



CARBET MEADOWS

— PORTADOWN —

CONTEMPORARY COUNTRY HOMES

TRADITIONALLY STYLED
FAMILY RESIDENCES, CRAFTED TO THE
HIGHEST QUALITY...



CARBET
MEADOWS

A SUPERB PLACE
TO CALL HOME

COUNTRY HOMES
OFFERING THE SERENITY OF
COUNTRY LIVING



Welcome to
**CARBET
MEADOWS**

This new phase of detached homes offers timeless quality and luxury, blending elements of traditional heritage with contemporary design.

These stunning homes tastefully capture the essence of countryside living. The traditional character of the exterior is carried through to the interiors where well proportioned rooms combine with modern, comfortable open plan living to create the perfect family homes.

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local primary schools, shops, cafes and eateries are within a few minutes drive, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach not to mention the convenience of the M1 motorway on your doorstep.



- 1- OXFORD ISLAND
- 2- NATIONAL CYCLE NETWORK
- 3- CRAIGAVON LAKES
- 4- LOUGH NEAGH DISCOVERY CENTRE
- 5- RUSHMERE SHOPPING
- 6- LOUGH NEAGH
- 7- LOUGH NEAGH DISCOVERY CENTRE



THE RUDDELL

4 BEDROOM DETACHED FAMILY HOME
Total Floor Area: 2030 sq ft (inc Garden Room)



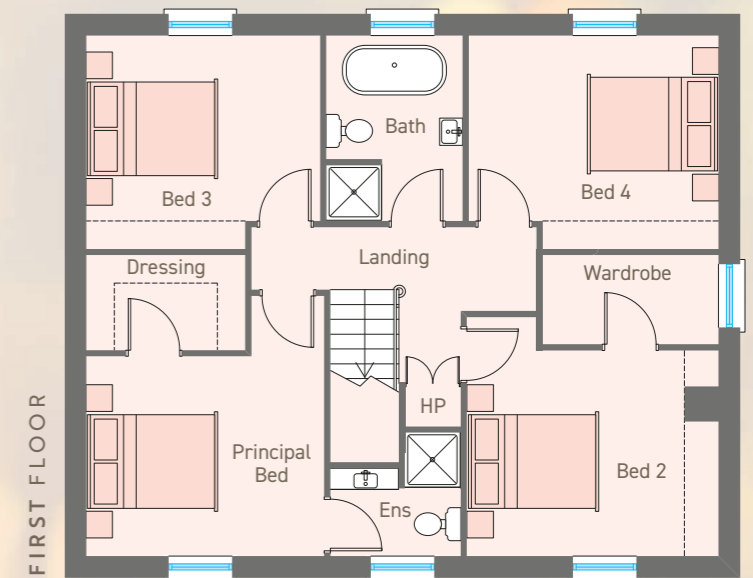
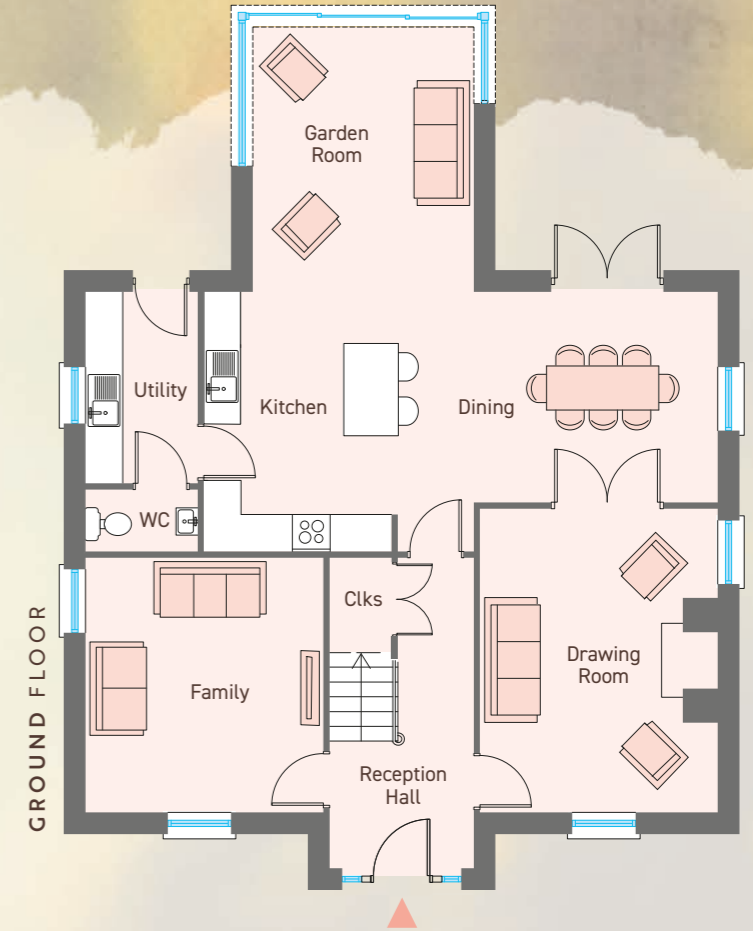
SITE LAYOUT NOT TO SCALE

GROUND FLOOR

Reception Hall with Cloakroom		
Drawing Room	ft 16'1" x 12'6"	m 4.90 x 3.80
Family Room	ft 13'6" x 12'6"	m 4.10 x 3.80
Kitchen	ft 14'5" x 13'8"	m 4.40 x 4.20
Dining	ft 12'7" x 11'2"	m 3.80 x 3.40
Garden Room	ft 14'1" x 11'9"	m 4.30 x 3.60
Utility	ft 9'10" x 6'0"	m 3.00 x 1.80
WC		

FIRST FLOOR

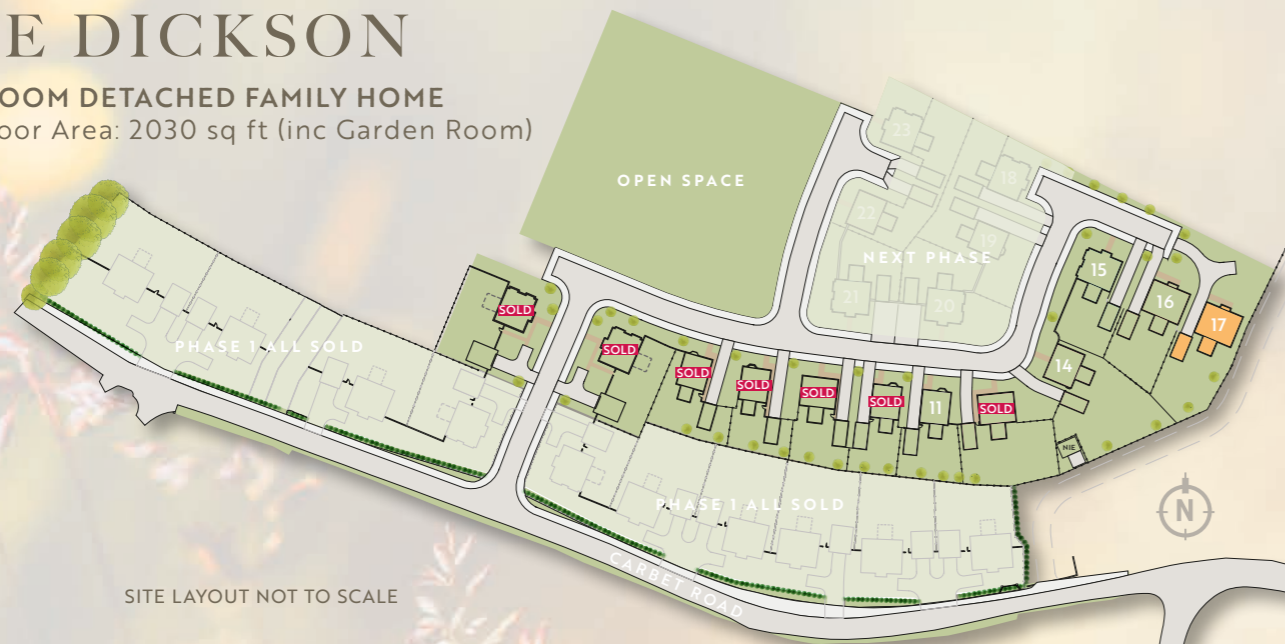
Principal Bedroom	ft 12'6" x 10'6"	m 3.80 x 3.20
Dressing	ft 8'2" x 4'8"	m 2.50 x 1.40
Ensuite (max)	ft 6'6" x 6'6"	m 2.00 x 2.00
Bedroom 2	ft 13'1" x 11'2"	m 4.00 x 3.40
Wardrobe	ft 9'2" x 4'8"	m 2.80 x 1.40
Bedroom 3	ft 12'6" x 11'6"	m 3.80 x 3.50
Bedroom 4	ft 13'2" x 11'6"	m 4.00 x 3.50
Bathroom	ft 9'10" x 7'3"	m 3.00 x 2.20





THE DICKSON

4 BEDROOM DETACHED FAMILY HOME
Total Floor Area: 2030 sq ft (inc Garden Room)



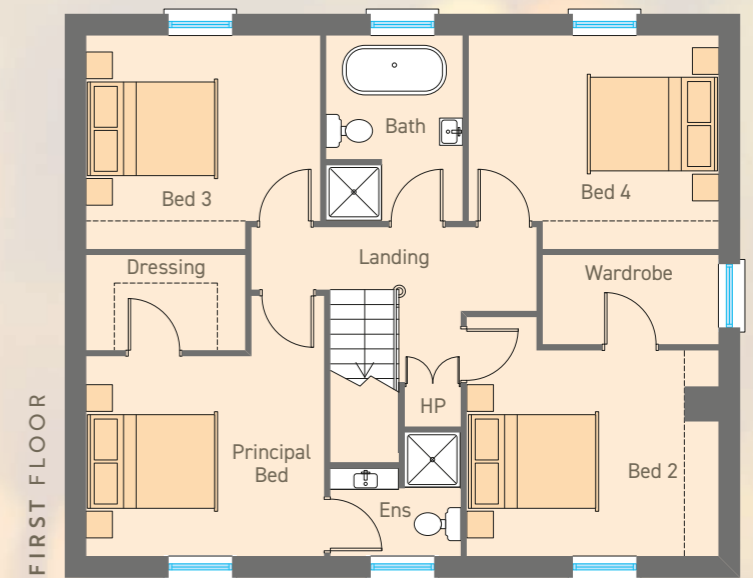
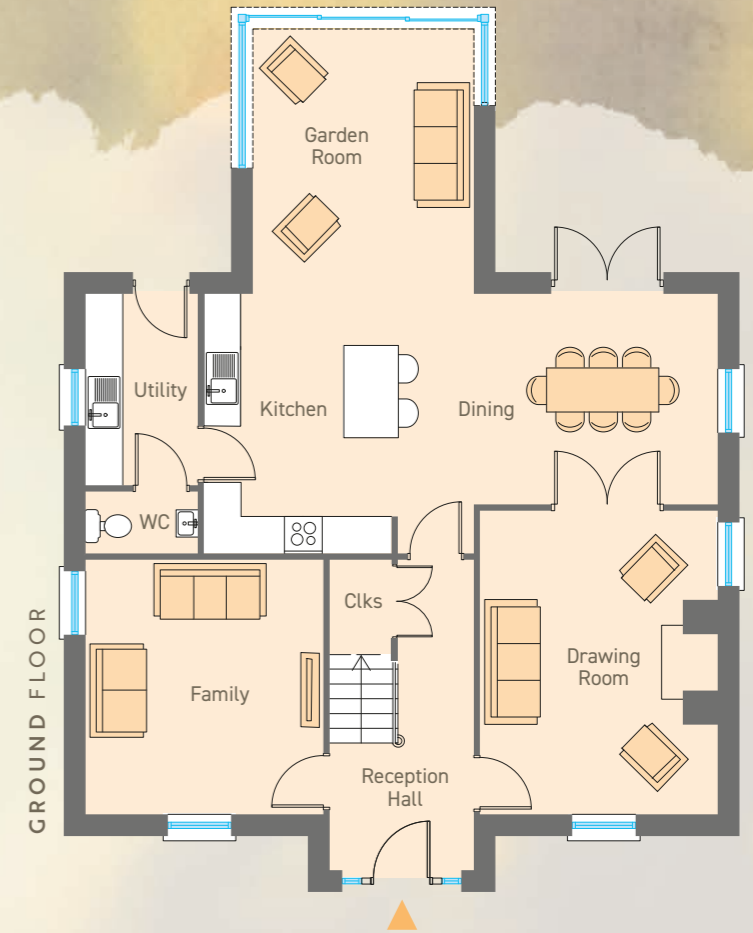
SITE LAYOUT NOT TO SCALE

GROUND FLOOR

Reception Hall with Cloakroom		
Drawing Room	ft 16'1" x 12'6"	m 4.90 x 3.80
Family Room	ft 13'6" x 12'6"	m 4.10 x 3.80
Kitchen	ft 14'5" x 13'8"	m 4.40 x 4.20
Dining	ft 12'7" x 11'2"	m 3.80 x 3.40
Garden Room	ft 14'1" x 11'9"	m 4.30 x 3.60
Utility	ft 9'10" x 6'0"	m 3.00 x 1.80
WC		

FIRST FLOOR

Principal Bedroom	ft 12'6" x 10'6"	m 3.80 x 3.20
Dressing	ft 8'2" x 4'8"	m 2.50 x 1.40
Ensuite (max)	ft 6'6" x 6'6"	m 2.00 x 2.00
Bedroom 2	ft 13'1" x 11'2"	m 4.00 x 3.40
Wardrobe	ft 9'2" x 4'8"	m 2.80 x 1.40
Bedroom 3	ft 12'6" x 11'6"	m 3.80 x 3.50
Bedroom 4	ft 13'2" x 11'6"	m 4.00 x 3.50
Bathroom	ft 9'10" x 7'3"	m 3.00 x 2.20





THE CHAMBERS

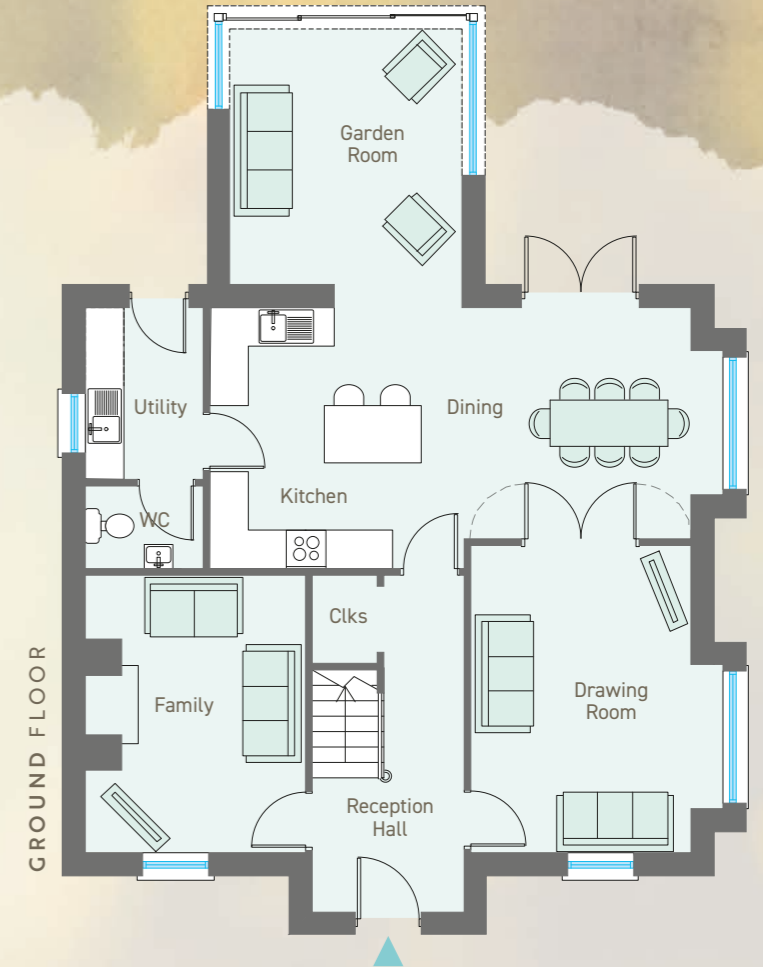
4 BEDROOM DETACHED FAMILY HOME
Total Floor Area: 1890 sq ft (inc Garden Room)



SITE LAYOUT NOT TO SCALE

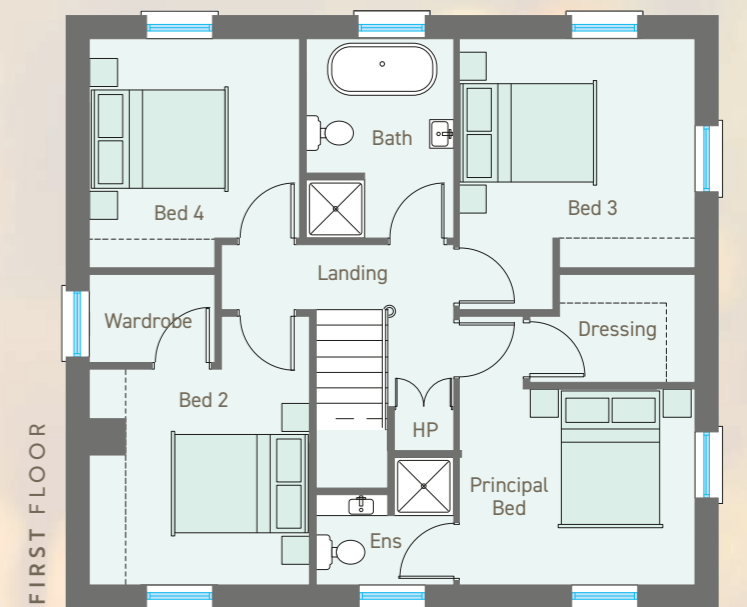
GROUND FLOOR

Reception Hall with Cloakroom		
Drawing Room (max)	ft 15'5" x 12'8"	m 4.70 x 3.90
Family Room	ft 14'1" x 11'2"	m 4.30 x 3.40
Kitchen / Dining (max)	ft 26'1" x 13'2"	m 7.90 x 4.00
Garden Room	ft 14'1" x 11'9"	m 4.30 x 3.60
Utility	ft 8'6" x 6'0"	m 2.60 x 1.80
WC		



FIRST FLOOR

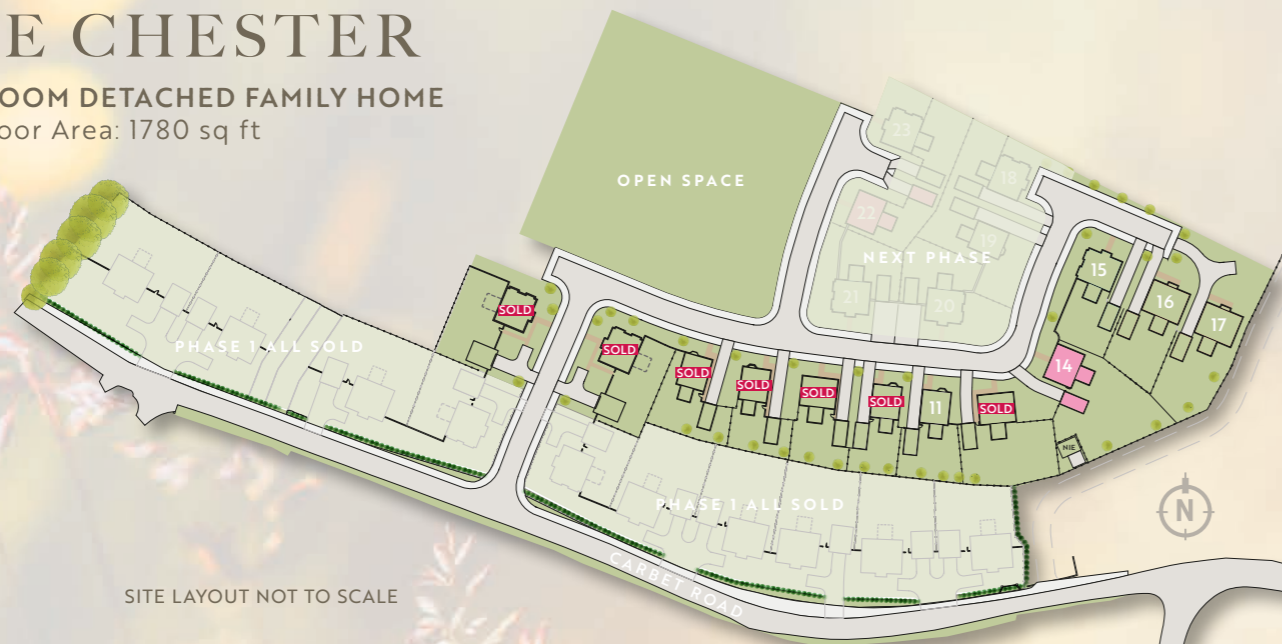
Principal Bedroom	ft 13'5" x 11'8"	m 4.10 x 3.60
Dressing	ft 6'6" x 5'8"	m 2.00 x 1.70
Ensuite	ft 7'6" x 6'3"	m 2.30 x 1.90
Bedroom 2	ft 13'5" x 10'9"	m 4.10 x 3.30
Wardrobe	ft 6'6" x 4'9"	m 2.00 x 1.50
Bedroom 3	ft 13'8" x 11'9"	m 4.20 x 3.60
Bedroom 4	ft 11'6" x 10'6"	m 3.50 x 3.20
Bathroom	ft 10'2" x 7'6"	m 3.10 x 2.30





THE CHESTER

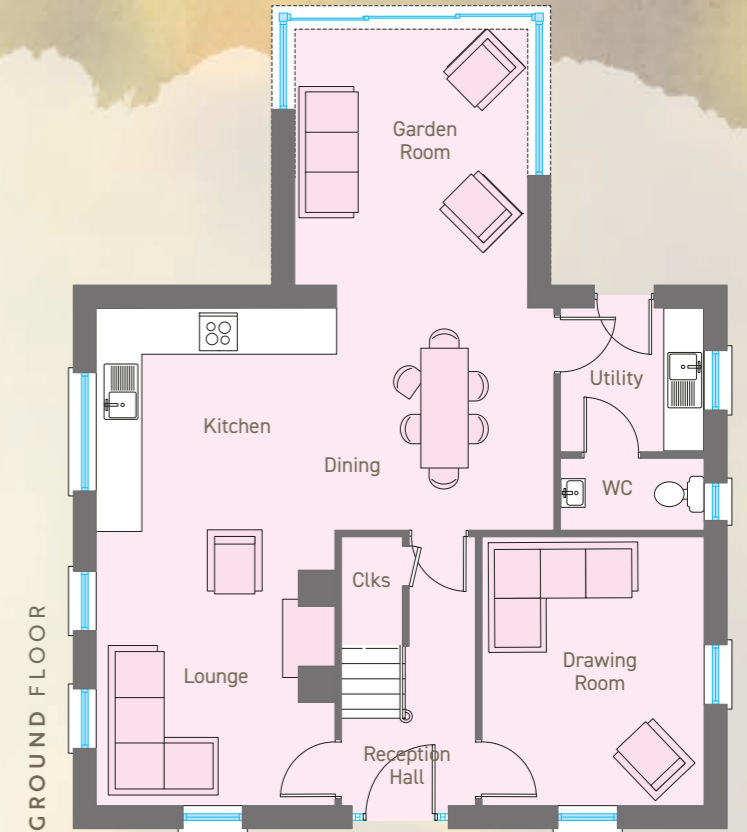
4 BEDROOM DETACHED FAMILY HOME
Total Floor Area: 1780 sq ft



SITE LAYOUT NOT TO SCALE

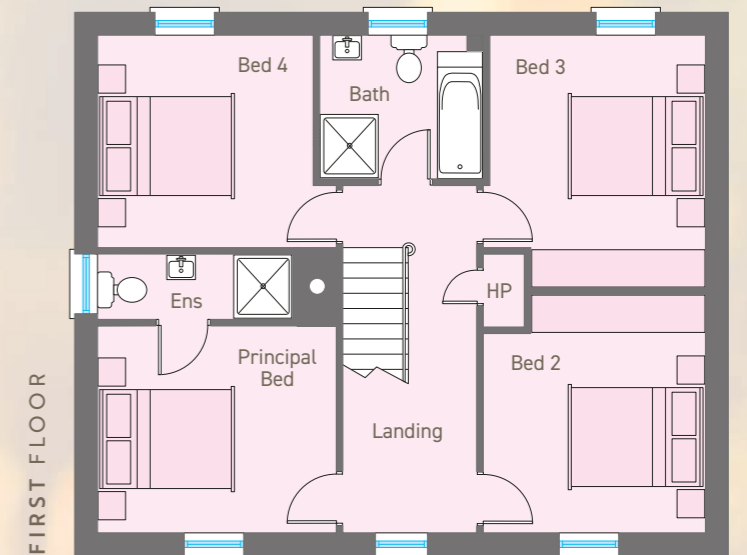
GROUND FLOOR

Reception Hall with Cloakroom		
Drawing Room	ft 14'3" x 11'2"	m 4.34 x 3.40
Lounge / Kitchen / Dining (max)	ft 26'6" x 23'0"	m 8.06 x 7.00
Garden Room	ft 12'10" x 11'8"	m 3.92 x 3.56
Utility	ft 8'0" x 7'3"	m 2.42 x 2.20
WC	ft 7'3" x 3'7"	m 2.20 x 1.10



FIRST FLOOR

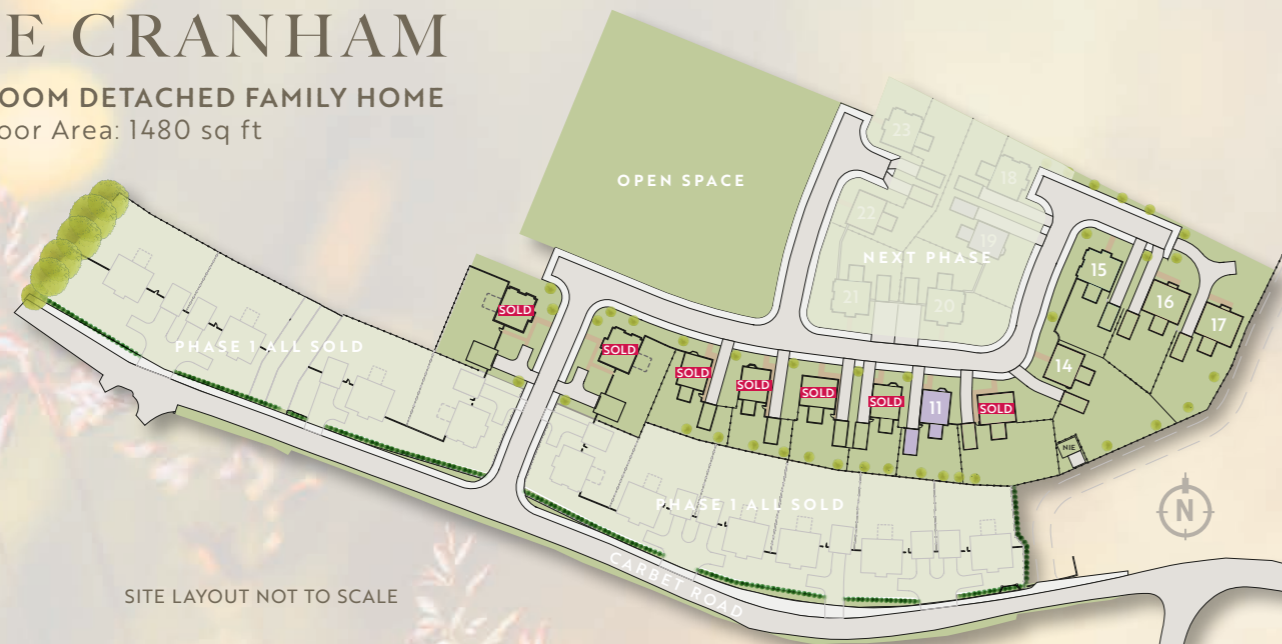
Principal Bedroom	ft 12'0" x 11'1"	m 3.66 x 3.38
Ensuite	ft 10'2" x 3'4"	m 3.09 x 1.02
Bedroom 2 (max)	ft 13'4" x 11'2"	m 4.08 x 3.41
Bedroom 3 (max)	ft 12'9" x 11'2"	m 3.88 x 3.41
Bedroom 4 (max)	ft 12'0" x 11'4"	m 3.66 x 3.47
Bathroom	ft 9'6" x 7'9"	m 2.92 x 2.40





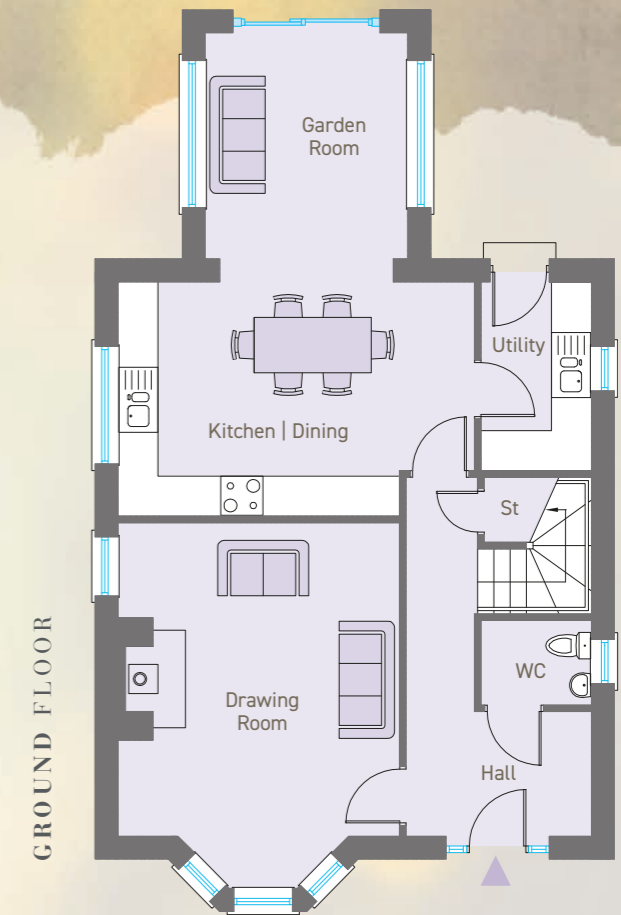
THE CRANHAM

4 BEDROOM DETACHED FAMILY HOME
Total Floor Area: 1480 sq ft



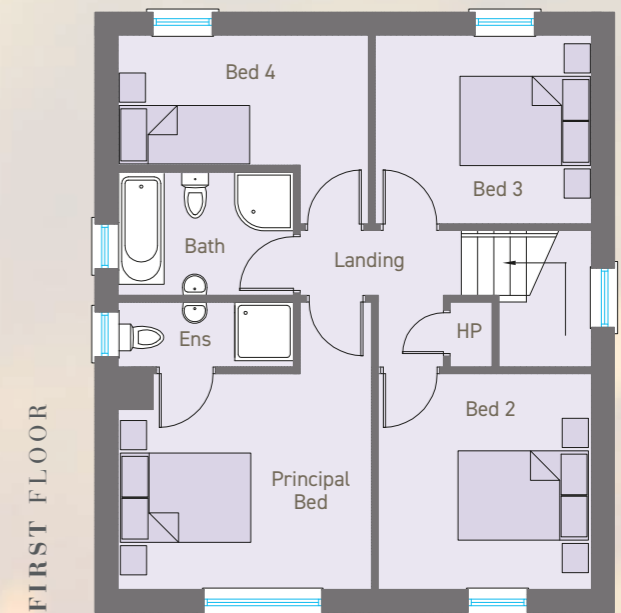
GROUND FLOOR

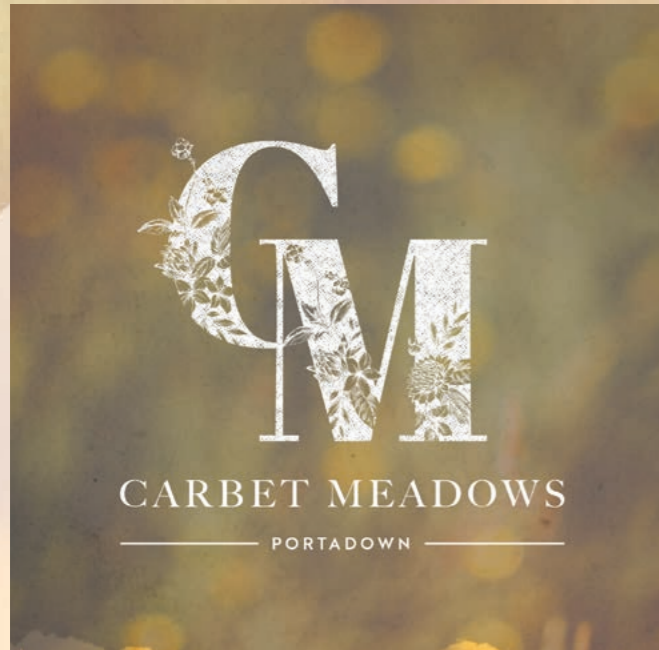
Reception Hall with separate WC	
Drawing Room (max)	
ft 18'4" x 14'2"	m 5.61 x 4.32
Kitchen Dining	
ft 17'9" x 11'8"	m 5.47 x 3.60
Garden Room	
ft 11'4" x 10'2"	m 3.47 x 3.11
Utility	
ft 9'5" x 5'6"	m 2.90 x 1.70
WC	



FIRST FLOOR

Principal Bedroom	
ft 14'5" x 12'8"	m 4.41 x 3.90
Ensuite	
ft 8'9" x 3'3"	m 2.70 x 1.00
Bedroom 2	
ft 10'9" x 10'7"	m 3.31 x 3.27
Bedroom 3	
ft 10'9" x 9'5"	m 3.32 x 2.90
Bedroom 4	
ft 12'6" x 9'5"	m 3.85 x 2.90
Bathroom	
ft 8'9" x 6'2"	m 2.70 x 1.90





KITCHEN & 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

INTERNAL FEATURES

- Interior painted finish to all walls and ceilings and woodwork
- Panelled interior doors with quality ironmongery
- Carpets to lounge, stairs, landing and bedrooms
- Wood burning stove with hearth in either Drawing Room or Family Room
- Mains supply smoke and heat detectors
- Mains supply carbon monoxide detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Fibre broadband connection
- Wired for security alarm
- Oil fired central heating system with a high energy boiler
- 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
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include brick and render to complement the traditional design
- Outside water tap
- High energy rating uPVC double glazed windows
- PVC composite door
- Feature light to all external doors

CONTEMPORARY
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FEATURING AN ELEVATED
LEVEL OF FINISH





SELLING AGENT

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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 internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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