



A unique collection of family homes in a popular location.

# BOCOMBRA MANOR

PORTADOWN  
(PHASE TWO)

HOMES WITH CHARACTER  
JUST ADD YOURS



SHERIFF  
HOMES





## Introduction

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**Welcome to Phase 2 of Bocombra Manor, a popular development of detached and semi-detached homes situated in one of Portadown's most sought after locations.**

The Bocombra area of Portadown has long been considered one of the most prestigious residential areas within the town, offering all the convenience of town centre living with a much desired rural aspect. Sheriff Homes are proud to present their latest offering, perfectly located in this picturesque setting.

Each home within this select development will be built to the same exacting standards for which Sheriff Homes have become renowned. Architecturally considered designs along with traditional craftsmanship will ensure a home to be enjoyed for many years to come.

Bocombra Manor is located within walking distance to some of Portadown's most popular Primary Schools, High Schools and Colleges. It also offers convenient access to the town centre's shops, restaurants and coffee shops. To add to that Rushmere Shopping Centre, the Omniplex Cinema Complex and Marlborough Retail Park are just a short drive away ensuring you never have to stray to far from home for retail therapy and entertainment.

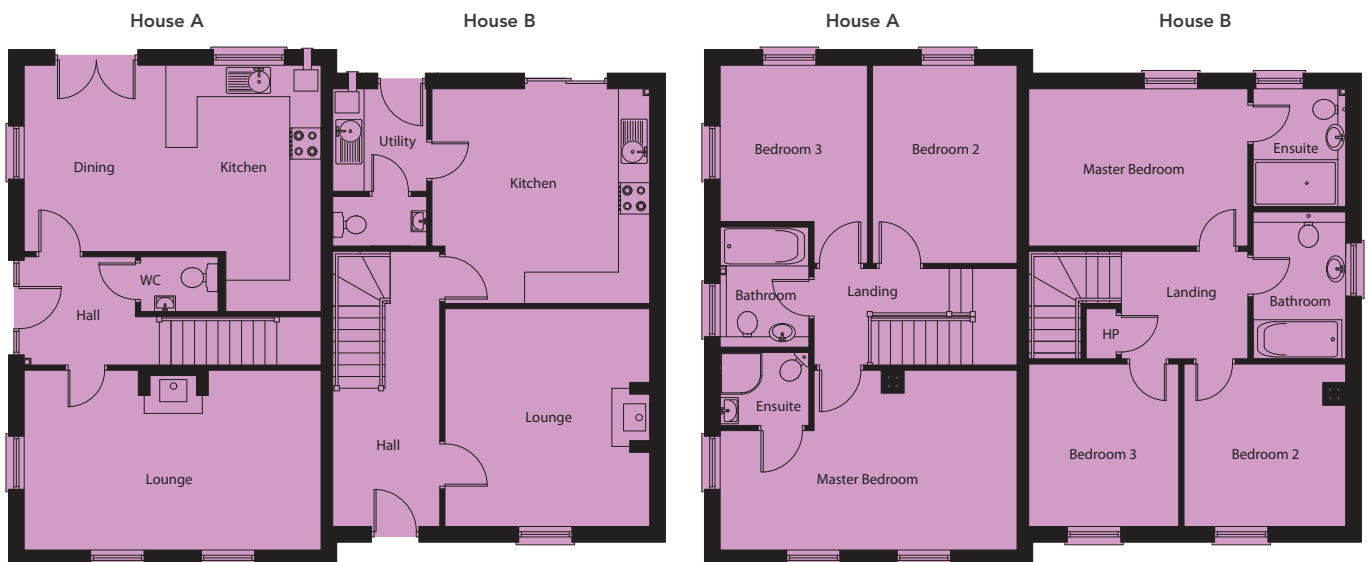
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House A: 1137 sq ft | House B: 1096 sq ft

## House Type 2 | Semi-Detached



Ground Floor - House A

Lounge	5.69m x 3.45m
Kitchen/Dining	5.69m x 4.72m (at widest point)
WC	1.48m x 1.05m

Ground Floor - House B

Lounge	4.17m x 3.93m
Kitchen/Dining	4.18m x 4.12m
Utility	1.97m x 1.80m
WC	1.80m x 0.95m

First Floor - House A

Master Bedroom	5.69m x 3.45m
Ensuite	1.70m x 1.40m
Bedroom 2	3.80m x 2.77m
Bedroom 3	3.80m x 2.82m
Bathroom	3.21m x 1.70m

First Floor - House B

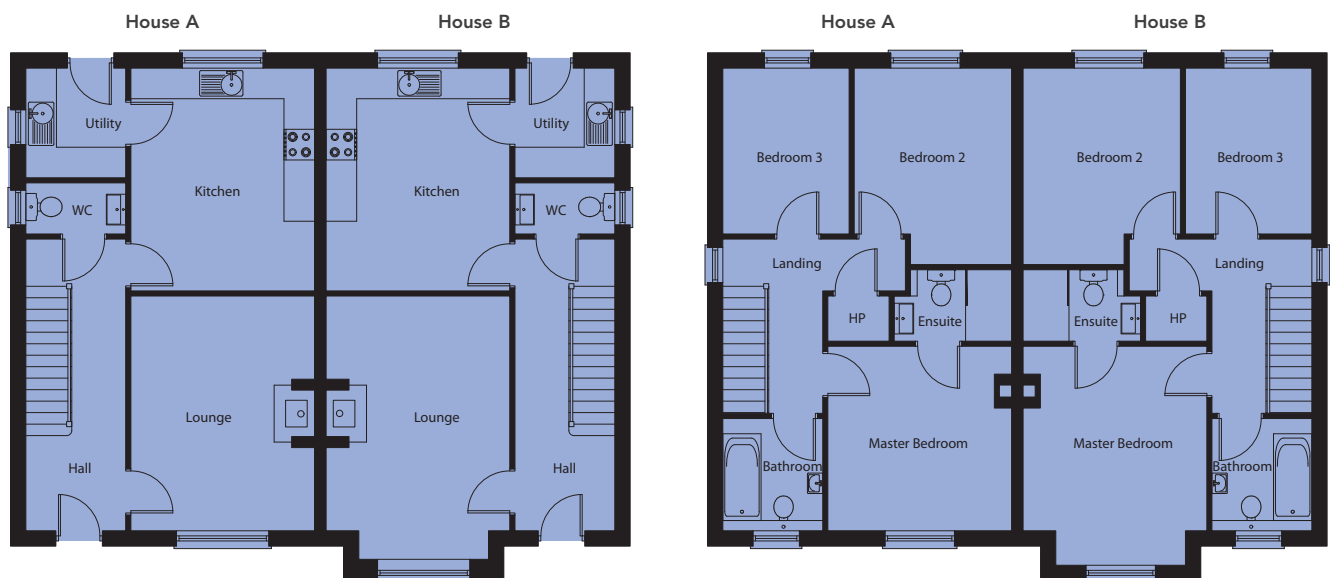
Master Bedroom	4.20m x 3.05m
Ensuite	2.26m x 1.78m
Bedroom 2	3.11m x 3.10m
Bedroom 3	3.11m x 2.88m
Bathroom	2.82m x 1.78m





House A: 1102 sq ft | House B: 1141 sq ft

## House Type 3 | Semi-Detached



Ground Floor - House A		Ground Floor - House B		First Floor - House A		First Floor - House B	
Lounge	4.60m x 3.60m	Lounge	5.16m x 3.60m	Master Bedroom	3.62m x 3.60m	Master Bedroom	4.29m x 3.60m
Kitchen/Dining	4.37m x 3.60m	Kitchen/Dining	4.37m x 3.60m	Ensuite	2.30m x 1.40m	Ensuite	2.30m x 1.40m
Utility	2.15m x 1.96m	Utility	2.15m x 1.96m	Bedroom 2	3.85m x 3.08m	Bedroom 2	3.85m x 3.08m
WC	1.96m x 1.00m	WC	1.96m x 1.00m	Bedroom 3	3.25m x 2.48m	Bedroom 3	3.25m x 2.48m
				Bathroom	2.20m x 1.96m	Bathroom	2.20m x 1.96m





1647 sq ft

## House Type 8 | Detached



### Ground Floor

Lounge	5.47m x 4.40m
Family Room	3.36m x 3.27m
Kitchen/Dining	5.47m x 3.95m
Utility	2.00m x 1.97m
WC	2.00m x 1.20m

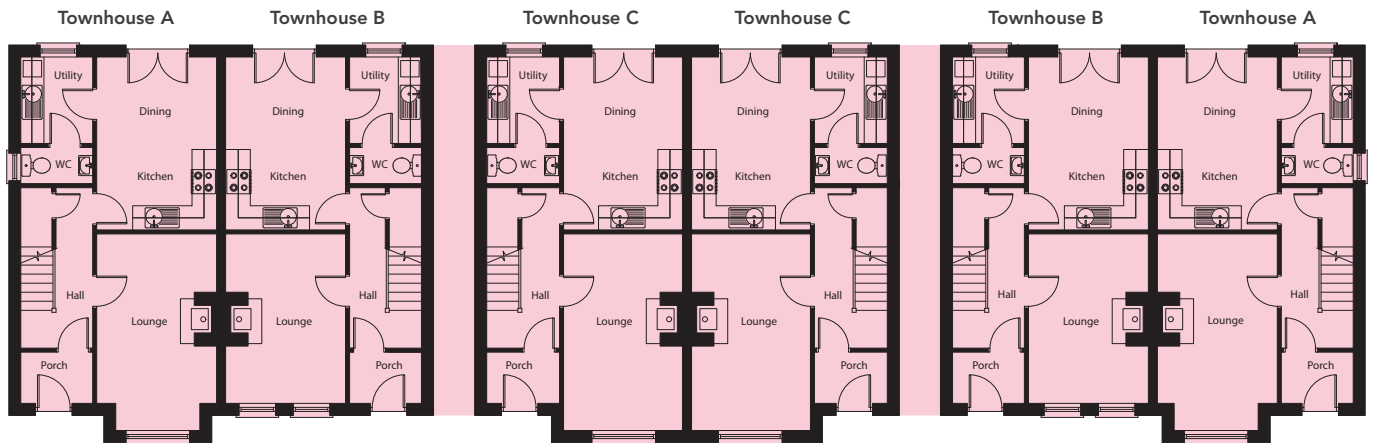
### First Floor

Master Bedroom	4.34m x 3.37m
Ensuite	2.00m x 1.90m
Dressing Room	2.40m x 2.00m
Bedroom 2	3.95m x 3.27m
Bedroom 3	3.27m x 2.77m
Bedroom 4	3.27m x 2.60m
Bathroom	3.95m x 2.10m



Townhouse A: 932 sq ft | Townhouse B: 915 sq ft | Townhouse C: 1070 sq ft

## House Type 6 | Townhouses



### Ground Floor - Townhouse A

Lounge	2.98m x 4.89m
Kitchen/Dining	2.98m x 4.30m
Utility	1.79m x 2.15m
WC	1.79m x 0.90m

### Ground Floor - Townhouse B

Lounge	2.98m x 4.22m
Kitchen/Dining	2.98m x 4.30m
Utility	1.79m x 2.15m
WC	1.79m x 0.90m

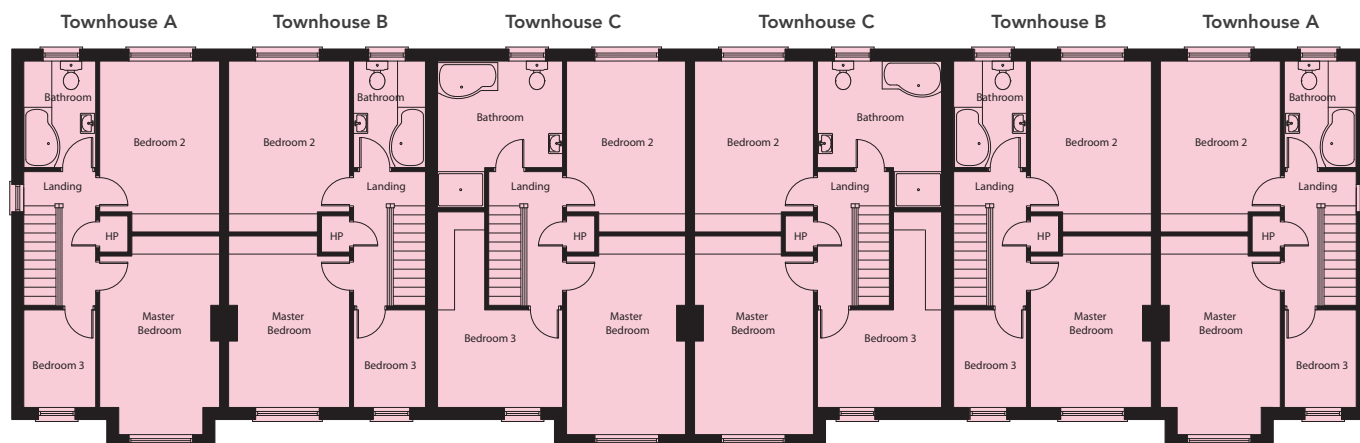
### Ground Floor - Townhouse C

Lounge	2.98m x 4.89m
Kitchen/Dining	2.98m x 4.30m
Utility	1.79m x 2.15m
WC	1.79m x 0.90m



# BOCOMBRA MANOR

## PORTADOWN



First Floor - Townhouse A

Master Bedroom	2.98m x 4.94m
Bedroom 2	2.98m x 4.25m
Bedroom 3	1.79m x 2.43m
Bathroom	1.79m x 2.65m

First Floor - Townhouse B

Master Bedroom	2.98m x 4.27m
Bedroom 2	2.98m x 4.25m
Bedroom 3	1.79m x 2.43m
Bathroom	1.79m x 2.65m

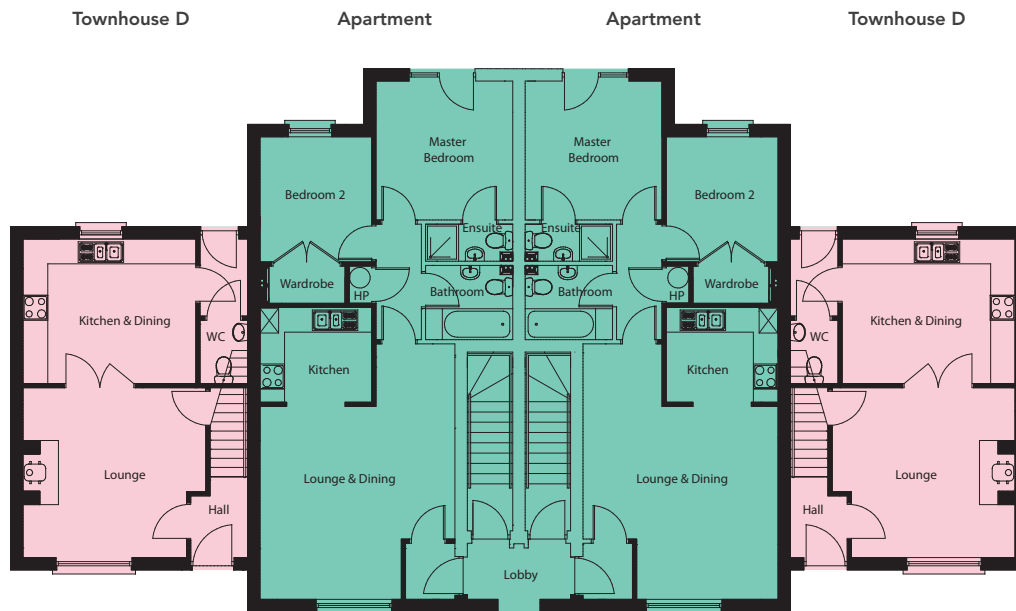
First Floor - Townhouse C

Master Bedroom	2.98m x 4.94m
Bedroom 2	2.98m x 4.25m
Bedroom 3	3.11m x 2.43m
Bathroom	3.11m x 3.65m



Townhouses D: 903 sq ft | Apartments: 700 sq ft

## House Type 6 | Townhouses & House Type 7 | Apartments



### Ground Floor - Townhouses

Lounge	3.96m x 2.52m
Kitchen/Dining	4.19m x 3.50m
WC	1.15m x 1.53m

### Ground Floor - Apartments

Lounge/Dining	4.73m x 7.00m (at widest point)
Kitchen	2.71m x 2.30m
Master Bedroom	3.40m x 3.36m
Ensuite	2.20m x 0.90m
Bedroom 2	2.71m x 3.03m
Bathroom	2.20m x 1.80m



# BOCOMBRA MANOR

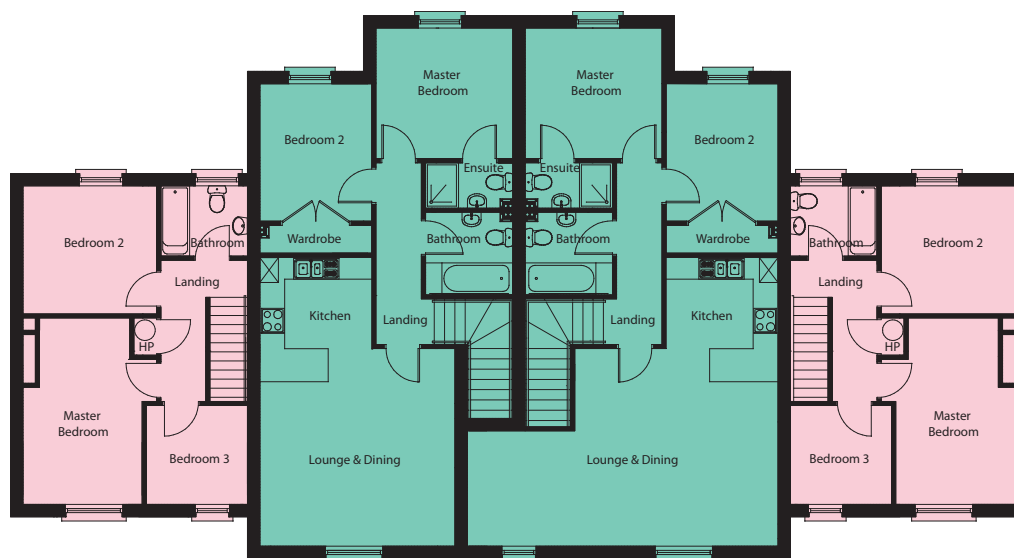
## PORTADOWN

Townhouse D

Apartment

Apartment

Townhouse D



### First Floor - Townhouses

Master Bedroom	2.90m x 4.6m (at widest point)
Bedroom 2	3.20m x 3.10m
Bedroom 3	2.45m x 2.40m
Bathroom	2.10m x 1.70m

### First Floor - Apartments

Lounge/Dining	4.73m x 7.00m (at widest point)
Kitchen	2.71m x 2.30m
Master Bedroom	3.40m x 3.36m
Ensuite	2.20m x 0.90m
Bedroom 2	2.71m x 3.03m
Bathroom	2.20m x 1.80m



## Luxury Turn Key Specification

**Our superior build methods include solid brick and block wall construction with extra wide insulated cavity walls and extra deep insulation in the attic to create a warm and efficient home. We provide 10 year structural warranty with all our homes.**

### Kitchen

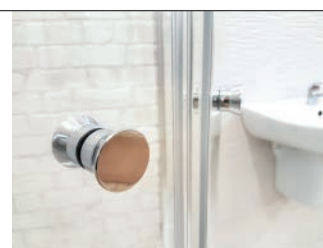
- Luxury high quality units with a choice of either contemporary or classical finishes to create a functional and inviting space
- Choice of doors, worktops and handles to satisfy all tastes
- All kitchens will have integrated appliances including fridge/freezer and dishwasher
- Utility area will be plumbed for a washing machine and dryer

### Bathrooms and Ensuite

- Bathrooms and ensuite will be fitted with the latest contemporary white premium quality sanitary ware
- Chrome heated towel rail fitted in the bathroom
- Thermostatically controlled showers in both bathroom and ensuite
- Both bathroom and ensuite will have a choice of high end luxury designer style tiling

### Floor Covering

- Premium quality tiles carpet and wooden floors throughout
- Floor tiling to the hall, WC, kitchen, dining and utility (where applicable)
- Tiling to Bathroom and ensuite floors and showering areas
- Wooden floor to lounge and carpet to stairs, landing and bedrooms







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### Heating

- All homes will be fitted with highly efficient Worcester gas combi boilers providing instant hot water

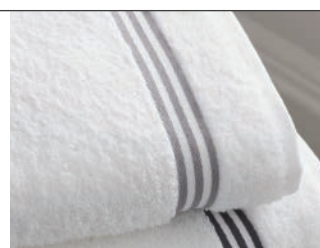
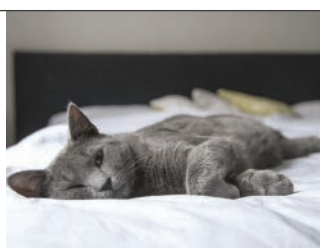
### General

- Internal panel doors with brushed chrome handles
- Moulded skirting and architrave throughout
- All walls, ceilings, doors and woodwork fully painted
- Attractive wood burning stove with hearth to the lounge\*
- Comprehensive electrical specification with electrical points, sockets, TV and telephone points
- A socket with built-in USB point will be fitted in the kitchen area
- Recessed LED downlighters to kitchen, bathroom and ensuite areas
- Mains powered smoke alarm and carbon monoxide detectors

\*Stove is not included in townhouses or apartments

### External Features

- Brick finishes throughout the site
- uPVC windows and external doors with high security locking systems
- uPVC fascia and soffits
- Fully boarded fence to the rear and side of all properties
- External door lights fitted
- Outside tap fitted to all properties
- Outside Electrical Socket fitted to all properties
- Driveways are finished in bitmac
- Gardens will be turfed and sown out depending on season





**KEY**

**House Type 2**  
Semi-Detached

**House Type 3**  
Semi-Detached

**House Type 6**  
2x, 4x & 6x Block  
Townhouses

**House Type 7**  
4x Apartments

**House Type 8**  
Detached

Developer



Selling Agent



**hannath.com**  
Tel: 028 3839 9911

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