

The Oaks

MULLAN ROAD, BALLINDERRY



Contemporary style & traditional build.

Welcome to Phase Two of The Oaks in Ballinderry – where refined living meets natural elegance. Building on the success of Phase One, we are thrilled to present the next chapter that seamlessly blends modern sophistication with the timeless beauty of Ballinderry.

Nestled in a picturesque landscape, Phase Two of The Oaks promises an exceptional living experience, with meticulously designed residences and thoughtfully designed living spaces. Join us as we continue to redefine luxury living in this idyllic community, where every detail is crafted to elevate your lifestyle. Welcome to a new era of exclusivity and charm at The Oaks in Ballinderry.

Visit our show home at Site 9. You're invited to envision the lifestyle that awaits you. Our knowledgeable team will be on hand to guide you through the features and details that make The Oaks truly exceptional. Simply reach out, and we'll arrange a private viewing at your convenience.



Energy Efficient
Traditional
Build



Choice of
Quality Kitchen
Finish



Pre-selected
Designer
Sanitary Ware



Choice of
Quality Tiles
and Carpets

The Show Home Viewing by Private Appointment



Site Map

Phase 2

Sites 29 - 56



Housetypes



The Pine

4 Bedroom Detached

Site Nos | 47



The Aspen

4 Bedroom Detached

Site Nos | 39 | 44



The Cedar

4 Bedroom Semi-Detached

Site Nos | 32 | 33 | 36 | 37 | 48 | 49



The Elm

3 Bedroom Bungalow

Site Nos | 55 | 56



The Beech

3 Bedroom Detached

Site Nos | 41 | 42 | 45 | 46 | 50



The Laurel

3 Bedroom Detached

Site Nos | 31 | 38 | 40 | 43



The Willow

3 Bedroom Semi-Detached

Site Nos | 30 | 34 | 52 | 53



The Larch

3 Bedroom Semi-Detached

Site Nos | 29 | 35 | 51 | 54

The Pine

4 Bedroom
Detached Home

Site Nos | 47



Family home with Bedroom 1 Ensuite, open plan Kitchen/Dining Area and separate Living Room with optional Sun Lounge.



Energy Efficient
Traditional
Build



Choice of
Quality Kitchen
Finish

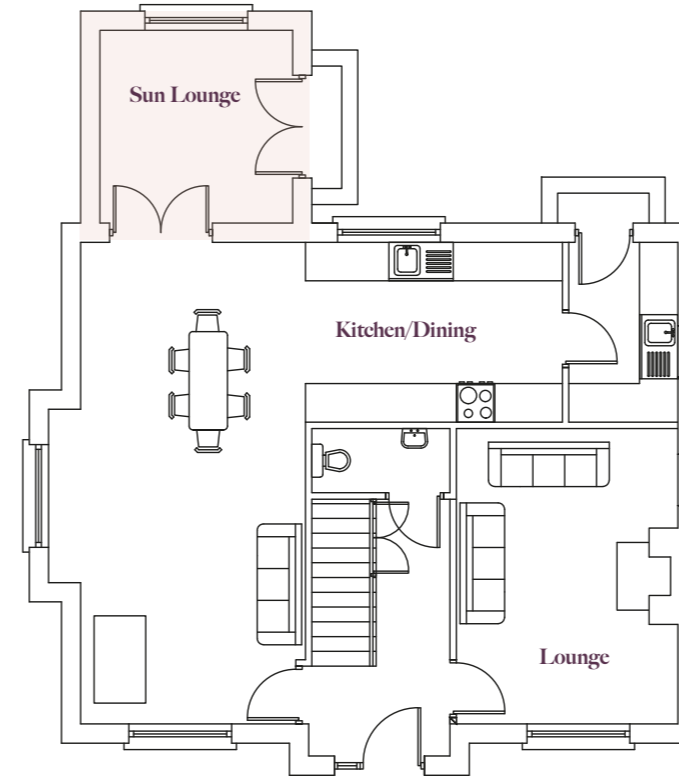


Pre-selected
Designer
Sanitary Ware

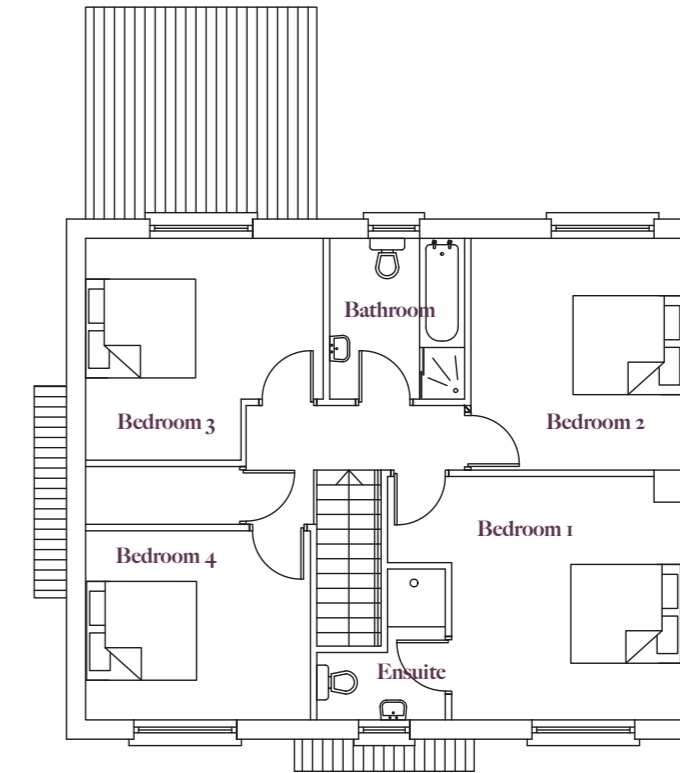


Choice of
Quality Tiles
and Carpets

Ground Floor



First Floor



Dimensions

Lounge	4.6m x 3.45m	15' 1.10" x 11' 3.83"
Kitchen/Dining	7.5m x 7.5m (widest points)	24' 7.28" x 24' 7.28"
Sun Lounge	3m x 3m	9' 10.11" x 9' 10.11"
Utility	2.8m x 1.7m	9' 2.24" x 5' 6.93"
Bedroom 1	3.8m x 3.6m	12' 5.61" x 11' 9.73"
Ensuite	2m x 1.5m	6' 6.74" x 4' 11.06"
Bedroom 2	3.6m x 3.3m	11' 9.73" x 10' 9.92"
Bedroom 3	3.45m x 3.7m	11' 3.83" x 12' 1.67"
Bedroom 4	2.95m x 3.5m	9' 8.14" x 11' 5.80"
Bathroom	2.5m x 2.1m	8' 2.43" x 6' 10.68"

The Aspen

4 Bedroom
Detached Home

Site Nos | 39 | 44



Large family home with Bedroom 1 ensuite, open plan Kitchen/Dining Area and seperate Living Room.



Energy Efficient
Traditional
Build



Choice of
Quality Kitchen
Finish

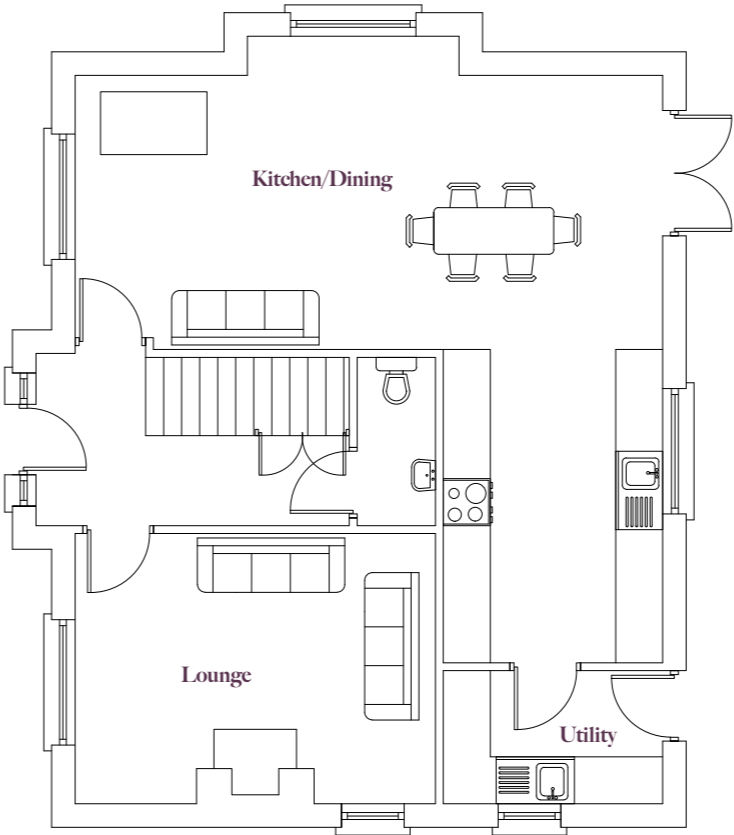


Pre-selected
Designer
Sanitary Ware

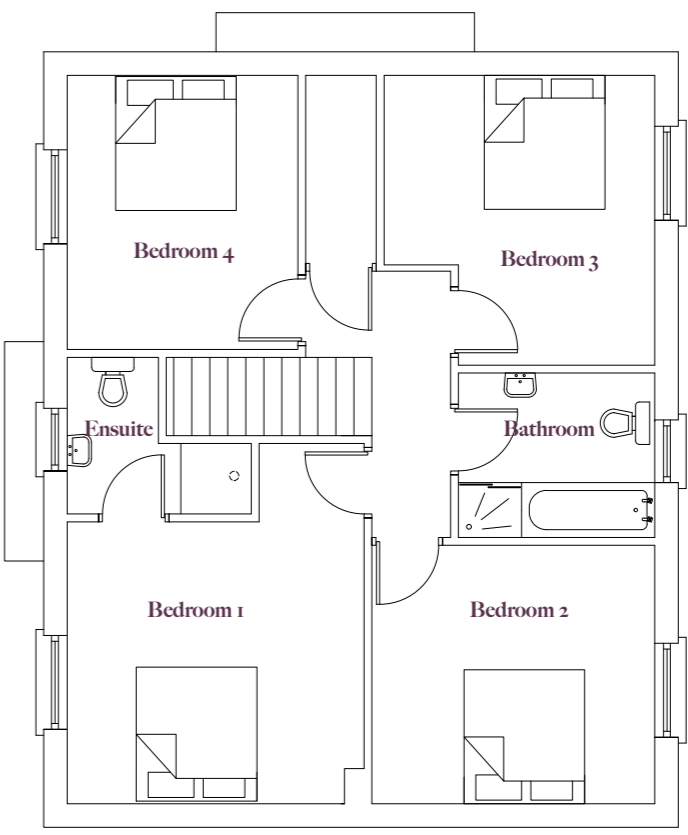


Choice of
Quality Tiles
and Carpets

Ground Floor



First Floor



Dimensions

Lounge	4.6m x 3.45m	15' 1.10" x 11' 3.83"
Kitchen/Dining	7.5m x 7.5m (widest points)	24' 7.28" x 24' 7.28"
Utility	2.8m x 1.7m	9' 2.24" x 5' 6.93"
Bedroom 1	3.8m x 3.6m	12' 5.61" x 11' 9.73"
Ensuite	2m x 1.5m	6' 6.74" x 4' 11.06"
Bedroom 2	3.6m x 3.3m	11' 9.73" x 10' 9.92"
Bedroom 3	3.45m x 3.7m	11' 3.83" x 12' 1.67"
Bedroom 4	2.95m x 3.5m	9' 8.14" x 11' 5.80"
Bathroom	2.5m x 2.1m	8' 2.43" x 6' 10.68"

The Cedar

4 Bedroom
Semi-Detached Home

Site Nos | 32 | 33 | 36 |
37 | 48 | 49



Family home with Bedroom 1 Ensuite, open plan Kitchen/Dining Area and separate Living Room with optional Sun Lounge.



Energy Efficient
Traditional
Build



Choice of
Quality Kitchen
Finish

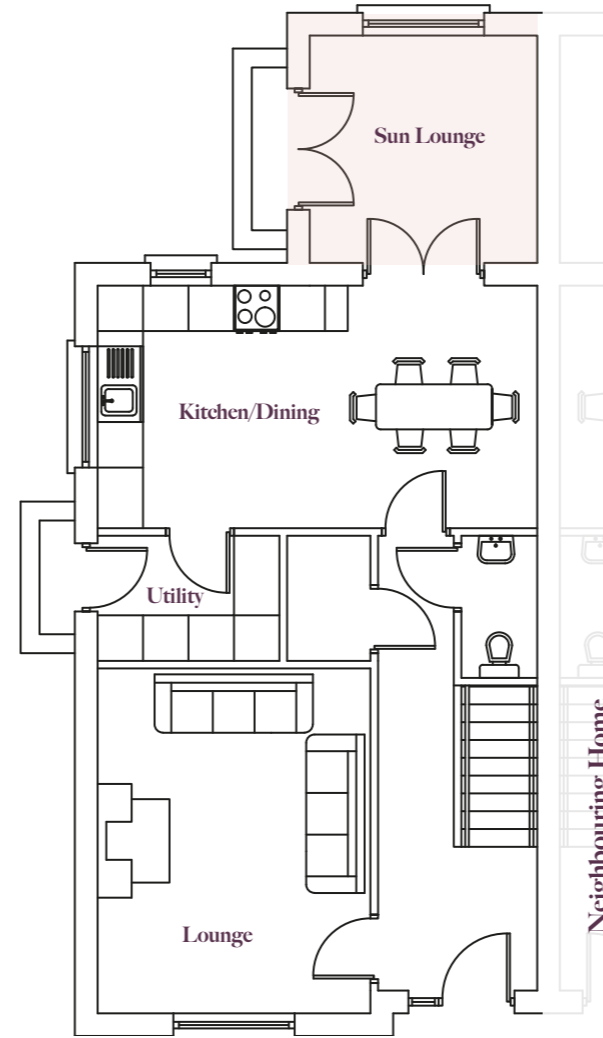


Pre-selected
Designer
Sanitary Ware

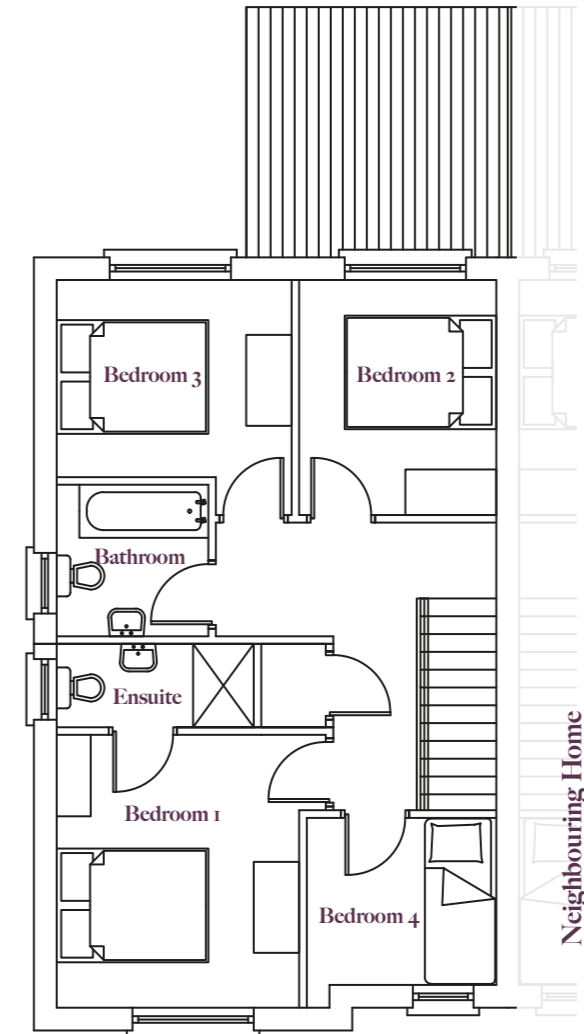


Choice of
Quality Tiles
and Carpets

Ground Floor



First Floor



Dimensions

Lounge	4.55m x 3.6m	14' 11.13" x 11' 9.73"
Kitchen/Dining	5.8m x 3.2m	19' 0.35" x 10' 5.98"
Sun Lounge	3m x 3m	9' 10.11" x 9' 10.11"
Utility	1.65m x 2.5m	5' 4.96" x 8' 2.43"
Bedroom 1	3.6m x 3.2m	11' 9.73" x 10' 5.98"
Ensuite	2.6m x 1.1m	8' 6.36" x 3' 7.31"
Bedroom 2	3.1m x 2.6m	10' 2.05" x 8' 6.36"
Bedroom 3	3.1m x 2.6m	10' 2.05" x 8' 6.36"
Bedroom 4	2.5m x 2.2m	8' 2.43" x 7' 2.61"
Bathroom	2m x 2m	6' 6.74" x 6' 6.74"

The Elm

3 Bedroom Bungalow

Site Nos | 55 | 56



One level living family home with Bedroom 1 Ensuite, open plan Kitchen/Living Area and seperate Living Room.



Energy Efficient Traditional Build



Choice of Quality Kitchen Finish

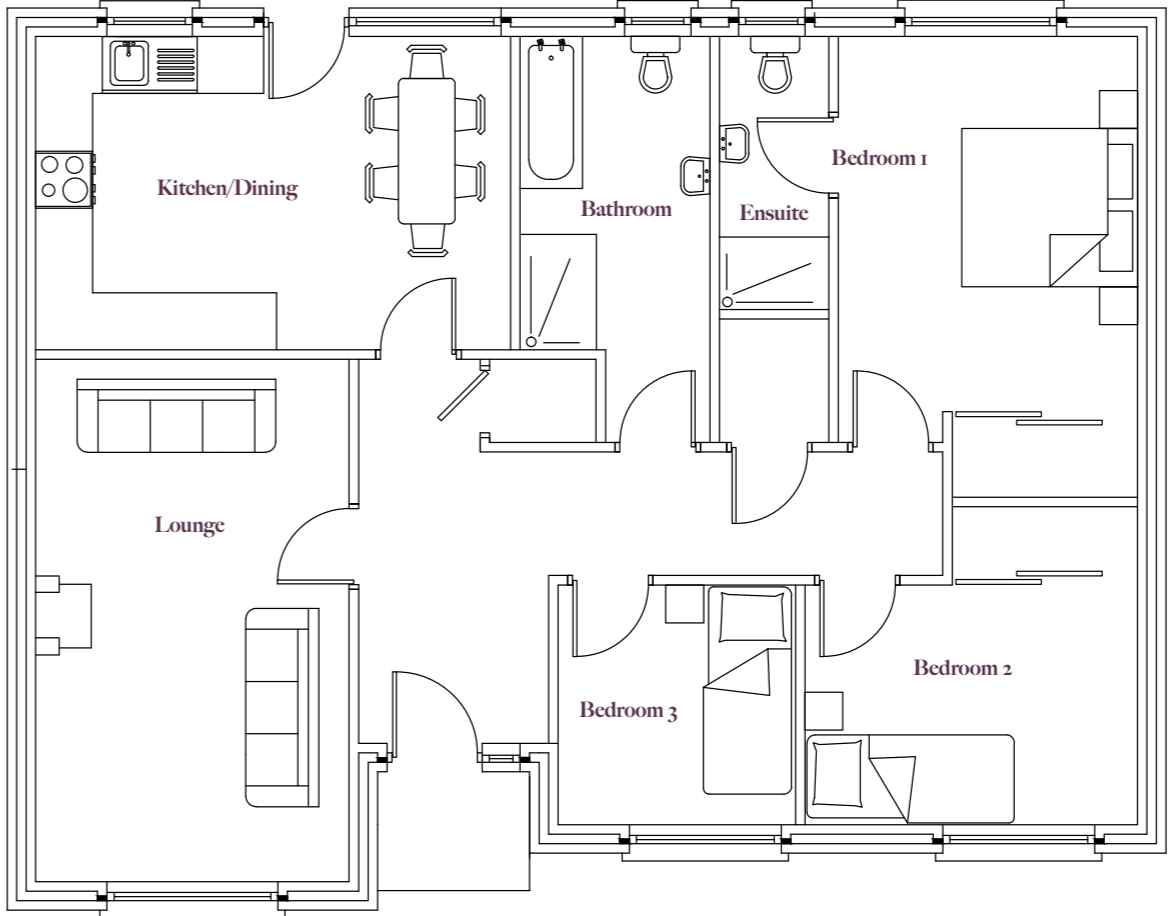


Pre-selected Designer Sanitary Ware



Choice of Quality Tiles and Carpets

Ground Floor



Dimensions

Lounge	5.5m x 3.3m	18' 0.54" x 10' 9.92"
Kitchen/Dining	5m x 3.3m	16' 4.85" x 10' 9.92"
Bedroom 1	3.95m x 3.15m	12' 11.51" x 10' 4.02"
Ensuite	2.85m x 1.15m	9' 4.20" x 3' 9.28"
Bedroom 2	3.5m x 2.55m	11' 5.80" x 8' 4.39"
Bedroom 3	2.55m x 2.5m	8' 4.39" x 8' 2.43"
Bathroom	3.3m x 2m	10' 9.92" x 6' 6.74"

The Beech

3 Bedroom
Detached Home

Site Nos | 41 | 42 | 45 |
46 | 50



Family home with Bedroom 1 Ensuite, open plan Kitchen/Dining Area and separate Living Room with optional Sun Lounge.



Energy Efficient
Traditional
Build



Choice of
Quality Kitchen
Finish

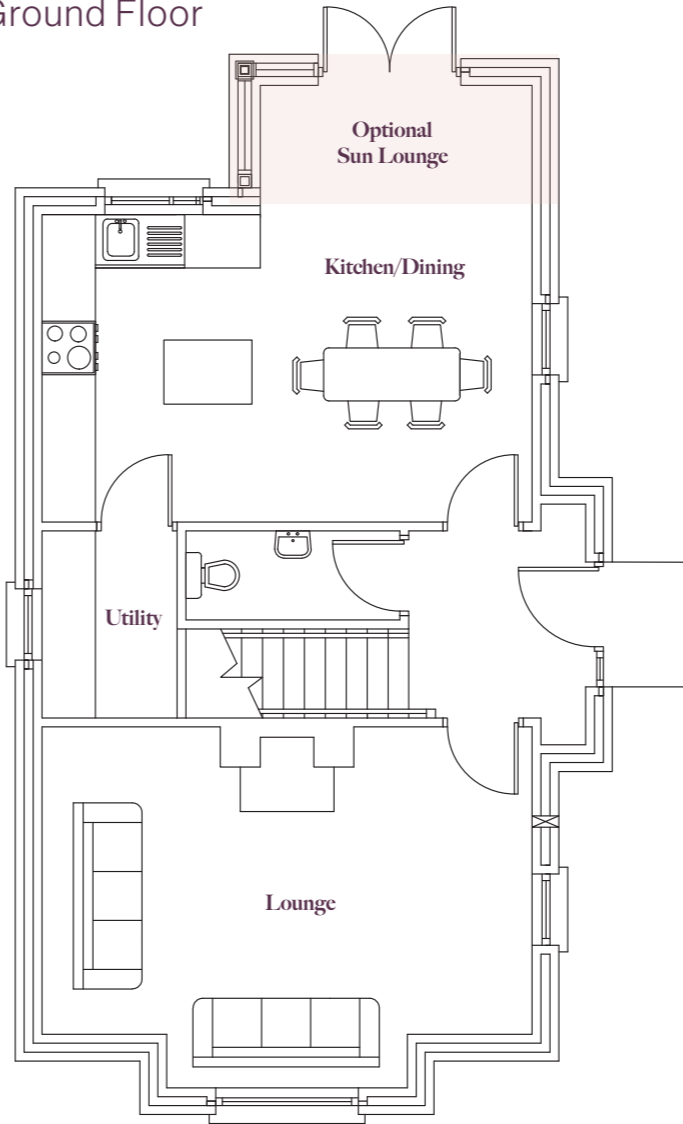


Pre-selected
Designer
Sanitary Ware

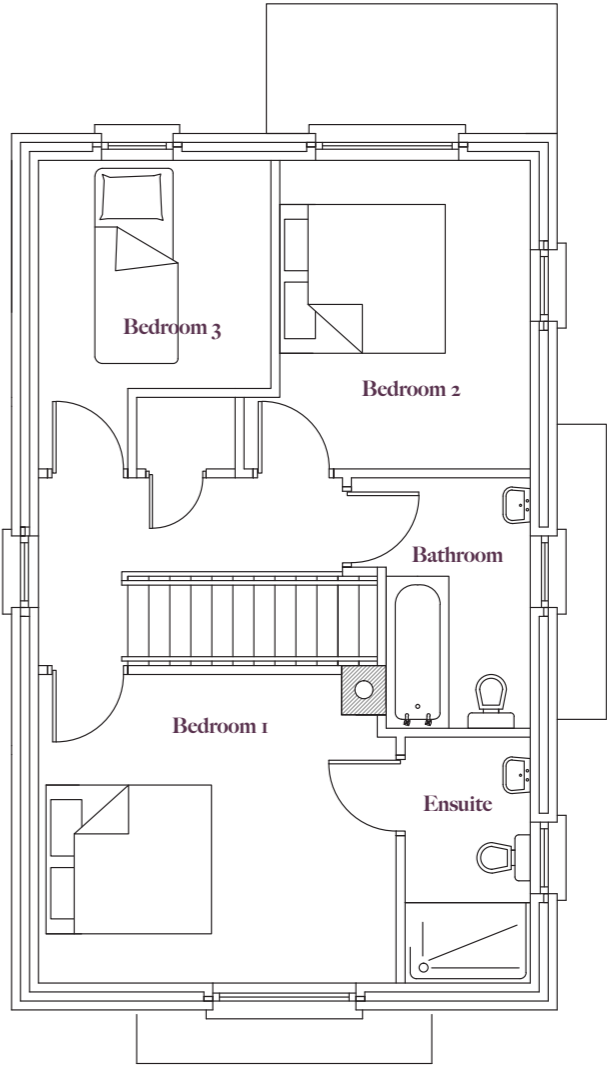


Choice of
Quality Tiles
and Carpets

Ground Floor



First Floor



Dimensions

Lounge	5.5m x 3.35m	18' 0.54" x 10' 11.89"
Kitchen/Dining	5.5m x 3.45m	18' 0.54" x 11' 3.83"
Sun Lounge (Optional)	3m x 1.45m	9' 10.11" x 4' 9.09"
Utility	2.2m x 1.5m	7' 2.61" x 4' 11.06"
Bedroom 1	4m x 3.45m	13' 1.48" x 11' 3.83"
Ensuite	2.7m x 1.4m	8' 10.30" x 4' 7.12"
Bedroom 2	3.45m x 2.8m	11' 3.83" x 9' 2.24"
Bedroom 3	2.6m x 2.55m	8' 6.36" x 8' 4.39"
Bathroom	2.8m x 2m	9' 2.24" x 6' 6.74"

The Laurel

3 Bedroom
Detached Home

Site Nos | 31 | 38 | 40 | 43



Family home with Bedroom 1 Ensuite, open plan Kitchen/Dining Area and separate Living Room with optional Sun Lounge.



Energy Efficient
Traditional
Build



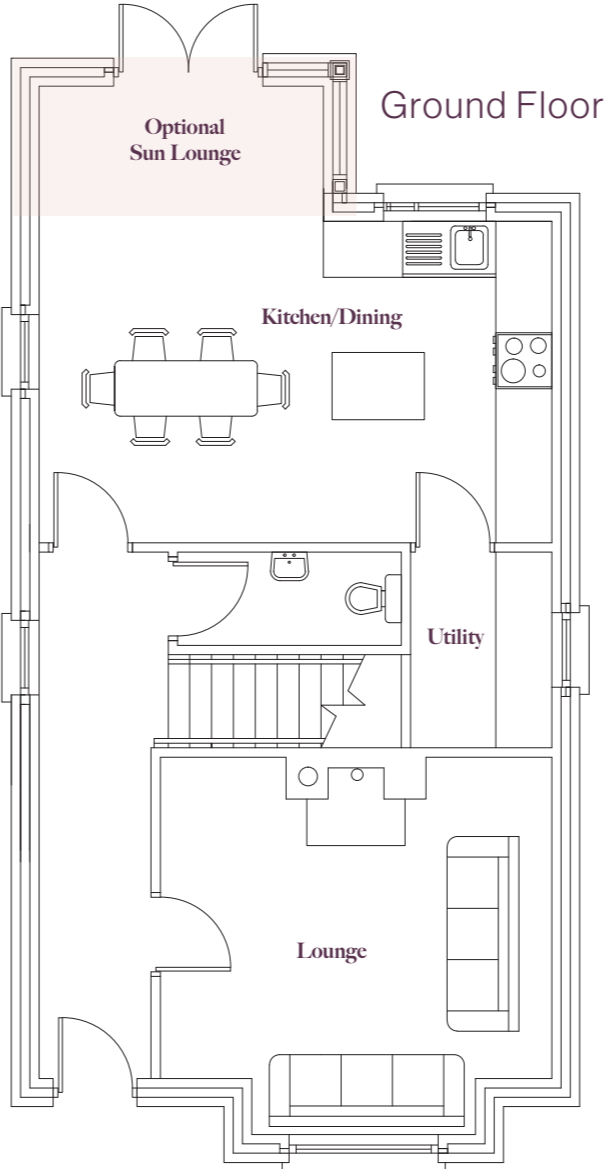
Choice of
Quality Kitchen
Finish



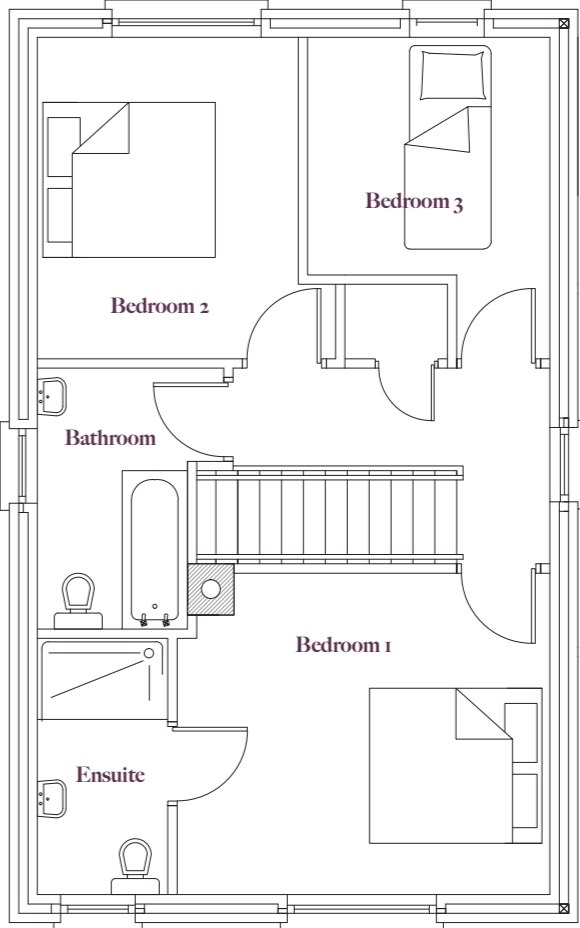
Pre-selected
Designer
Sanitary Ware



Choice of
Quality Tiles
and Carpets



First Floor



Dimensions

Lounge	4.2m x 3.55m	13' 9.35" x 11' 7.76"
Kitchen/Dining	5.5m x 3.45m	18' 0.54" x 11' 3.83"
Sun Lounge (Optional)	3m x 1.45m	9' 10.11" x 4' 9.09"
Utility	2.2m x 1.5m	7' 2.61" x 4' 11.06"
Bedroom 1	4m x 3.45m	13' 1.48" x 11' 3.83"
Ensuite	2.75m x 1.4m	9' 0.27" x 4' 7.12"
Bedroom 2	3.45m x 2.8m	11' 3.83" x 9' 2.24"
Bedroom 3	2.6m x 2.55m	8' 6.36" x 8' 4.39"
Bathroom	2.8m x 1.6m	9' 2.24" x 5' 2.99"

The Willow

**3 Bedroom
Semi-Detached Home**

Site Nos | 30 | 34 | 52 | 53



Family home with Bedroom 1 Ensuite, open plan Kitchen/Dining Area and separate Living Room with optional Sun Lounge.



Energy Efficient
Traditional
Build



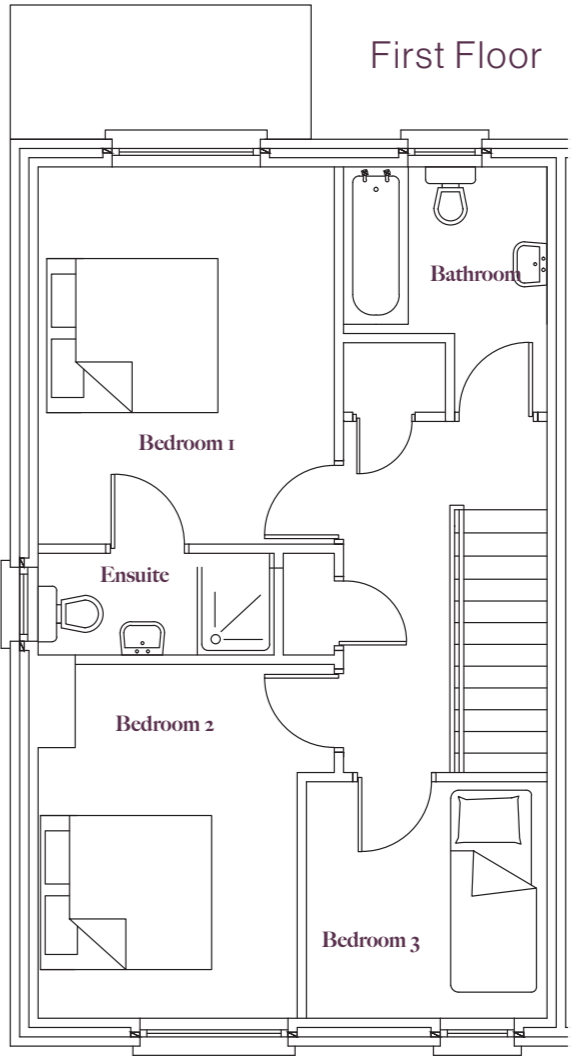
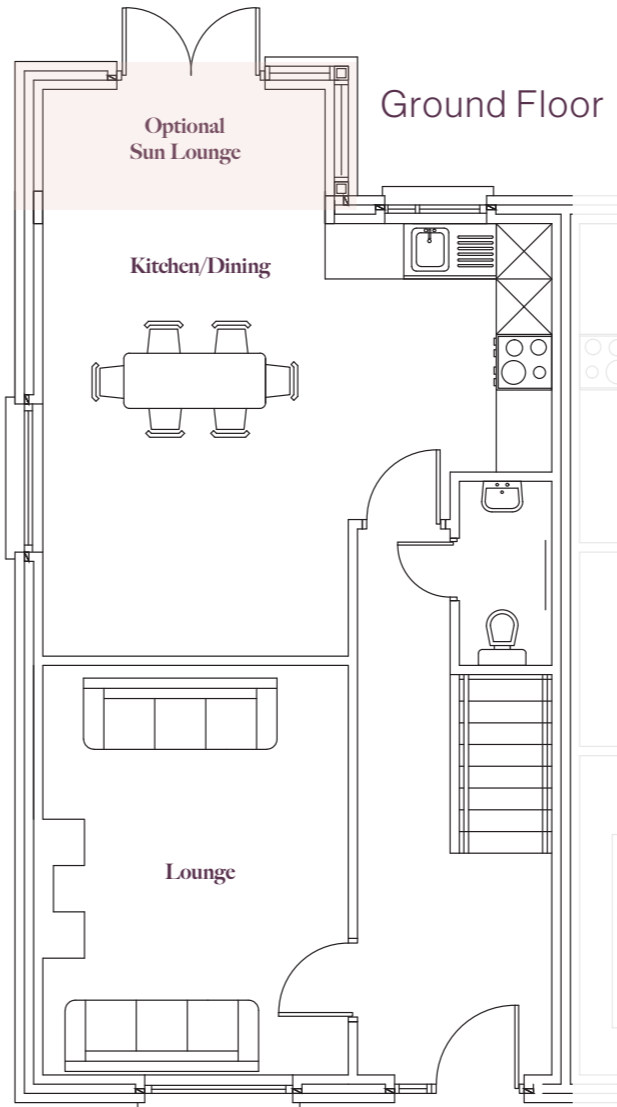
Choice of
Quality Kitchen
Finish



Pre-selected
Designer
Sanitary Ware



Choice of
Quality Tiles
and Carpets



Dimensions

Lounge	4.4m x 3.3m	14' 5.23" x 10' 9.92"
Kitchen/Dining	5.5m x 4.65m	18' 0.54" x 15' 3.07"
Sun Lounge (Optional)	3m x 1.45m	9' 10.11" x 4' 9.09"
Bedroom 1	4m x 3.2m	13' 1.48" x 10' 5.98"
Ensuite	2.5m x 1.1m	8' 2.43" x 3' 7.31"
Bedroom 2	3.8m x 2.8m	12' 5.61" x 9' 2.24"
Bedroom 3	2.6m x 2.55m	8' 6.36" x 8' 4.39"
Bathroom	2.2m x 1.8m	7' 2.61" x 5' 10.87"

The Larch

3 Bedroom
Semi-Detached Home

Site Nos | 29 | 35 | 51 | 54



Family home with Bedroom 1 Ensuite, open plan Kitchen/Dining Area and separate Utility and Living Room with optional Sunroom.



Energy Efficient
Traditional
Build



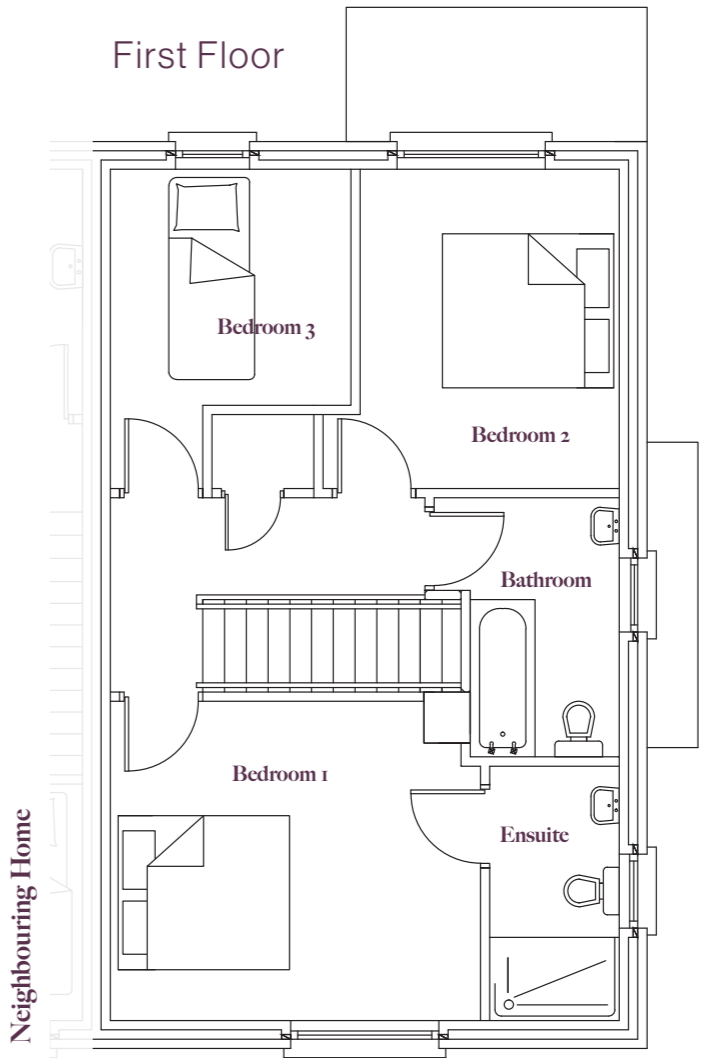
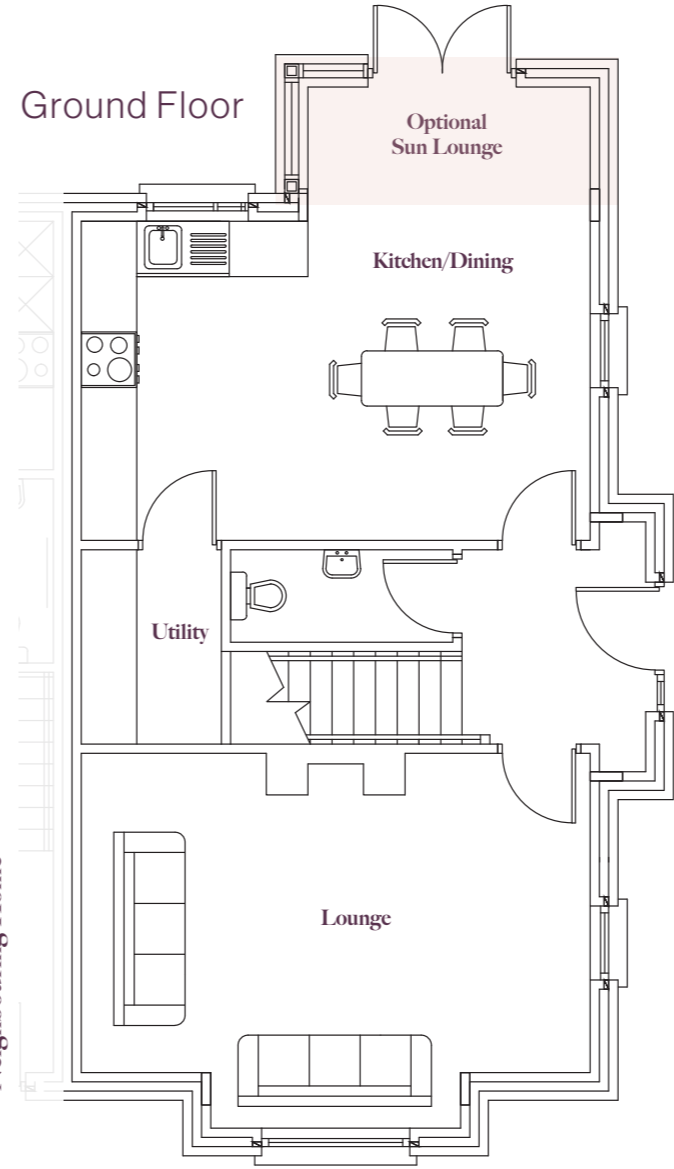
Choice of
Quality Kitchen
Finish



Pre-selected
Designer
Sanitary Ware



Choice of
Quality Tiles
and Carpets



Dimensions

Lounge	5.5m x 3.45m	18' 0.54" x 11' 3.83"
Kitchen/Dining	5.5m x 3.45m	18' 0.54" x 11' 3.83"
Sun Lounge (Optional)	3m x 1.45m	9' 10.11" x 4' 9.09"
Utility	2.2m x 1.5m	7' 2.61" x 4' 11.06"
Bedroom 1	4m x 3.35m	13' 1.48" x 10' 11.89"
Ensuite	2.7m x 1.4m	8' 10.30" x 4' 7.12"
Bedroom 2	3.45m x 2.8m	11' 3.83" x 9' 2.24"
Bedroom 3	2.6m x 2.55m	8' 6.36" x 8' 4.39"
Bathroom	2.8m x 1.6m	9' 2.24" x 5' 2.99"

Specification of your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance.

External Features

Energy Efficient Traditional Masonry Construction with brick & render to selected areas

Black uPVC rainwater goods

Double glazed windows with sills

GRP Composite front door with a 5 point system

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency

Front garden landscaped

Rear garden top soil and sown out

Paved patio to rear (Selected House Types)

Bitmac parking areas & paths

Timber fencing and walling to rear boundaries where appropriate

Outside tap provided

The Oaks

Kitchen

Quality kitchen with choice of units, doors, work tops and handles.

Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable.

Bathrooms

Pre-selected designer sanitary ware.

Chrome towel radiators will be fitted in all bathrooms and ensuite areas.

Floor Coverings & Tiles

Selection of high quality floor tiling and strategically placed wall tiling

Choice of quality tiling to hallway, W.C, kitchen, dining, sun lounge and utility (If applicable)

Choice of quality carpets to Lounge bedrooms, stairs & landing

Stove

Pre-selected fitted stove

Internal Finishes

Classic moulded skirting & architrave

Traditional painted internal doors with quality ironmongery

Glazed door to lounge with quality ironmongery (if applicable)

Stairs will incorporate classic timber stairs, painted newel posts, handrails and balustrades

Internal walls, ceilings and woodwork painted single colour

Electricity

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.

Fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to the provider you sign up with (broadband service/contract not included).

Heating & Plumbing

Pressurised hot and cold water systems, oil fired central heating with energy efficient boiler and thermostatically controlled radiators / Heating with time clock

Specification of your new home.

Optional Sun Lounge

If you would like to add a sun lounge to your new homes please check that you have selected a suitable site and house type. Not all sites are suitable to have sunroom added.

Optional Garage

If you would like to add a Garage to your new homes please check that you have selected a suitable site and house type. Not all sites are suitable to have Garage added.

Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

Warranty

White goods carry a 1 year guarantee from date of installation

10 Year Buildmark warranty

The Oaks



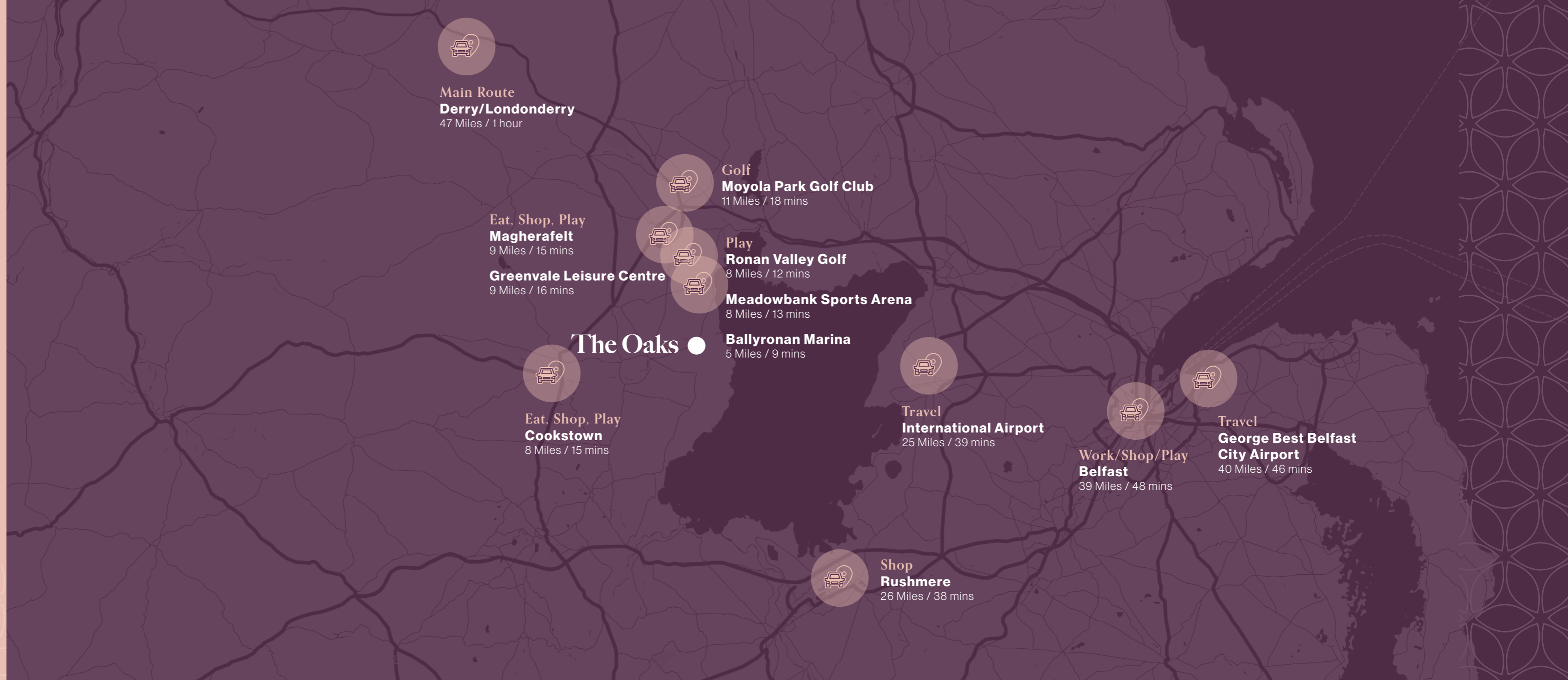
Location Map

On Your Doorstep

- Ballyronan Marina | 5M | 9 Min
- Cookstown | 8M | 15 Min
- Ronan Valley Golf Club | 8M | 12 Min
- Meadowbank Sports Arena | 8M | 13 Min
- Magherafelt | 9M | 15 Min
- Greenvale Leisure Centre | 9M | 16 Min
- Mayola Park Golf Club | 11M | 18 Min

Easy Access To

- Belfast International Airport | 25M | 39 Min
- Rushmere Shopping Centre | 26M | 38 Min
- Belfast City Centre | 39M | 48 Min
- George Best Belfast City Airport | 40M | 46 Min
- Derry/Londonderry | 47M | 1 Hour



**Main Route
Derry/Londonderry**
47 Miles / 1 hour



**Golf
Moyola Park Golf Club**
11 Miles / 18 mins



**Eat, Shop, Play
Magherafelt**
9 Miles / 15 mins



**Play
Ronan Valley Golf**
8 Miles / 12 mins



Greenvale Leisure Centre
9 Miles / 16 mins

Meadowbank Sports Arena
8 Miles / 13 mins



The Oaks ●

Ballyronan Marina
5 Miles / 9 mins



**Travel
International Airport**
25 Miles / 39 mins



**Work/Shop/Play
Belfast**
39 Miles / 48 mins



**Travel
George Best Belfast
City Airport**
40 Miles / 46 mins



**Shop
Rushmere**
26 Miles / 38 mins

The Show Home Viewing by Private Appointment



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