



# BALLYVEIGH

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*Off Stiles Way, Ballygore Road*  
**Antrim**  
BT41 2GW

PHASE FOUR

HAGAN ®

HAGAN<sup>®</sup>  
CREATING  
HOMES  
SINCE 1988

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

*At Hagan Homes  
we are not developers;  
We are home builders.*

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*With over 30 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.*

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## *Step by Step Guide*

Download our **Step by Step** guide to buying a Hagan Home from our website.  
[www.haganhomes.co.uk](http://www.haganhomes.co.uk)



# Convenient living with everything on your doorstep

Just a short stroll away from the nearest convenience store, pharmacy and post office.

An unbeatable location for easy access to primary and secondary schools.

Located within three miles of The Junction shopping complex and Omniplex Cinema.

Conveniently located within close proximity of Antrim Area Hospital.

A two-minute walk to the nearest bus stop and less than three miles to Antrim Train Station and Antrim Park and Ride services.

Excellent links to the M2 with connections to Belfast City Centre, Coleraine and beyond.

Less than two miles away from stunning, open green spaces.







Antrim Castle Gardens

## By Car...

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Randalstown	8 miles
Ballymena	12 miles
Glengormley	12 miles
Belfast	18 miles
Lisburn	18 miles
Magherafelt	20 miles
Moira	20 miles
Carrickfergus	21 miles
Larne	22 miles
Ballymoney	32 miles
Coleraine	39 miles
Portstewart	44 miles
Portrush	44 miles
Ballycastle	40 miles
Antrim Area Hospital	2 miles
Belfast International Airport	5.5 miles
George Best City Airport	20 miles

## By Foot...

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Sixmile Integrated Primary School	8 mins
Clear Pharmacy	14 mins
Spar	16 mins
Parkhall Post Office	16 mins
Parkhall Primary School	16 mins
St. Joseph's Primary School	19 mins
Greystone Primary School	20 mins
Parkhall Integrated College	25 mins
Ballycraigy Primary School	31 mins
Antrim Bus & Rail Centre	33 mins
Tesco Extra	36 mins
Antrim Library	36 mins
St. Comgall's Primary School	38 mins





*Antrim Castle Gardens*



*Massereene Golf Club*



*Lough Shore Park*



*The Junction, Shopping Outlet*





## *A place to call your own*

**Presenting a collection of beautiful, modern homes, the unique development of Ballyveigh showcases the very definition of comfortable and convenient living. Ideal for young couples and first-time buyers, Ballyveigh provides the perfect opportunity to settle down in a tight-knit community, with every amenity a homeowner could possibly need located right on the doorstep.**

Situated just a stone's throw away from some of Northern Ireland's most breathtaking scenery, this unparalleled location provides easy access to a multitude of open, green spaces. Whether it's exploring the picturesque shores of stunning Lough Neagh, admiring the beauty of Antrim's Clotworthy House or strolling through its historic Castle Gardens, this area provides a paradise for those who love the great outdoors.

From leading primary and secondary schools, excellent restaurants and chic cafés, to local boutiques, convenience

stores and outstanding sports and entertainment facilities, the accessible area surrounding Ballyveigh truly has it all. What's more, with The Junction shopping facilities located in close proximity, homeowners can experience the very best of retail therapy.

Thanks to excellent rail and road links, and convenient access to the M2 motorway, commuting has never been easier. It goes without saying that homeowners would be hard-pushed to find a location better than this one.



*Clotworthy House*



*Deerpark Bridge in Antrim Castle Gardens*





# Making your new house a home

Careful attention to detail has been given in every element of design and construction at Ballveigh, giving these homes a distinct charm.

**Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.**

## Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available



## Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel extractor hood



Images used are taken from previous Hagan show homes.

# *Making your new house a home*

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## *Bathroom & Ensuite*



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Ensuite with electric shower (Where applicable)



## *External*

- External lighting to front and rear doors (where applicable)
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company





# The finer details

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

## GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: Prefinished oak flush doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining areas to have tiled floor
- Apartment living areas to have tiled floor
- Carpets to lounge and bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- Ethernet port in smaller bedroom
- x1 USB double socket in kitchen and all bedrooms
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

## KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated fridge / freezer and washing machine, apartments will have integrated washer / dryer

## BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with electric shower (where applicable)
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

## EXTERNAL FEATURES

- External lighting to front and rear door
- Outside water tap (houses only)
- All front and back gardens to be grassed
- Bitmac parking areas
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed

## APARTMENT FEATURES

- Sites 10 - 13 & 18 - 21 will have communal entrance hallway with audio intercom communication via the keypad at the main communal door
- All other apartments will have individual entrance doors
- Keypad & fob entry to communal entrance doors
- Electric gates to secure communal carparking serving sites 8 - 29



Raising Standards. Protecting Homeowners

*Ballyveigh strikes the perfect balance  
between convenience and comfort*

Apartments  
22 & 23





Apartments  
19 & 21

Apartments  
18 & 20



*Computer Visual*



*Clotworthy House*



*Deerpark Bridge in Antrim Castle Gardens*





BIRCH HILL ROAD

BALLYGORE ROAD

# Site Layout

- The Allen - 2 Bedroom Apartments
- The Folly - 3 Bedroom Detached
- The Hope (Brick) - 3 Bedroom Semi-Detached
- The Niblock - 3 Bedroom Semi-Detached
- The Ormiston - 2 Bedroom Apartments
- The Rivington - 2 Bedroom Apartments
- The Sowerby - 2 Bedroom Apartments
- The Thackeray - 2 Bedroom Apartments



Not to scale.





Computer Visual

*Ground Floor  
Apartments 5 & 9*

- ENTRANCE HALL**
- LIVING /  
KITCHEN / DINING**  
25'7" x 11'1" max
- MASTER BEDROOM**  
10'6" x 10'3"
- ENSUITE**  
5'11" x 5'3"
- BEDROOM 2**  
10'9" x 9'4" max
- BATHROOM**  
10'6" x 6'5" max

*First Floor  
Apartments 4 & 8*

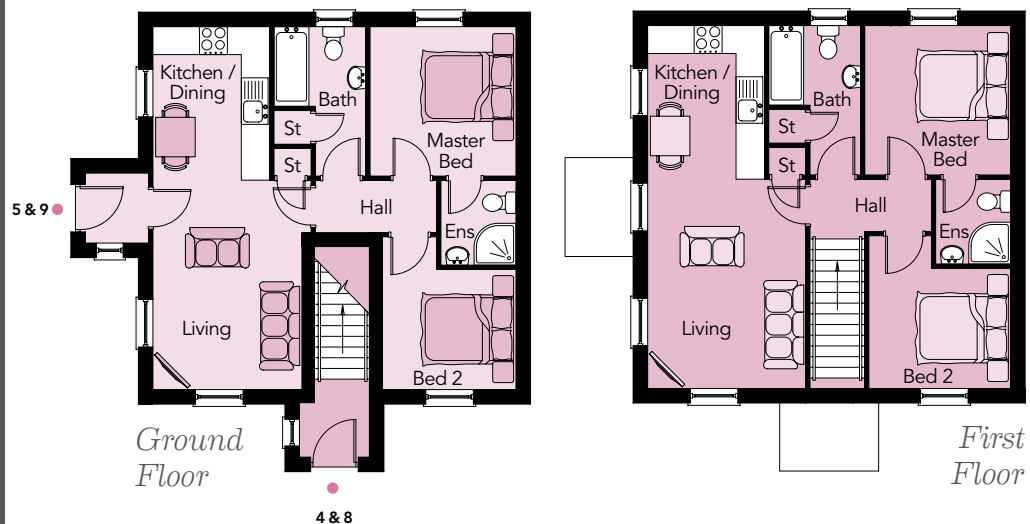
- ENTRANCE HALL**
- LIVING /  
KITCHEN / DINING**  
25'7" x 11'1" max
- MASTER BEDROOM**  
10'6" x 10'3"
- ENSUITE**  
5'11" x 5'3"
- BEDROOM 2**  
10'9" x 9'11" max
- BATHROOM**  
10'6" x 6'5" max

# The Allen

*2 Bedroom Apartments*

*Total Floor Area - Ground Floor - 613 sq.ft approx.*

*Total Floor Area - First Floor - 678 sq.ft approx.*



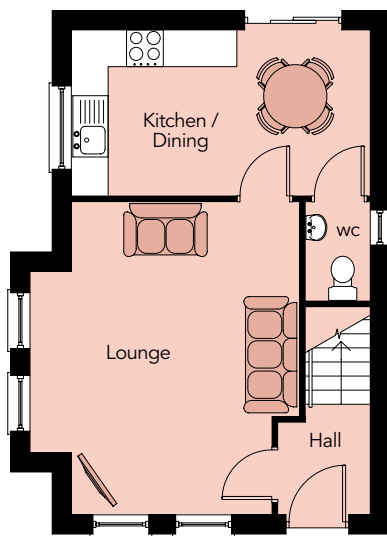




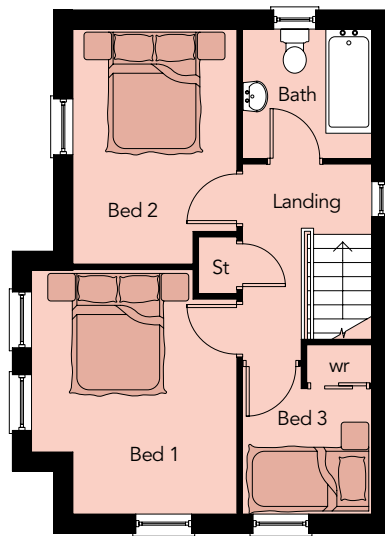
# The Folly

3 Bedroom Detached

Total Floor Area - 874 sq.ft approx.



Ground Floor



First Floor

## Ground Floor

**ENTRANCE HALL**

**LOUNGE**

16'9" x 14'5" max

**KITCHEN / DINING**

16'0" x 8'10"

**WC**

5'3" x 3'5"

## First Floor

**BEDROOM 1**

13'1" x 10'11" max

**BEDROOM 2**

12'6" x 8'9" max

**BEDROOM 3**

7'10" x 6'11" max

**BATHROOM**

6'11" x 6'11"

Note. There will be a handed version of these plans on various sites. Refer to the site layout, or with the selling agent for more information on particular sites.

Computer Visual



# *The Hope (Brick)*

*3 Bedroom Semi-Detached*  
*Total Floor Area - 816 sq.ft approx.*

## *Ground Floor*

### **ENTRANCE HALL**

### **LOUNGE**

18'11" x 11'7" max

### **KITCHEN / DINING**

15'5" x 8'10"

### **WC**

5'3" x 3'5"

## *First Floor*

### **BEDROOM 1**

13'0" x 8'2" max

### **BEDROOM 2**

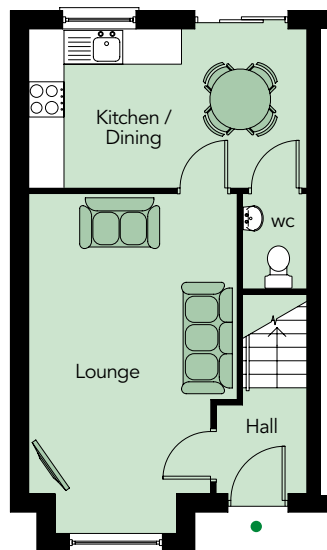
12'8" x 8'2" max

### **BEDROOM 3**

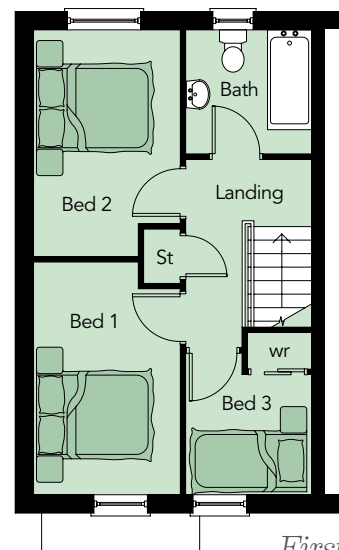
7'10" x 6'11" max

### **BATHROOM**

6'11" x 6'11"



*Ground Floor*



*First Floor*

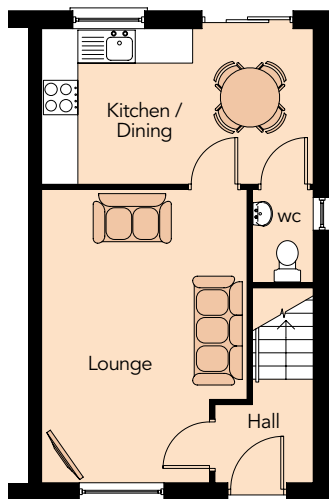
**Note.** There will be a handed version of these plans on various sites. Refer to the site layout, or with the selling agent for more information on particular sites.

Computer Visual

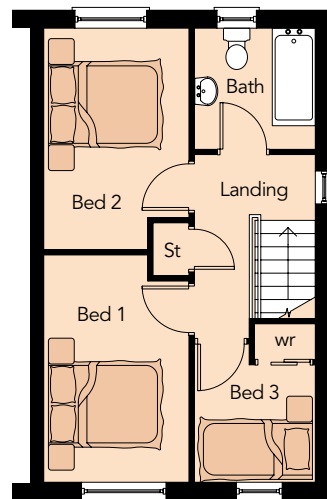


# The Niblock

3 Bedroom Semi-Detached  
Total Floor Area - 800 sq.ft approx.



Ground Floor



First Floor

## Ground Floor

ENTRANCE HALL

LOUNGE

16'9" x 11'7" max

KITCHEN / DINING

15'5" x 8'10"

WC

5'3" x 3'5"

## First Floor

BEDROOM 1

13'0" x 8'2" max

BEDROOM 2

12'8" x 8'2" max

BEDROOM 3

7'10" x 6'11" max

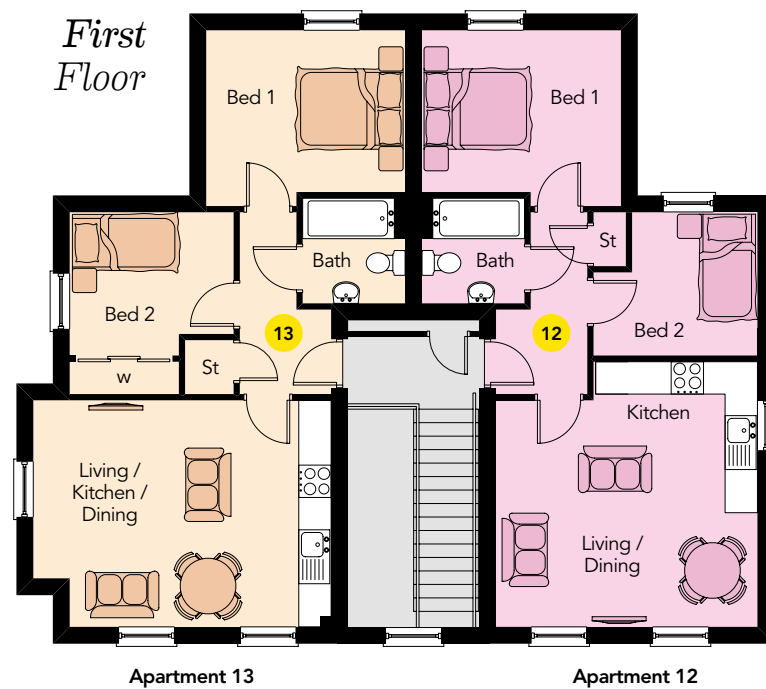
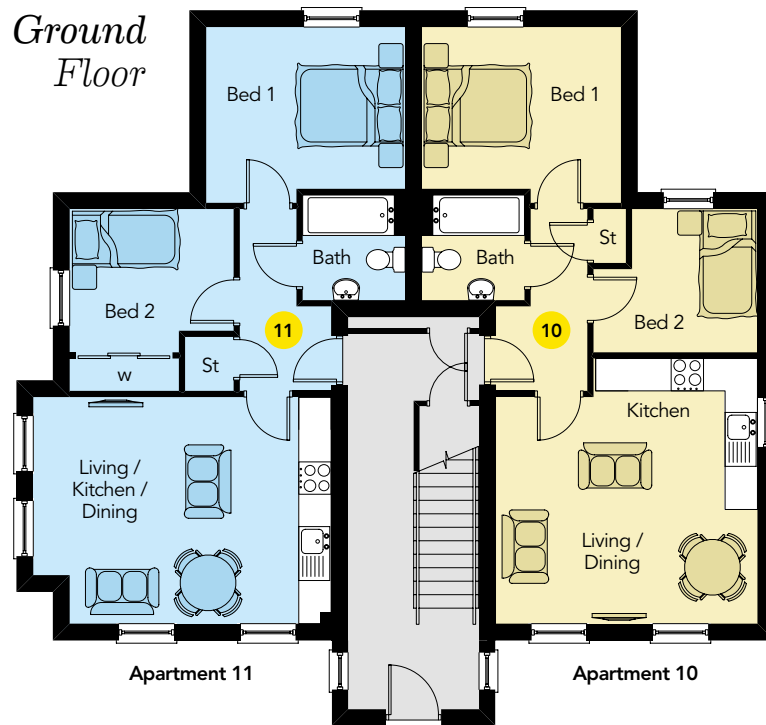
BATHROOM

6'11" x 6'11"

Note. There will be a handed version of these plans on various sites.  
Refer to the site layout, or with the selling agent for more information on particular sites.

# The Ormiston

## 2 Bedroom Apartments







Computer Visual

*Apartment 10*

*Ground Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** max 16'2" x 15'11"  
**BED 1** max 12'1" x 10'8"  
**BED 2** max 10'0" x 8'9"  
**BATHROOM** 6'5" x 6'3"

*Total Floor Area:*  
 560 sq.ft approx.

*Apartment 11*

*Ground Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** max 18'1" x 13'9"  
**BED 1** max 12'1" x 10'8"  
**BED 2** max 10'0" x 8'9"  
**BATHROOM** 6'5" x 6'3"

*Total Floor Area:*  
 584 sq.ft approx.

*Apartment 12*

*First Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** max 16'2" x 15'11"  
**BED 1** max 12'1" x 10'8"  
**BED 2** max 10'0" x 8'9"  
**BATHROOM** 6'5" x 6'3"

*Total Floor Area:*  
 560 sq.ft approx.

*Apartment 13*

*First Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** max 18'1" x 13'9"  
**BED 1** max 12'1" x 10'8"  
**BED 2** max 10'0" x 8'9"  
**BATHROOM** 6'5" x 6'3"

*Total Floor Area:*  
 584 sq.ft approx.

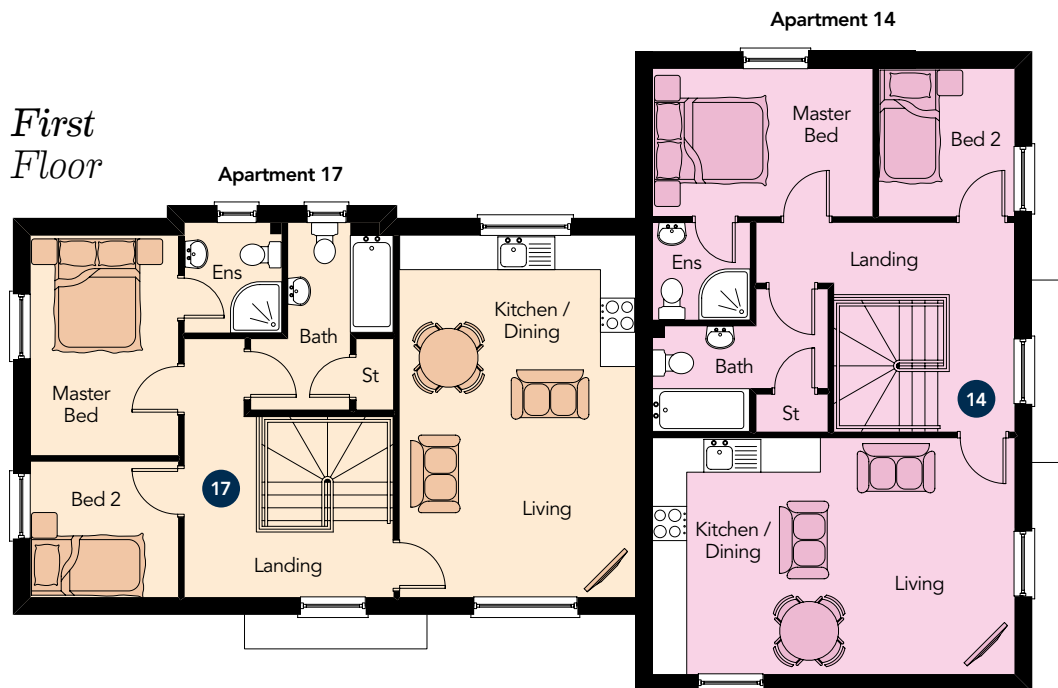
# The Rivington

## 2 Bedroom Apartments

### Ground Floor



### First Floor







Computer Visual

### *Apartment 14*

#### *First Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** 20'10" x 13'7"  
**MASTER BED** 12'8" x 8'6"  
**ENSUITE** 5'7" x 5'7"  
**BED 2** 8'6" x 7'10"  
**BATHROOM** max 10'1" x 8'2"

*Total Floor Area:*  
 737 sq.ft approx.

### *Apartment 15*

#### *Ground Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** max 20'10" x 16'8"  
**MASTER BED** max 10'3" x 8'6"  
**ENSUITE** 5'7" x 5'7"  
**BED 2** 12'4" x 7'10"  
**BATHROOM** 6'9" x 5'7"

*Total Floor Area:*  
 639 sq.ft approx.

### *Apartment 16*

#### *Ground Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** max 20'10" x 16'8"  
**MASTER BED** max 10'3" x 8'6"  
**ENSUITE** 6'4" x 5'7"  
**BED 2** 12'4" x 7'10"  
**BATHROOM** max 6'9" x 6'4"

*Total Floor Area:*  
 635 sq.ft approx.

### *Apartment 17*

#### *First Floor*

**ENTRANCE HALL**  
**LIVING / KITCHEN / DINING** 20'10" x 13'6"  
**MASTER BED** 12'8" x 8'6"  
**ENSUITE** 6'4" x 5'7"  
**BED 2** 8'6" x 7'10"  
**BATHROOM** max 10'9" x 8'2"

*Total Floor Area:*  
 745 sq.ft approx.

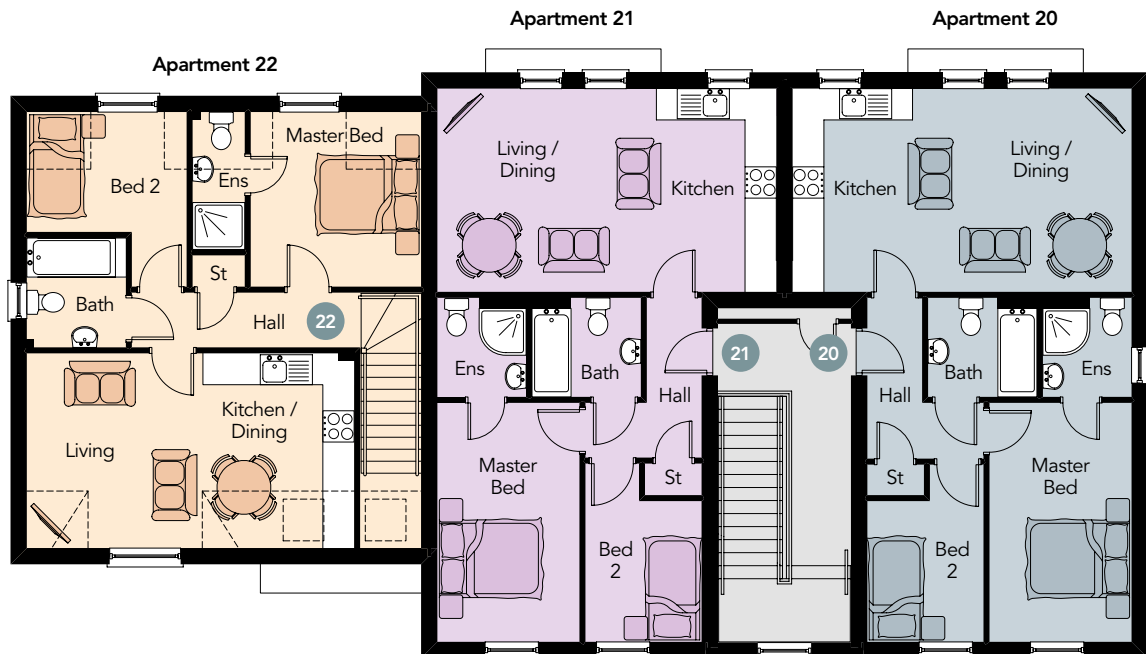
# The Sowerby

## 2 Bedroom Apartments

Ground Floor



First Floor





Computer Visual

### *Apartment 18*

#### *Ground Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b> max	21'4" x 14'3"
<b>MASTER BED</b>	15'1" x 8'11"
<b>ENSUITE</b>	6'3" x 5'7"
<b>BED 2</b> max	11'2" x 7'4"
<b>BATHROOM</b>	6'10" x 6'3"

*Total Floor Area: 652 sq ft approx.*

### *Apartment 19*

#### *Ground Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b> max	21'4" x 14'3"
<b>MASTER BED</b>	15'1" x 8'11"
<b>ENSUITE</b>	6'3" x 5'7"
<b>BED 2</b> max	11'2" x 7'4"
<b>BATHROOM</b>	6'10" x 6'3"

*Total Floor Area: 652 sq ft approx.*

### *Apartment 20*

#### *First Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	21'4" x 12'10"
<b>MASTER BED</b>	15'1" x 8'11"
<b>ENSUITE</b>	6'3" x 5'7"
<b>BED 2</b> max	11'2" x 7'4"
<b>BATHROOM</b>	6'10" x 6'3"

*Total Floor Area: 639 sq ft approx.*

### *Apartment 21*

#### *First Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	21'4" x 12'10"
<b>MASTER BED</b>	15'1" x 8'11"
<b>ENSUITE</b>	6'3" x 5'7"
<b>BED 2</b> max	11'2" x 7'4"
<b>BATHROOM</b>	6'10" x 6'3"

*Total Floor Area: 639 sq ft approx.*

### *Apartment 22*

#### *First Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	20'7" x 12'3"
<b>MASTER BED</b>	11'0" x 10'9"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BED 2</b> max	11'0" x 10'1"
<b>BATHROOM</b>	6'11" x 6'3"

*Total Floor Area: 698 sq ft approx.*

### *Apartment 23*

#### *Ground Floor*

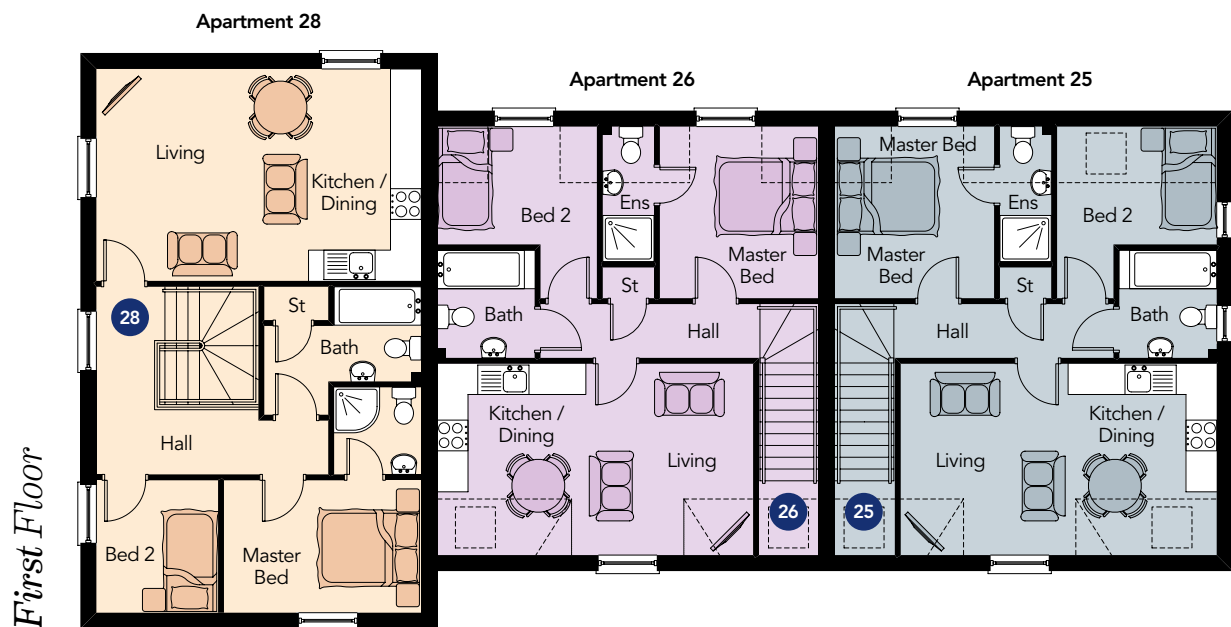
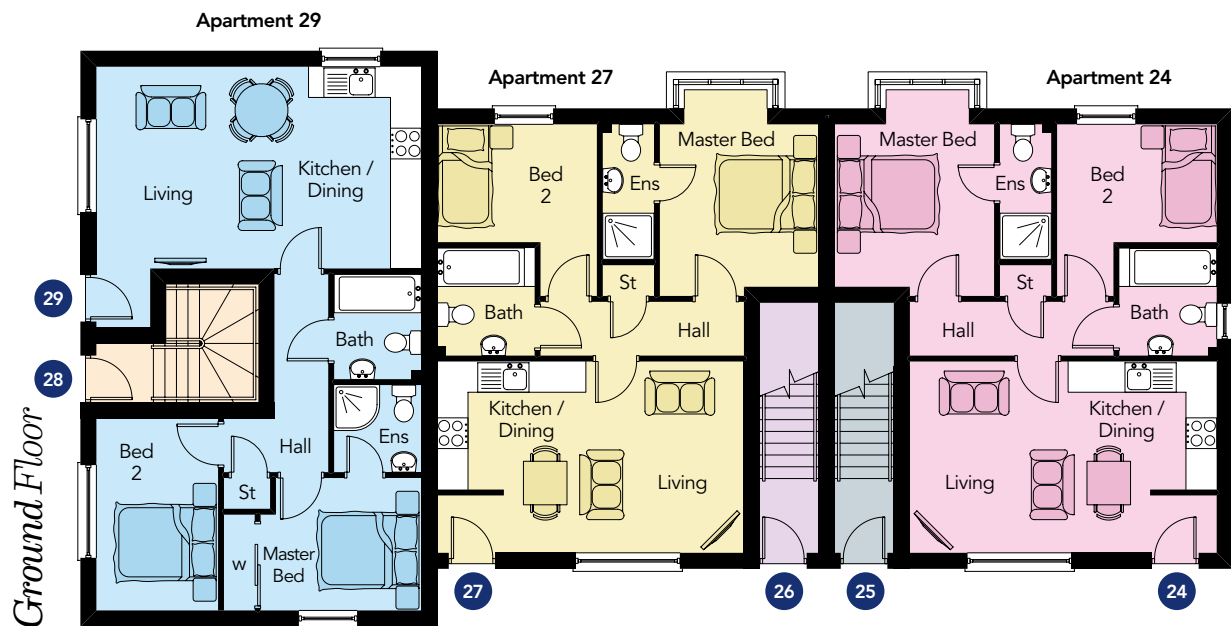
<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	20'1" x 12'3"
<b>MASTER BED</b> max	11'0" x 10'9"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BED 2</b> max	11'0" x 10'1"
<b>BATHROOM</b>	6'11" x 6'3"

*Total Floor Area: 598 sq ft approx.*



# The Thackeray

## 2 Bedroom Apartments





Computer Visual

### *Apartment 24*

#### *Ground Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	19'8" x 12'3"
<b>MASTER BED</b> max	13'2" x 10'2"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BED 2</b> max	11'0" x 10'3"
<b>BATHROOM</b>	6'11" x 6'3"

*Total Floor Area: 600 sq.ft approx.*

### *Apartment 25*

#### *First Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	20'3" x 12'3"
<b>MASTER BED</b>	11'0" x 10'2"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BED 2</b> max	11'0" x 10'3"
<b>BATHROOM</b>	6'11" x 6'3"

*Total Floor Area: 688 sq.ft approx.*

### *Apartment 26*

#### *First Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	20'3" x 12'3"
<b>MASTER BED</b>	11'0" x 10'2"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BED 2</b> max	11'0" x 10'3"
<b>BATHROOM</b>	6'11" x 6'3"

*Total Floor Area: 688 sq.ft approx.*

### *Apartment 27*

#### *Ground Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	19'8" x 12'3"
<b>MASTER BED</b> max	13'2" x 10'2"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BED 2</b> max	11'0" x 10'3"
<b>BATHROOM</b>	6'11" x 6'3"

*Total Floor Area: 600 sq.ft approx.*

### *Apartment 28*

#### *First Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b>	20'10" x 13'7"
<b>MASTER BED</b>	12'8" x 8'6"
<b>ENSUITE</b>	5'7" x 5'7"
<b>BED 2</b>	8'6" x 7'10"
<b>BATHROOM</b> max	10'1" x 8'2"

*Total Floor Area: 727 sq.ft approx.*

### *Apartment 29*

#### *Ground Floor*

<b>ENTRANCE HALL</b>	
<b>LIVING / KITCHEN / DINING</b> max	20'10" x 16'8"
<b>MASTER BED</b> max	10'3" x 8'6"
<b>ENSUITE</b>	5'7" x 5'7"
<b>BED 2</b>	12'4" x 7'10"
<b>BATHROOM</b>	6'9" x 5'7"

*Total Floor Area: 639 sq.ft approx.*

# Current Developments



**ASHDENE WOOD**  
*Dundonald BT16 1XS*



**MEDWAY**  
*Belfast BT4 1GA*



**BYRON HALT**  
*Holywood BT18 9JQ*



**MULBERRY**  
*Coleraine BT52 2FA*



**ENLER VILLAGE**  
*Comber BT23 5ZP*



**FOXLEIGH MEADOW**  
*Ballymoney BT53 6FE*



**EBRINGTON HALL**  
*Belfast BT4 3HX*

**HAGAN**<sup>®</sup>  
CREATING  
HOMES  
SINCE 1988

## Multi Award Winning Home Builders

**PropertyPal Awards**  
Community (CSR)  
Award Winner 2022

**Development**  
**Company of the Year**  
Award Winner 2022

**Best Property**  
**Marketing Campaign**  
**of Year**  
Award Winner 2022

**AIB Business Eye**  
Community (CSR)  
Award Winner  
2022 & 2021

**FSB Small Business**  
Community Award  
Winner 2020

**Business Eye**  
Business Awards 2018  
Highly Commended

**Belfast Telegraph**  
Property Marketing  
Award 2022 & 2018

**Residential**  
**Development**  
**of the Year -**  
Highly Commended  
2022

**CEF - Private Housing**  
Development  
Award Winner 2008,  
2012, 2014 & 2015

**Daily Telegraph**  
What House?  
Award Winner

**Sunday Express**  
National House Builder  
Award

**Daily Express**  
British National House  
Builder Award





Raising Standards. Protecting Homeowners



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



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