

BRACKEN VILLAS



LISNISKY LANE, PORTADOWN

CLASSICALLY DESIGNED BUNGALOWS
FOR MODERN LIVING

CONTEMPORARY BUT CLASSICALLY
REFINED, THESE BEAUTIFUL BUNGALOWS
ARE SENSITIVELY INTEGRATED WITHIN A
TRANQUIL, LANDSCAPED SETTING



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CLASSICALLY DESIGNED BUNGALOWS
FOR MODERN LIVING

BRACKEN
VILLAS

EXPERIENCE THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM

Commanding an excellent edge of town location at Lisnisky Lane, Portadown, Bracken Villas presents a range of classically designed homes for quality living.

The particular location of Bracken Villas offers prospective home owners the convenience of edge of town living with a semi-rural aspect.

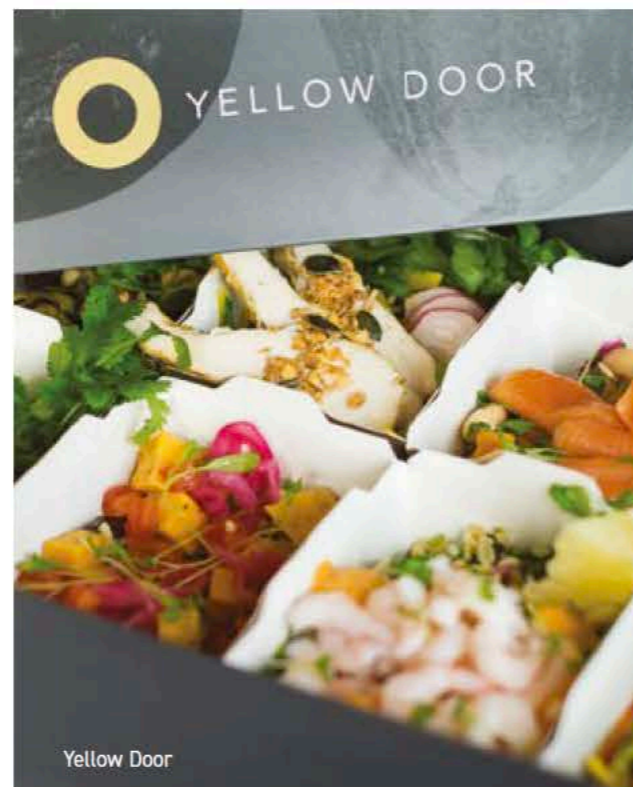
There are excellent transport, cycle and pedestrian links to a full range of amenities and facilities including a number of sports facilities, public parks, local convenience stores, and also the popular Rushmere complex. Craigavon Hospital is literally a 2 minute walk away and commuters can also be on the M1 motorway in minutes. Yet within a few minutes walk or cycle, buyers can be in a countryside environment or overlooking the picturesque Craigavon Lakes by joining the Ulster Way cycle and pedestrian link from a connection beside these wonderful homes.

Buyers will be spoilt for choice at Bracken Villas with 6 different house types arranged as generously proportioned semi detached and detached bungalows on spacious plots.

All homes at Bracken Villas have been well designed to a classical theme but with modern living in mind by renowned architects Alan Patterson Design. The variety of choice, use of high quality materials and high specification of finish will leave all homeowners with a house they can feel proud to call home.



Edenvilla Park



Yellow Door



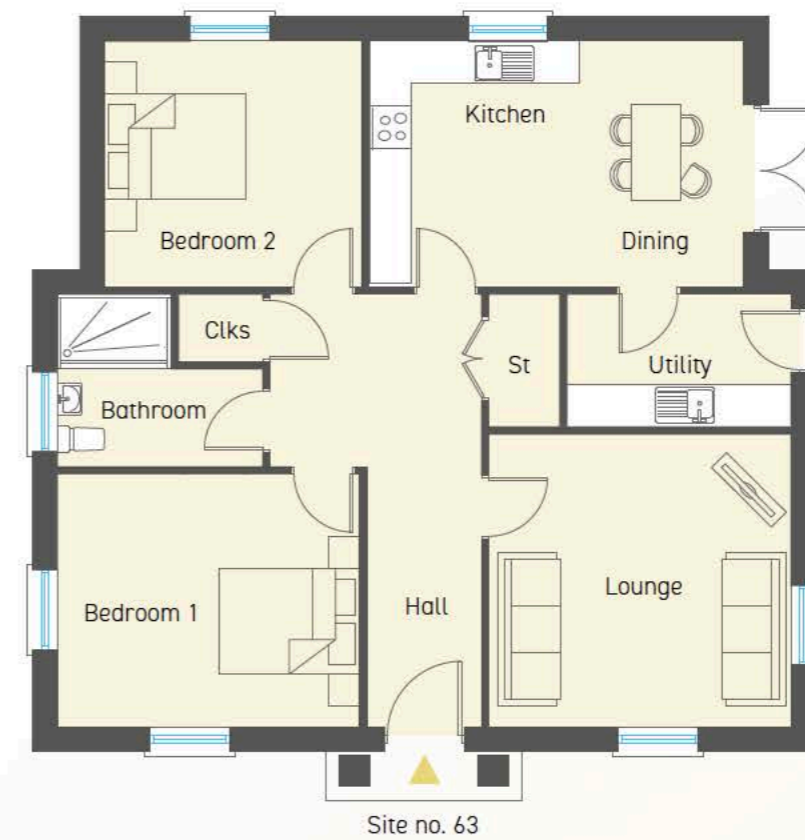
M&S Food Hall



Peatlands Park



Craigavon Lakes



GROUND FLOOR

Entrance Hall with separate Cloakroom

Lounge

ft 14'1" x 13'7" m 4.29 x 4.16

Kitchen | Dining

ft 17'5" x 11'5" m 5.32 x 3.50

Utility

ft 10'5" x 6'2" m 3.18 x 1.88

Bedroom 1

ft 14'1" x 11'9" m 4.29 x 3.60

Bedroom 2

ft 11'10" x 11'5" m 3.65 x 3.50

Bathroom (max)

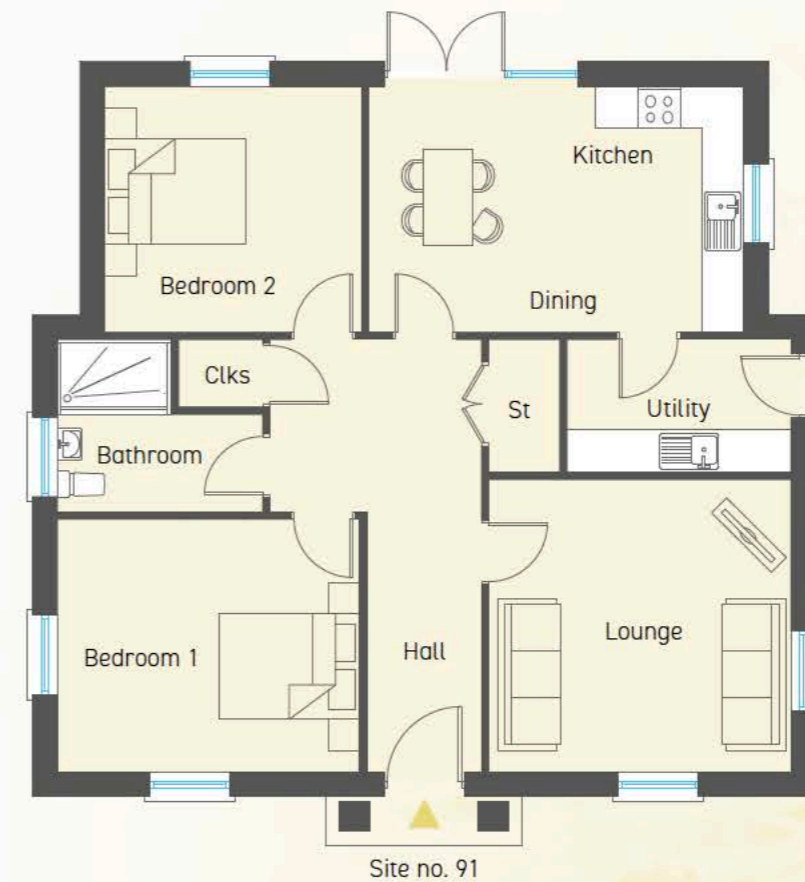
ft 9'6" x 8'1" m 2.92 x 2.45

The Wren Site nos. 63 & 91

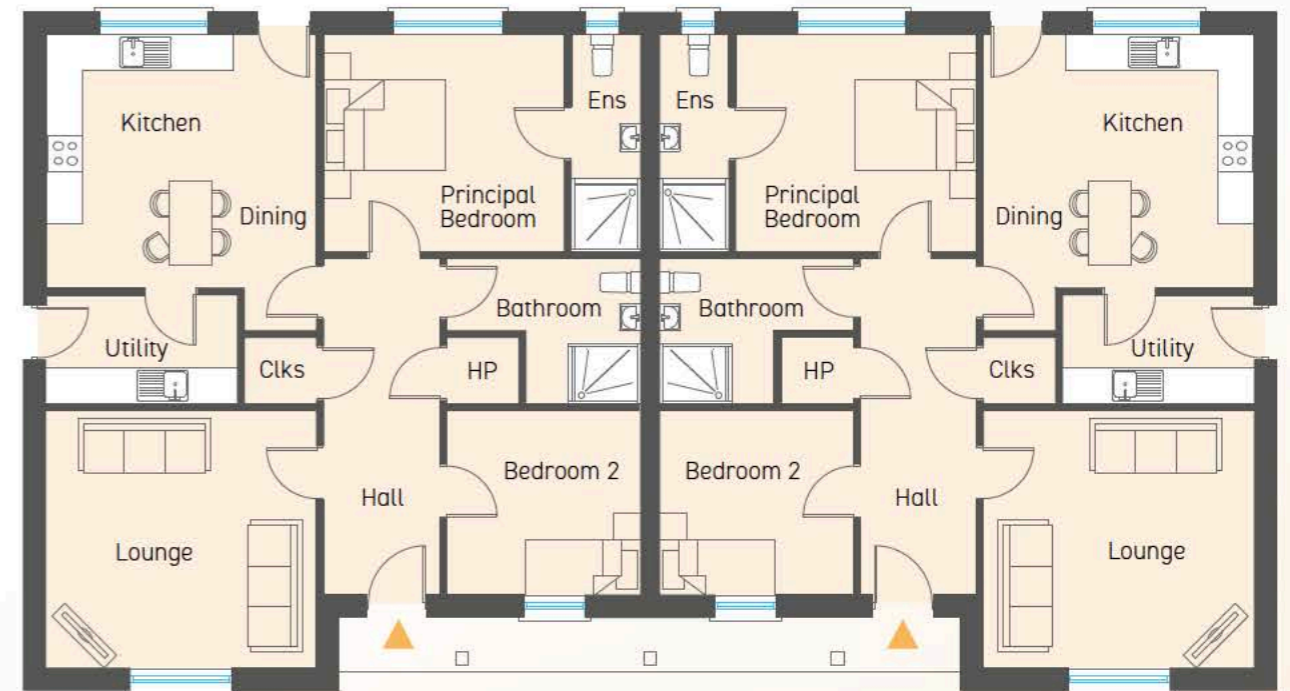
2 Bedroom Detached. Floor area: 1040 sq ft approx



SITE LAYOUT (not to scale)



Site no. 91



The Brambling Site nos. 84, 85, 87 & 88

2 Bedroom Semi Detached. Floor area: 1030 sq ft approx



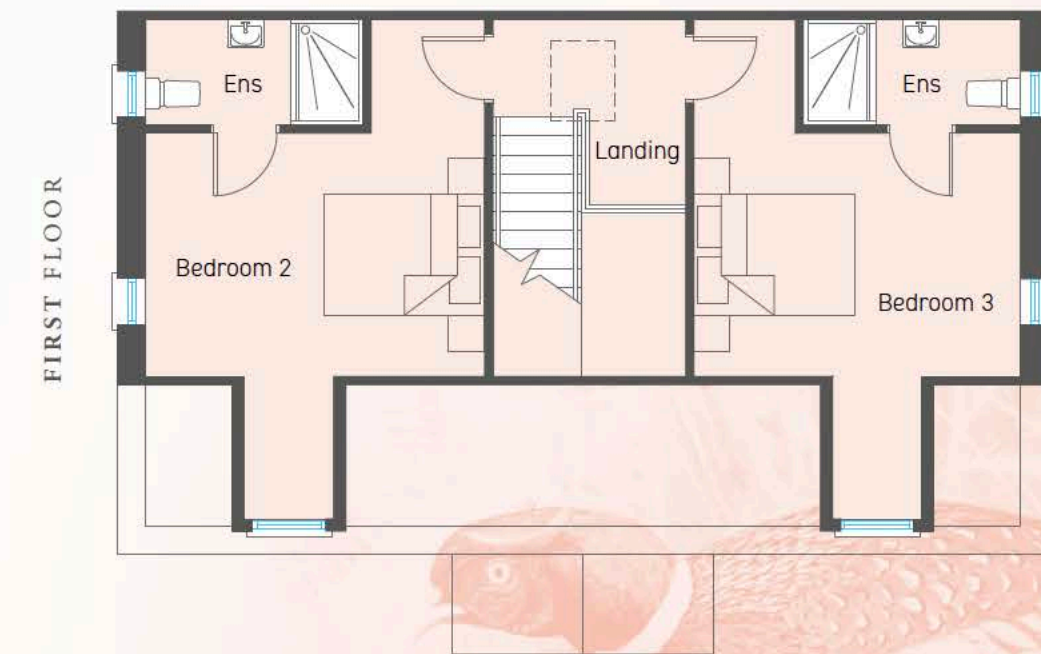
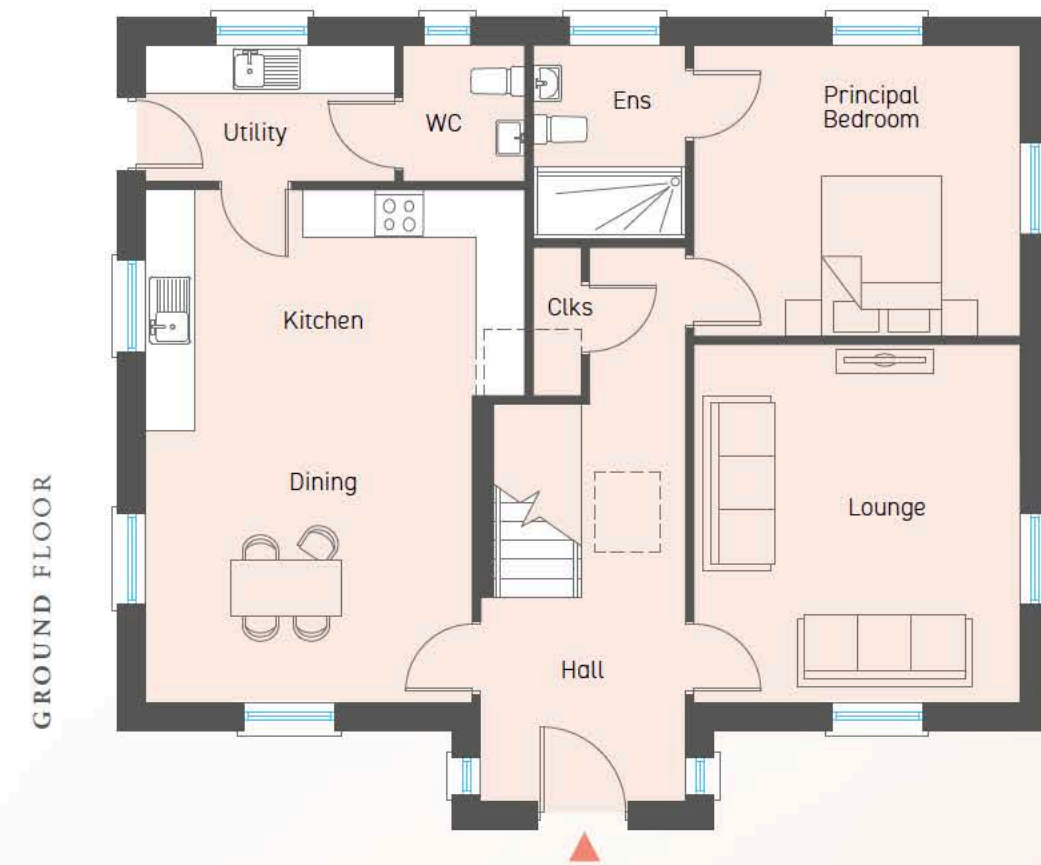
GROUND FLOOR

| Entrance Hall with separate Cloakroom | | | |
|---------------------------------------|-------------------|---|-------------|
| Lounge | ft 14'7" x 13'10" | m | 4.46 x 4.24 |
| Kitchen Dining | ft 14'7" x 13'7" | m | 4.46 x 4.18 |
| Utility | ft 10'4" x 5'10" | m | 3.16 x 1.80 |
| Principal Bedroom | ft 12'10" x 11'8" | m | 3.96 x 3.58 |
| Ensuite | ft 11'8" x 3'8" | m | 3.58 x 1.15 |
| Bedroom 2 | ft 10'5" x 9'10" | m | 3.20 x 3.01 |
| Bathroom (max) | ft 10'5" x 7'9" | m | 3.20 x 2.40 |



The Curlew Site nos. 71, 72, 79 & 80

3 Bedroom Detached. Floor area 1625 sq ft approx



GROUND FLOOR

| | | | |
|---------------------------------------|------------------|---------------|--|
| Entrance Hall with separate Cloakroom | | | |
| Lounge | ft 14'6" x 13'4" | m 4.45 x 4.06 | |
| Kitchen Dining _{max} | ft 20'9" x 15'4" | m 6.37 x 4.71 | |
| Utility with WC | ft 15'1" x 5'6" | m 4.60 x 1.70 | |
| Principal Bedroom | ft 13'4" x 11'9" | m 4.06 x 3.62 | |
| Ensuite | ft 7'9" x 6'3" | m 2.41 x 1.90 | |

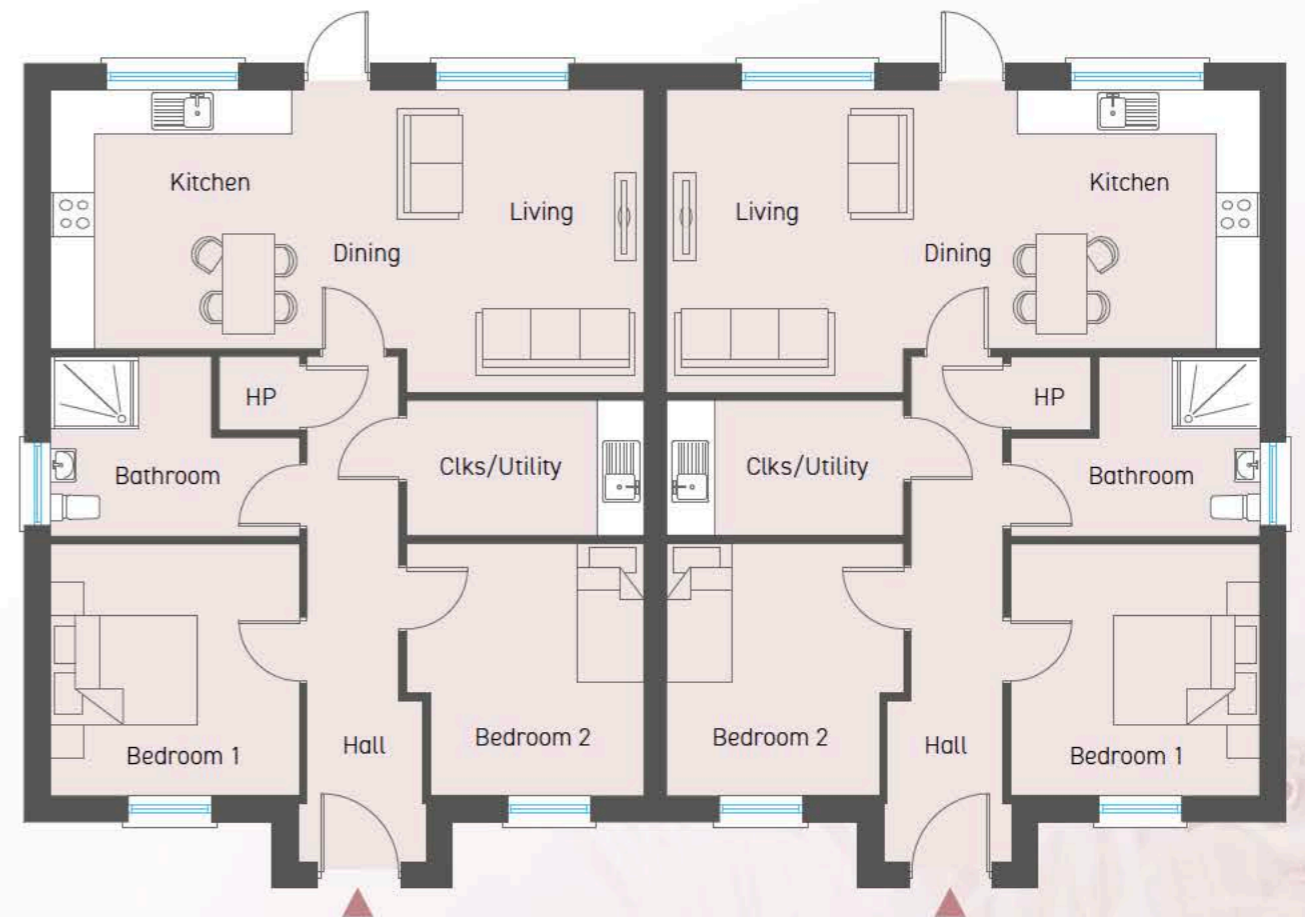
FIRST FLOOR

| | | |
|--------------------------|------------------|---------------|
| Bedroom 2 _{max} | ft 14'5" x 13'8" | m 4.44 x 4.21 |
| Ensuite | ft 8'8" x 4'3" | m 2.70 x 1.31 |
| Bedroom 3 _{max} | ft 14'5" x 13'3" | m 4.44 x 4.06 |
| Ensuite | ft 8'8" x 4'3" | m 2.70 x 1.31 |



The Dunnock Site nos. 68, 69, 74, 75, 76 & 77

2 Bedroom Semi Detached. Floor area 840 sq ft approx



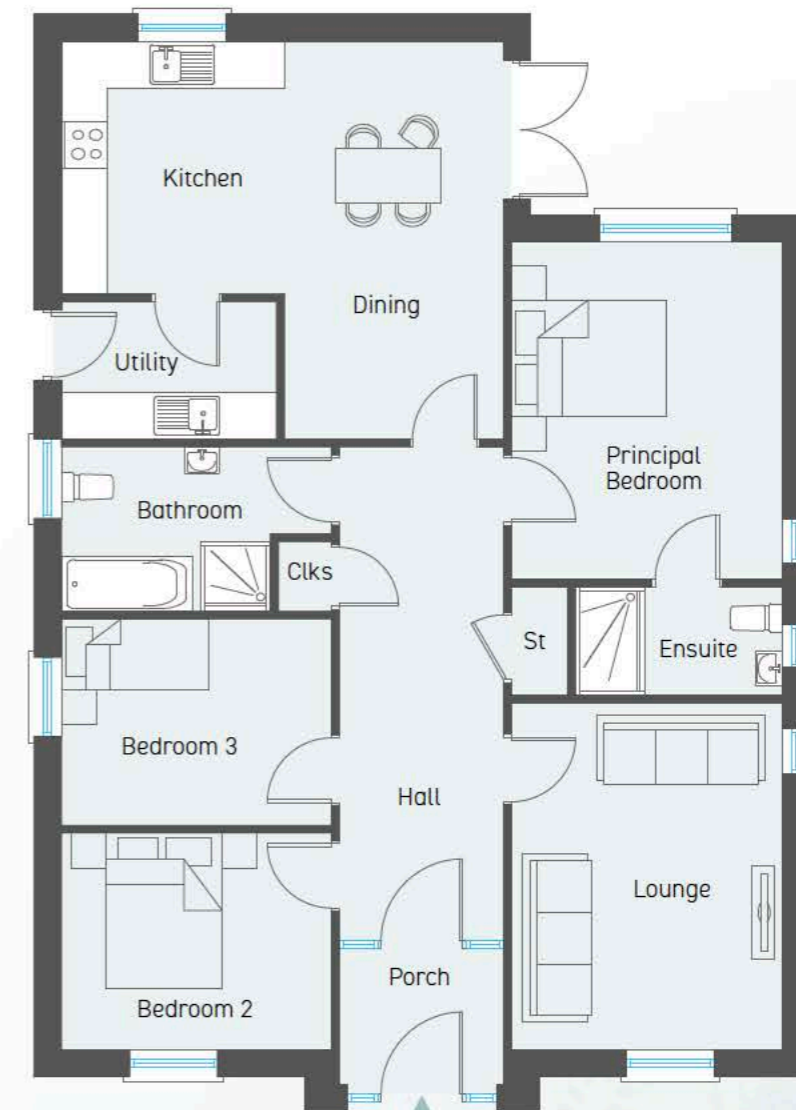
GROUND FLOOR

| | | | |
|--|------------------|---------------|--|
| Entrance Hall | | | |
| Kitchen Dining Living ^{max} | ft 26'6" x 13'6" | m 8.10 x 4.14 | |
| Cloakroom/Utility | ft 10'7" x 6'1" | m 3.24 x 1.85 | |
| Bedroom 1 | ft 11'3" x 11'2" | m 3.44 x 3.40 | |
| Bedroom 2 ^{max} | ft 11'4" x 10'7" | m 3.45 x 3.24 | |
| Bathroom ^{max} | ft 11'2" x 8'1" | m 3.40 x 2.46 | |



The Finch Site nos. 67, 70, 78, 82, 83, 86 & 90

3 Bedroom Detached. Floor area 1216 sq ft approx



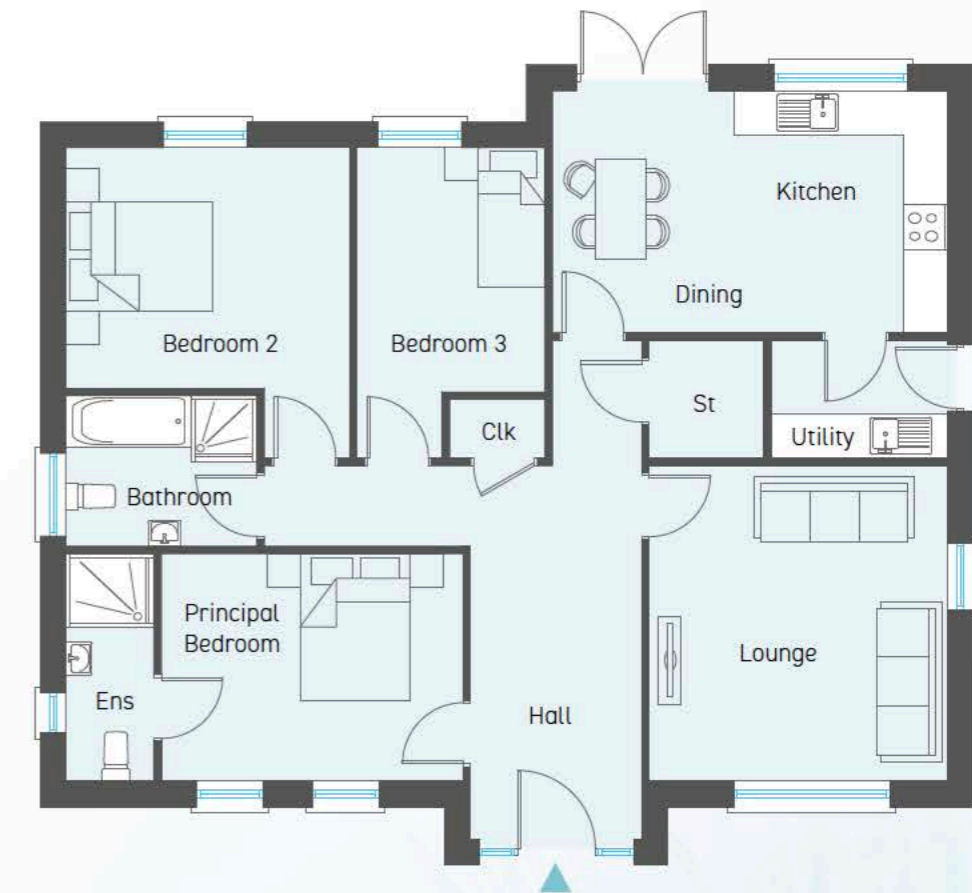
GROUND FLOOR

| Entrance Hall with Porch and separate Cloakroom | | | |
|---|----|---------------|---------------|
| Lounge | ft | 14'7" x 11'5" | m 4.46 x 3.50 |
| Kitchen Dining max | ft | 18'7" x 16'9" | m 5.70 x 5.13 |
| Utility | ft | 9'1" x 5'8" | m 2.77 x 1.77 |
| Principal Bedroom | ft | 14'3" x 11'5" | m 4.35 x 3.50 |
| Ensuite | ft | 8'8" x 4'6" | m 2.67 x 1.40 |
| Bedroom 2 | ft | 11'5" x 9'2" | m 3.50 x 2.79 |
| Bedroom 3 | ft | 11'5" x 8'6" | m 3.50 x 2.66 |
| Bathroom max | ft | 11'5" x 6'10" | m 3.50 x 2.12 |



The Grebe Site nos. 64, 65, 66, 73, 81 & 89

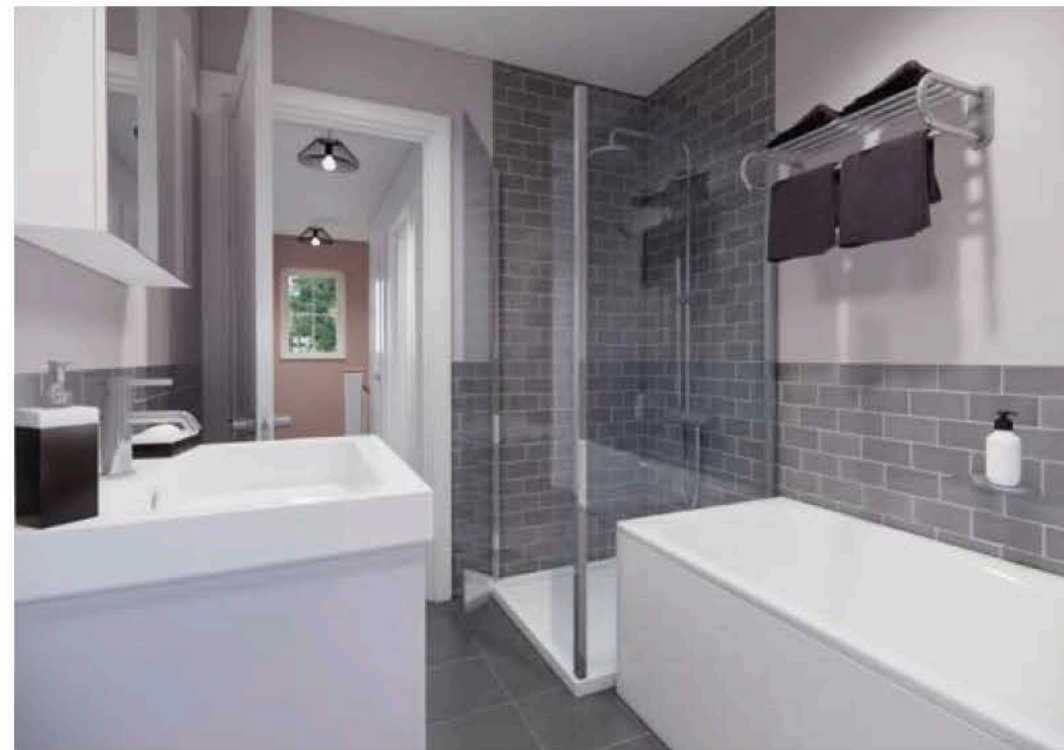
3 Bedroom Detached. Floor area 1185 sq ft approx



GROUND FLOOR

Entrance Hall with separate Cloakroom

| | | |
|-------------------|------------------|---------------|
| Lounge | ft 14'1" x 13'4" | m 4.30 x 4.06 |
| Kitchen Dining | ft 17'6" x 10'9" | m 5.36 x 3.31 |
| Utility | ft 7'9" x 5'3" | m 2.40 x 1.60 |
| Principal Bedroom | ft 13'5" x 10'2" | m 4.11 x 3.10 |
| Ensuite | ft 10'2" x 3'10" | m 3.10 x 1.20 |
| Bedroom 2 max | ft 13'5" x 12'6" | m 4.12 x 3.86 |
| Bedroom 3 max | ft 13'5" x 8'4" | m 4.12 x 2.57 |
| Bathroom | ft 8'6" x 6'8" | m 2.60 x 2.05 |



Photographs are for illustrative purposes only

SPECIFICATION

TOUCHES OF QUALITY

KITCHENS & UTILITY ROOMS

- > Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
- > Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- > Recessed energy efficient LED spotlights to ceilings
- > Ceramic floor tiling to kitchen and dining areas
- > Ceramic wall tiling between kitchen units

BATHROOMS, ENSUITES AND WC'S

- > Contemporary white sanitary ware with chrome fittings
 - > Recessed energy efficient LED spotlights to ceilings
 - > Ceramic floor tiling
 - > Partial wall tiling to bathroom and splashbacks to ensuites and wc
- All bathrooms fitted with vanity units

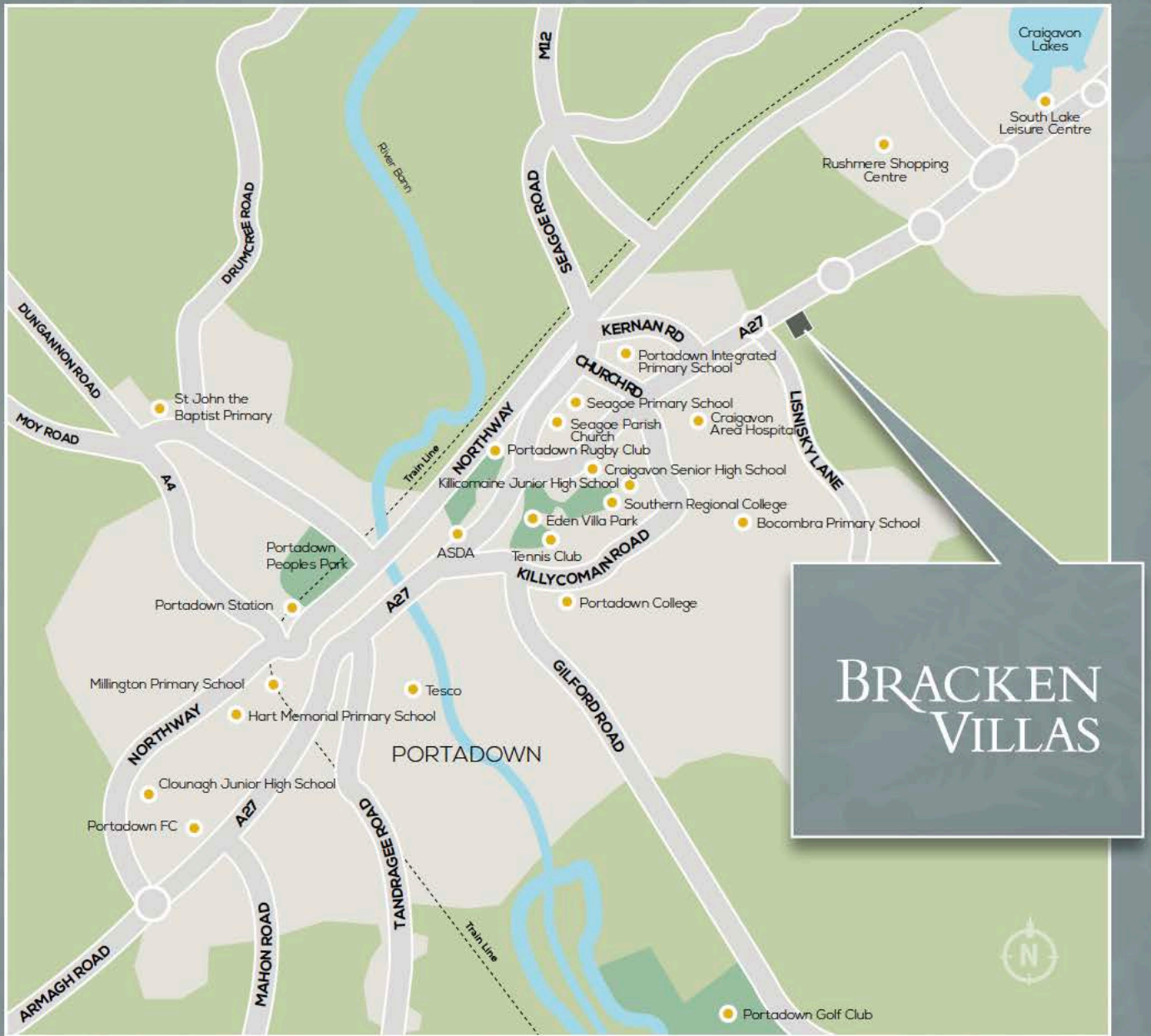
INTERNAL FEATURES

- > Carpets or laminate flooring to lounge and bedrooms
- > Interior painted finish to all walls, ceilings and woodwork
- > Solid wood interior doors with quality ironmongery
- > Moulded skirting and architrave
- > Mains supply smoke and heat detectors
- > Main supply carbon monoxide detectors
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for security alarm
- > Energy efficient gas fired central heating
- > Pressurised water system

EXTERNAL FEATURES

- > Beautifully designed homes by Alan Patterson Design architects
- > 10 year warranty
- > Front and rear gardens levelled and seeded
- > Bitmac driveway included as standard
- > Rear gardens to have perimeter timber fencing
- > A range of external finishes to include brick, render and stonework to complement the traditional design
- > Outside water tap
- > High energy rating PVC double glazed windows
- > PVC composite door
- > Feature light to front door

A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained.



SELLING AGENT:

DEVELOPER:

CONTRACTOR:

Hannath®

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mdk
Construction **ltd**

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B L O C K
creative property marketing

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Readers should note that whilst this brochure and the plans provided show the developers intent at the time of print the developer retains the right to change house types within the site.