"
Bathroom	8'8" x 5'0"
<b>Total Floor Area:</b>	<b>715 ft<sup>2</sup></b>

**APARTMENT 1**

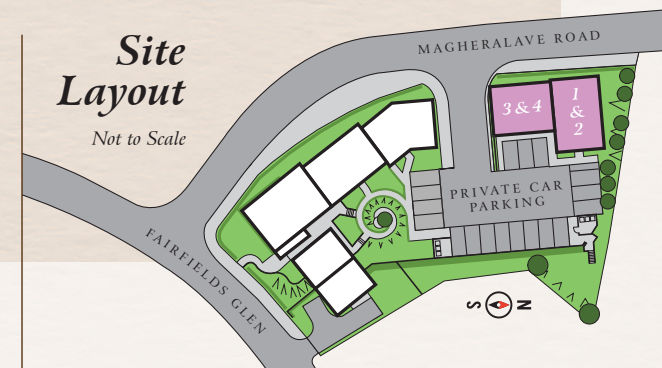
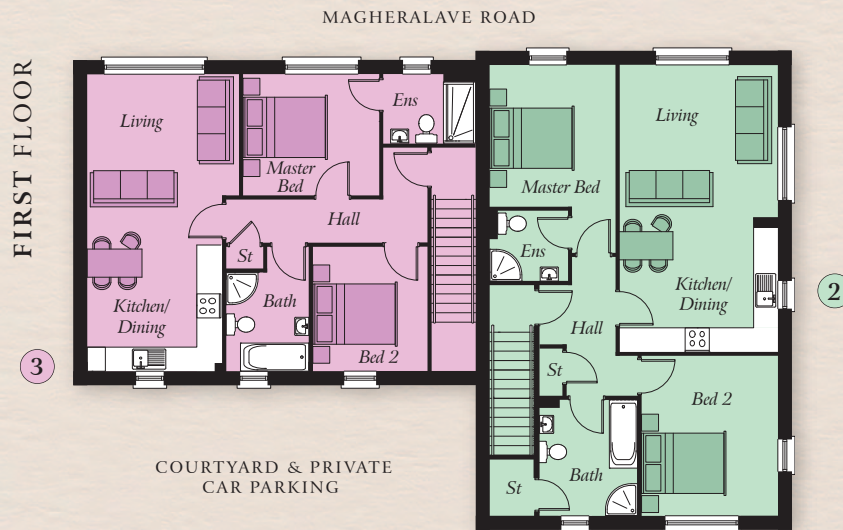
Living /	
Kitchen / Dining	22'11" x 12'9"
Master Bed <i>Max</i>	17'3" x 10'2"
Ensuite	6'4" x 6'1"
Bedroom 2	13'4" x 8'9"
Bathroom	9'5" x 5'8"
<b>Total Floor Area:</b>	<b>809 ft<sup>2</sup></b>

**APARTMENT 3**

Living / Kitchen /	
Dining <i>Max</i>	24'2" x 12'4"
Master Bedroom	11'1" x 9'10"
Ensuite	7'6" x 5'0"
Bedroom 2	10'1" x 9'4"
Bathroom <i>Max</i>	10'1" x 6'8"
<b>Total Floor Area:</b>	<b>819 ft<sup>2</sup></b>

**APARTMENT 2**

Living /	
Kitchen / Dining	23'4" x 12'4"
Master Bed <i>Max</i>	13'0" x 11'1"
Ensuite	6'4" x 5'8"
Bedroom 2	13'0" x 11'1"
Bathroom	9'5" x 7'11"
<b>Total Floor Area:</b>	<b>910 ft<sup>2</sup></b>





Apartments 5 & 6

Duplex Apartments 9 & 11 / Apartment 10

Apartments 7 & 8

*Computer Visual - Magheralave Road*





Duplex Apartments 9 & 11 / Apartment 10

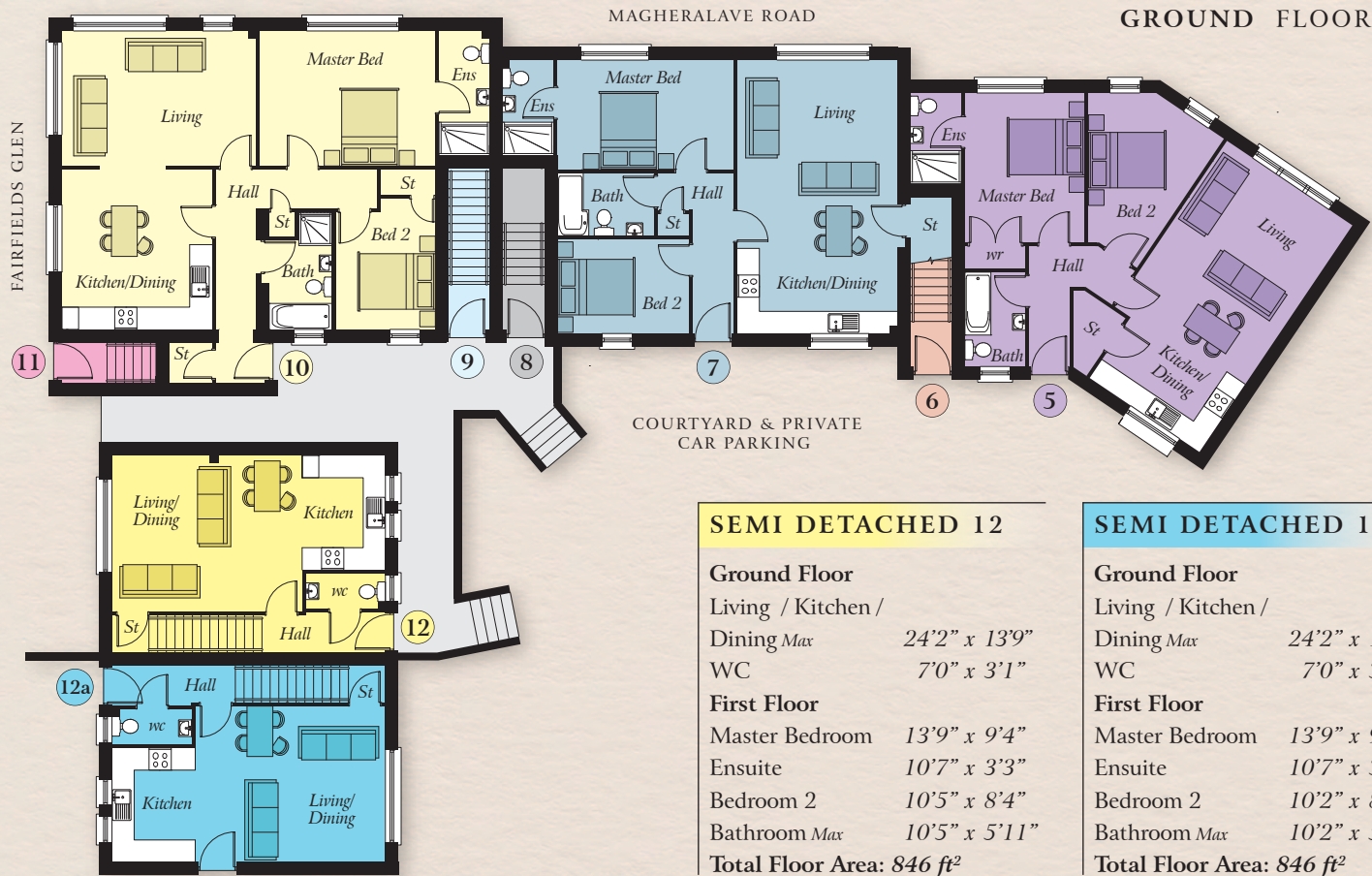
Semi Detached 12a

Semi Detached 12

Apartments 7 & 8

Apartments 5 & 6

# Apartments 5, 7 & 10 / Semi Detached 12 & 12a



MAGHERALAVE ROAD

GROUND FLOOR

FAIRFIELDS GLEN

COURTYARD & PRIVATE CAR PARKING

GROUND FLOOR

**SEMI DETACHED 12**

**Ground Floor**

Living / Kitchen / Dining	24'2" x 13'9"
WC	7'0" x 3'1"

**First Floor**

Master Bedroom	13'9" x 9'4"
Ensuite	10'7" x 3'3"
Bedroom 2	10'5" x 8'4"
Bathroom Max	10'5" x 5'11"

**Total Floor Area: 846 ft<sup>2</sup>**

**SEMI DETACHED 12a**

**Ground Floor**

Living / Kitchen / Dining	24'2" x 13'9"
WC	7'0" x 3'1"

**First Floor**

Master Bedroom	13'9" x 9'4"
Ensuite	10'7" x 3'3"
Bedroom 2	10'2" x 8'4"
Bathroom Max	10'2" x 5'11"

**Total Floor Area: 846 ft<sup>2</sup>**

**APARTMENT 10**

Living	17'2" x 11'11"
Kitchen / Dining	14'1" x 13'3"
Master Bedroom	15'6" x 11'11"
Ensuite	11'0" x 4'5"
Bedroom 2 Max	11'6" x 8'9"
Bathroom Max	10'4" x 5'7"

**Total Floor Area: 968 ft<sup>2</sup>**

**APARTMENT 7**

Living	14'2" x 13'2"
Kitchen / Dining	14'2" x 11'0"
Master Bedroom	15'7" x 9'8"
Ensuite	8'5" x 4'6"
Bedroom 2	11'8" x 8'4"
Bathroom	8'6" x 5'7"

**Total Floor Area: 772 ft<sup>2</sup>**

**APARTMENT 5**

Living / Kitchen / Dining	24'2" x 13'4"
Master Bedroom	10'7" x 13'2"
Ensuite	9'2" x 4'6"
Bedroom 2 Max	13'9" x 11'9"
Bathroom	8'4" x 5'4"

**Total Floor Area: 779 ft<sup>2</sup>**

Duplex Apartments 9 & 11  
Apartment 10

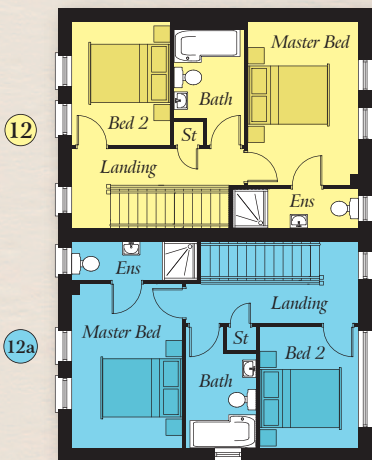
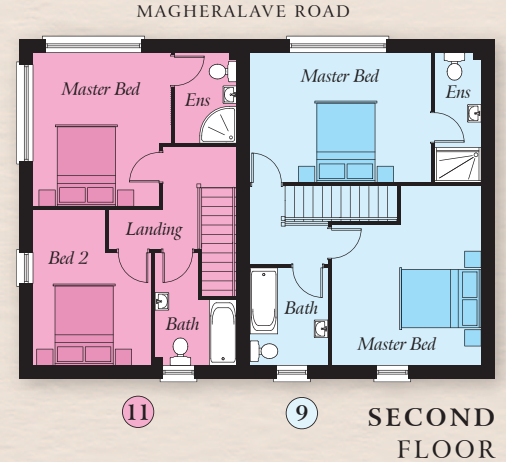
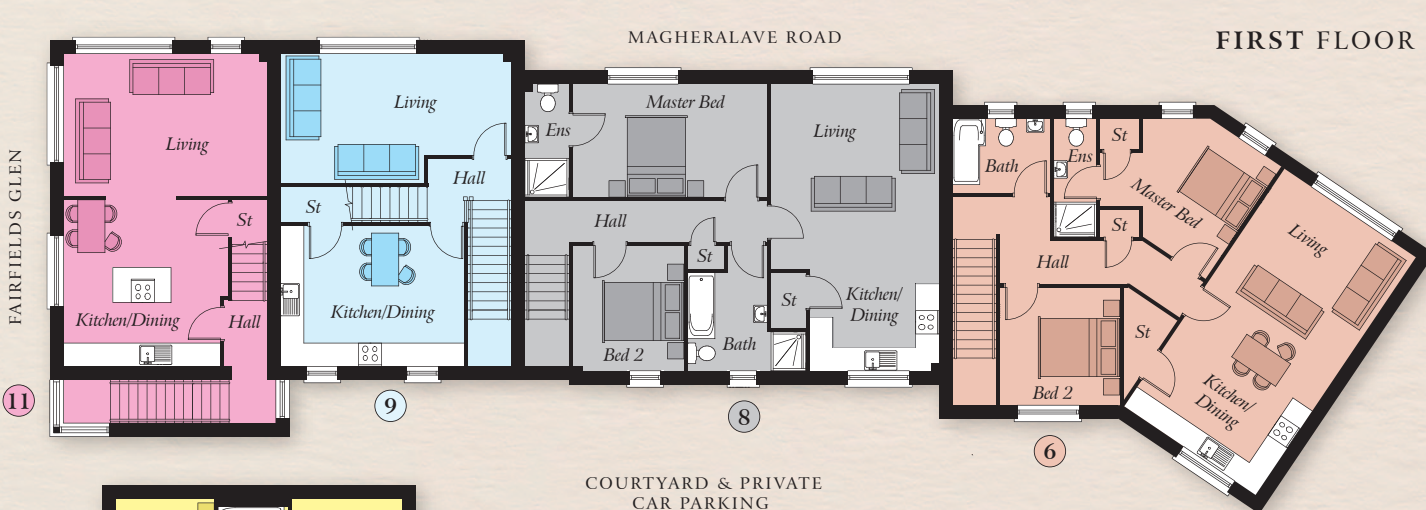
Semi Detached 12a

Semi Detached 12



Computer Visual - Fairfield's Glen

# Apartments 6 & 8 / Duplex Apartments 9 & 11



**DUPLEX 11**

<b>First Floor</b>	
Living	17'2" x 12'0"
Kitchen/ Dining	14'1" x 13'3"
<b>Second Floor</b>	
Master Bed Max	12'11" x 11'7"
Ensuite	7'8" x 5'3"
Bedroom 2 Max	13'1" x 10'0"
Bathroom Max	9'6" x 6'10"
<b>Total Floor Area: 1036 ft<sup>2</sup></b>	

**DUPLEX 9**

<b>First Floor</b>	
Living Max	19'5" x 10'11"
Kitchen/ Dining	15'6" x 11'10"
<b>Second Floor</b>	
Master Bedroom	15'2" x 10'11"
Ensuite	10'11" x 3'11"
Bedroom 2 Max	15'1" x 12'7"
Bathroom	8'3" x 6'6"
<b>Total Floor Area: 1085 ft<sup>2</sup></b>	

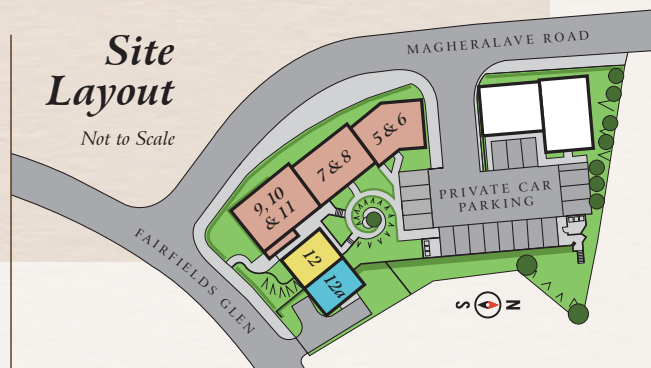
**APARTMENT 8**

Living / Kitchen / Dining Max	24'2" x 14'2"
Master Bedroom	16'4" x 9'8"
Ensuite	9'6" x 3'8"
Bedroom 2 Max	10'6" x 9'4"
Bathroom Max	10'6" x 10'0"
<b>Total Floor Area: 900 ft<sup>2</sup></b>	

**APARTMENT 6**

Living / Kitchen / Dining	24'2" x 13'4"
Master Bed Max	15'1" x 11'1"
Ensuite	10'0" x 3'7"
Bedroom 2	10'1" x 9'11"
Bathroom	8'2" x 6'3"
<b>Total Floor Area: 912 ft<sup>2</sup></b>	

FIRST FLOOR



# Luxury Specification

*An exceptional quality finish will be incorporated into each of these outstanding homes.*

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We take our environmental responsibilities seriously - improved insulation and robust windows/doors, in line with new building regulations helps to keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills. We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.

## **KITCHENS & UTILITY**

- Impressive high quality units with choice of doors and handles, work top with upstands and splashback behind hob
- Integrated appliances to include hob, stainless steel electric oven, extractor hood, integrated dishwasher, integrated fridge/freezer and washer dryer

## **BATHROOM & ENSUITE**

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Thermostatically controlled shower in bathroom and ensuite (where applicable)

## **FLOOR COVERING AND TILING**

- Ceramic tiled floor to kitchen, bathroom, ensuite and cloakroom (*semi detached only*)
- Selected tiling to bath and sinks
- Multi panel board to shower enclosure
- Carpets to lounge, bedrooms, stairs and landing

## **INTERNAL FEATURES**

- GRP entrance door
- Insulated to new building regulations
- Natural gas heating
- Walls and ceilings painted throughout
- White painted skirting and architraves
- Pre-finished textured internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points
- Recessed down-lights to kitchen, ensuite and bathroom

- Mains smoke and carbon monoxide detectors
- Fitted alarm system

## **EXTERNAL FEATURES**

- uPVC double glazed windows
- Parking to be finished in bitmac

## **COMMON LANDSCAPED AREA**

- There will be a feature landscaped entrance as well as a number of landscaped amenity areas to be maintained by a management company and paid for by way of an annual management charge



*Interior photos used for illustrative purposes only.*



SELLING AGENT



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**www.reedsrains.co.uk**

DEVELOPER



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