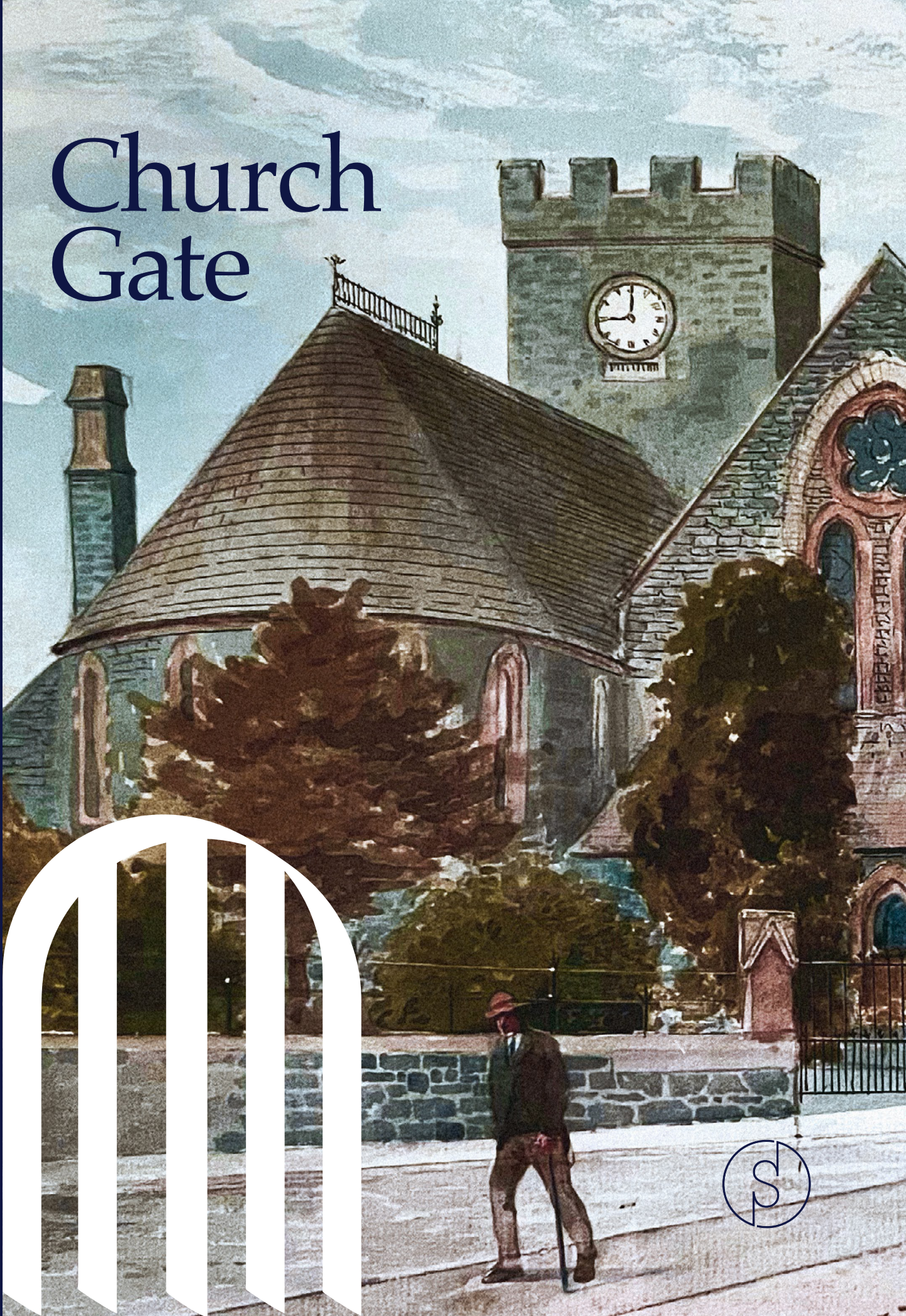


STEADLAND

Church Gate



DROMORE



Situation & Location

Situated on the banks of the River Lagan, Church Gate is an exclusive development of the finest new homes in Northern Ireland.





Quality Craftsmanship & Beautiful Spaces

The large semi-detached and detached homes retain a classical Georgian style, complemented by their superior finish and architectural detailing. Every material from the natural slate roofs, heritage hand made brick and hardwood entrance door has been hand picked.

Each home also offers the latest in modern living and luxury. The kitchens provided by Alwood, are fully tailored to the exact tastes and needs of each homeowner. Luxurious floor coverings are provided as standard throughout, with a choice of colours and textures for each. Oversized Georgian sash windows and raised ceilings provide ample natural light and a spacious feel throughout.

The Church Gate Site



Location

The historic town centre of Dromore is only a short distance away and the entrance to Dromore Park is adjacent to Church Gate.

The motorway network is easily accessible, with Sprucefield only a few minutes drive away, providing easy access into Belfast.

MILEAGE TO:

- Hillsborough – 5.5 Miles
- Sprucefield - 7.5 Miles
- Belfast - 17 Miles
- Dublin Airport – 81 Miles



Features & Specification

INTERNAL FEATURES

- * Choice of luxury kitchen units, door handles and work tops.
- * Fitted bathroom and en suites in contemporary white with partial wall tiling.
- * Mains pressurised water system including showers.
- * Interior paint finishes to all internal walls, ceilings and woodwork.
- * High efficiency mains gas heating system and electronic timer.
- * Integrated electric oven, hob, fridge freezer and dishwasher.
- * Tiling in hallway, kitchen, WC, utility room, bathroom and en suites.
- * Deep pile carpet on stairs, landing and bedrooms.
- * Wood effect laminate flooring in lounge.
- * Raised internal ceiling heights.

ELECTRICAL FEATURES

- * Energy efficient LED down lighting in kitchen/dining and bathrooms.
- * Comprehensive range of electrical points throughout.
- * Fitted smoke, heat & CO² detectors.

EXTERNAL FEATURES

- * 10 year structural guarantee.
- * Heritage hand made brick.
- * Black seamless aluminium guttering.
- * Natural slate roof.
- * White double glazed sliding sash windows to front elevations.
- * Garden lawns finished in instant grass turf.
- * Perimeter rear garden surrounded in 6 foot timber fencing.









HOUSE TYPE A

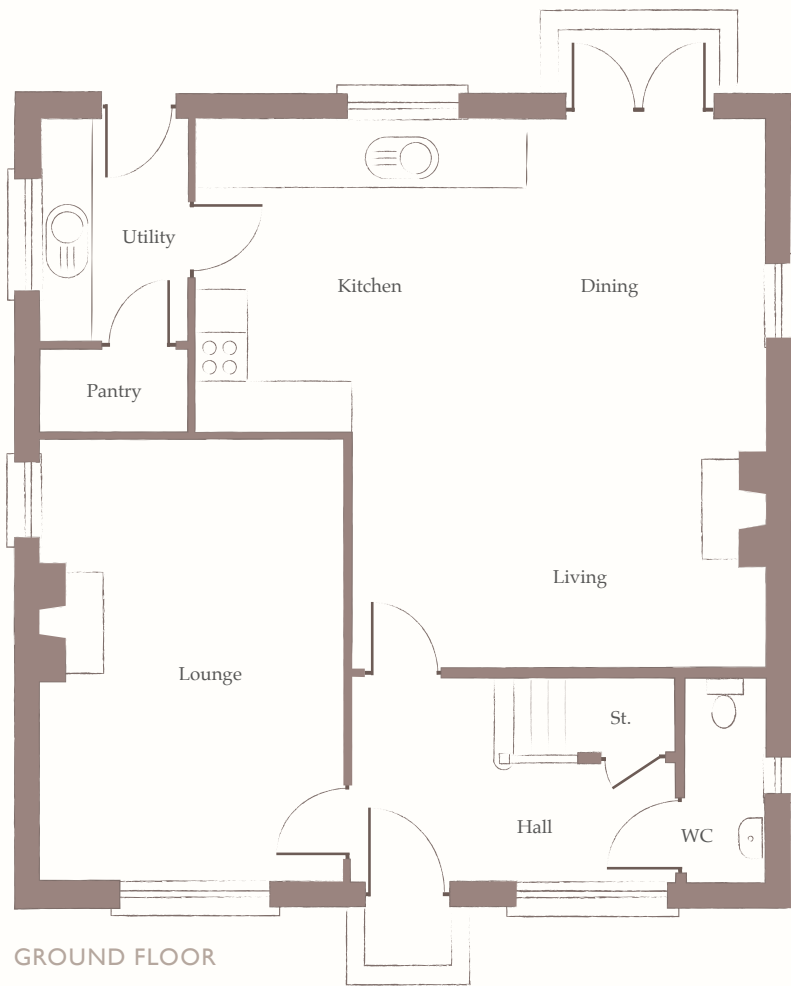
The Danesfort

A SUBSTANTIAL, GEORGIAN STYLE DETACHED HOME WITH A TOUCH OF MODERN LUXURY.



Floorplan & Layout

156m² / 1,681Ft²

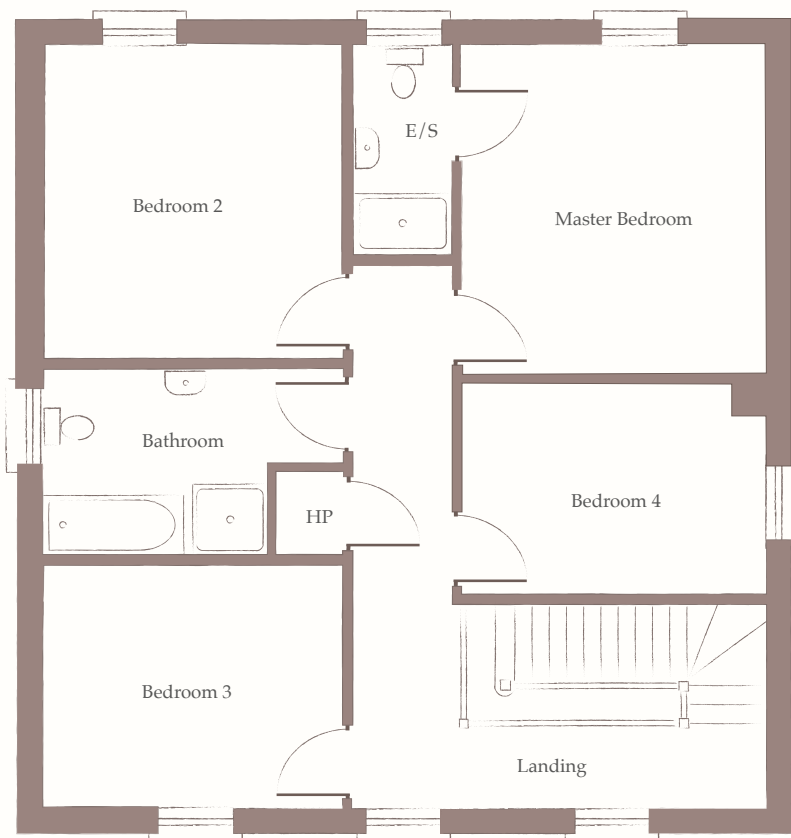


GROUND FLOOR

House Type A	Metres	Feet
Total area	156m ²	1,681Ft ²

Ground Floor

Lounge	5.24m x 3.6m	17"2' x 11"10'
Kitchen/Dining	3.72m x 6.76m	12"2' x 22"2'
Living	2.81m x 4.9m	9"3' x 16"1'
Utility	2.64m x 1.75m	8"8' x 5"9'
Pantry	0.98m x 1.75m	3"3' x 5"9'
WC	2.43m x 0.96m	7"12' x 3"2'



FIRST FLOOR

First Floor

Master Bedroom	3.91m x 3.62m	12"10' x 11"11'
En suite	2.51m x 1.2m	8"3' x 3"11'
Bedroom 2	3.72m x 3.59m	12"2' x 11"9'
Bedroom 3	2.9m x 3.59m	9"6' x 11"9'
Bedroom 4	2.52m x 3.62m	8"3' x 11"11'
Bathroom	2.24m x 3.59m	7"4' x 11"9'



HOUSE TYPE B

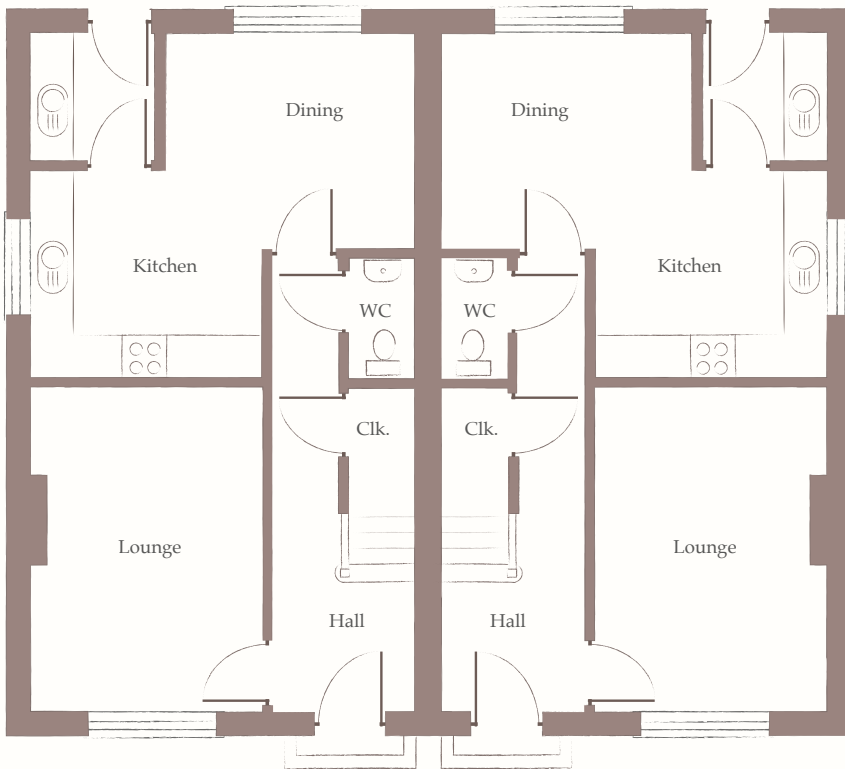
The Wilmont

GEORGIAN STYLE SEMI-DETACHED HOMES
WITH A TOUCH OF MODERN LUXURY.



Floorplan & Layout

102m² / 1,102Ft²

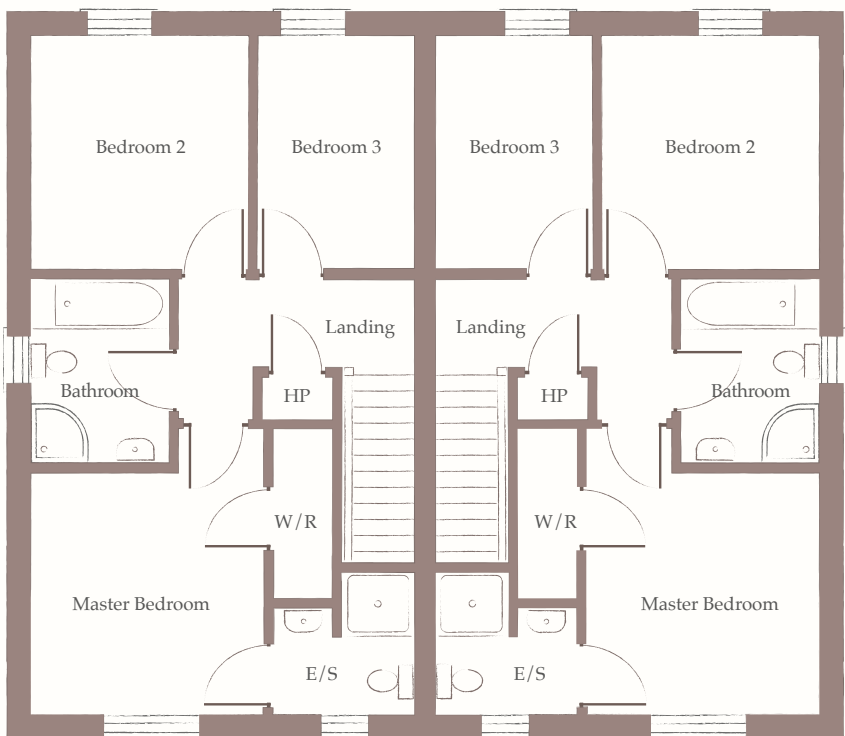


GROUND FLOOR

House Type B	Metres	Feet
Total area	101 m ²	1,090 Ft ²

Ground Floor

Lounge	4.54m x 3.35m	11"2' x 10"12'
Kitchen	2.9m x 3.24m	9"6' x 10"8'
Dining	3.02m x 3.51m	9"11' x 11"6'
Utility	1.8m x 1.75m	5"11' x 5"9'
WC	1.7m x 0.95m	5"7' x 3"1'



FIRST FLOOR

First Floor

Master Bedroom	3.4m x 3.35m	11"2' x 10"12'
Wardrobe	2.38m x 0.85m	7"10' x 2"9'
En suite	2m x 2m	6"7' x 6"7'
Bedroom 2	3.27m x 3.06m	10"9' x 10"0'
Bedroom 3	3.27m x 2.21m	10"9' x 7"3'
Bathroom	2.56m x 1.96m	8"5' x 6"5'

Church Gate is a brand new, yet seemingly mature development of secluded, family orientated properties set on the banks of the River Lagan.

Each home is finished beautifully and can be tailored to your needs and exacting standards.



STEADLAND

Church Street, Maganlis, Dromore, BT25 IAA

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or requirements of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in the particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The vendor does not make or give, and neither the Selling Agent, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only and may be subject to variation. Plans are not to scale and all dimensions shown are approximate.

Property
Partners
www.propertypartners.cc

028 9269 3800
propertypartners.cc

ULSTER PROPERTY SALES
UPS

028 9756 1155
ballynahinch@
ulsterpropertysales.co.uk