



Edgehill Park

Hillsborough Old Road, Lisburn

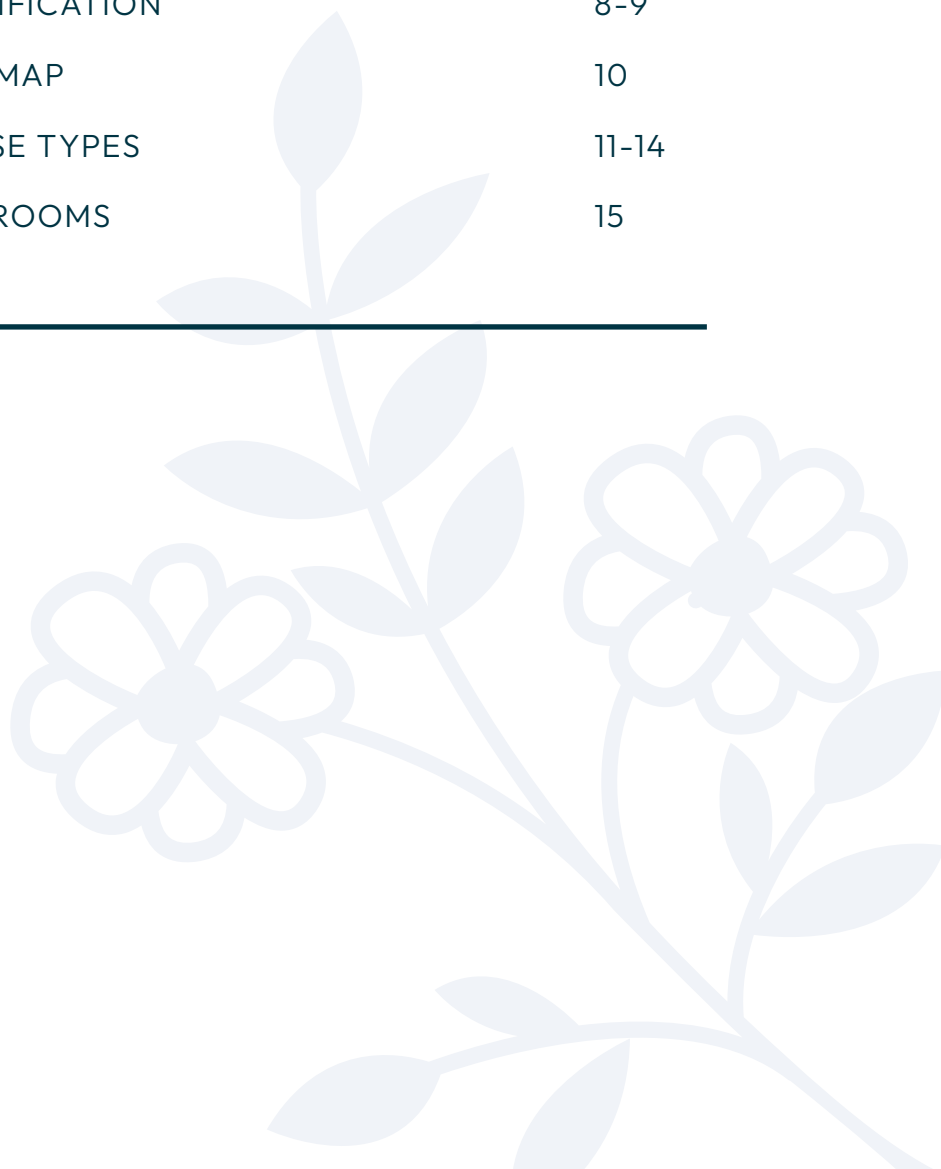
A stunning range of modern 3 & 4 bedroom
detached & semi-detached homes with turnkey finish.



Edgemoor
Park

Contents

| | |
|----------------------------|-------|
| LOCATION & LEISURE | 4-5 |
| LOCATION MAP AND AMENITIES | 6-7 |
| SPECIFICATION | 8-9 |
| SITE MAP | 10 |
| HOUSE TYPES | 11-14 |
| SUN ROOMS | 15 |





The Ideal Location

Edgehill Park comprises of superb, newly built detached and semi-detached homes set on the edge of the River Lagan with unrivalled picturesque views of the Lagan Tow Path and Lagan Meadows. Situated off the Hillsborough Old Road, Lisburn, this spectacular development provides a tranquil riverside setting with the additional benefit and sophistication of a modern lifestyle.

The Edgehill Park Development is situated within close proximity to Lisburn City Centre. This central location provides convenience and accessibility to leading primary, secondary and grammar schools, local shops, Bow Street Mall and excellent entertainment and leisure facilities to include lively pubs, cafes and restaurants.





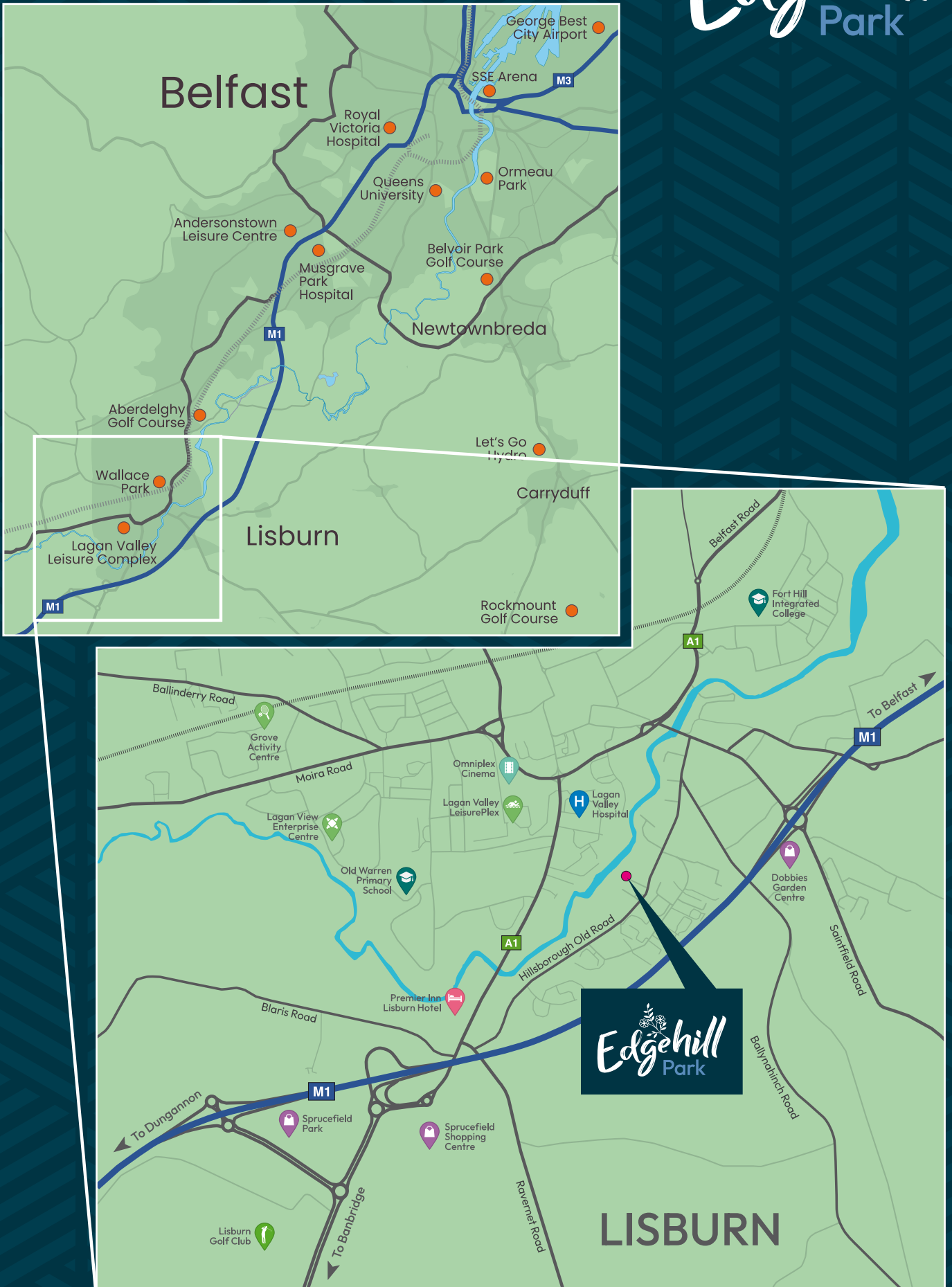
Work, Play & Relaxation

Exceptional public transport and travel links can be found just minutes away for those commuting to Belfast and other towns and cities, with Lisburn Train Station and M1 Motorway just 1 mile away. With an attractive location comes a wealth of exciting things to see and do and Lisburn boasts historic landmarks and a thriving cultural scene. Thanks to the excellent road links and east motorway access from Edgehill Park, residents can experience everything Lisburn City and surrounding areas have to offer including Hillsborough Castle and Gardens, Wallace Park, Irish Linen Centre and Lisburn Museum.

Following a thorough and in-depth design and consultation process with their architects, the developers are delighted to offer a unique and innovative scheme with a choice of traditionally designed and spacious house types, offering something to suit every purchaser, combining a contemporary specification with an exceptional finish. Offering a range of 3 & 4 bedroom semi-detached house types ranging from 1,130 sq. ft to 1,385 sq. ft and 4 bedroom detached house types ranging from 1,385 sq. ft to 1,590 sq. ft.

For those interested in more active pursuits, the location of Edgehill Park could not be better, with a host of sporting clubs, Golf Courses, Down Royal Racecourse and 17m towpath along the River Lagan to Belfast.

Location Map





LOCATION

DISTANCE

TIME

Primary Schools

| | | |
|--------------------------|-----------|---------|
| Brownlee Primary School | 1.6 miles | 6 mins |
| Killowen Primary School | 3.3 miles | 10 mins |
| Pond Park Primary School | 3.3 miles | 10 mins |

Secondary Schools

| | | |
|------------------------------|-----------|--------|
| Friends School | 2.4 miles | 9 mins |
| Wallace High School | 2.6 miles | 9 mins |
| Fort Hill Integrated College | 1.6 miles | 7 mins |

Public Amenities

| | | |
|-----------------------|-----------|--------|
| Lagan Valley Hospital | 1.6 miles | 5 mins |
| Lisburn Train Station | 2.7 miles | 8 mins |
| Translink Bus Centre | 1.2 miles | 6 mins |

Entertainment

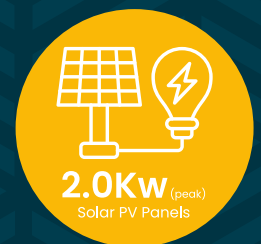
| | | |
|-------------------------------|-----------|---------|
| Lagan Valley Leisure Plex | 1.8 miles | 7 mins |
| Ominplex Cinema | 1.7 miles | 6 mins |
| Lisburn Golf Club | 1.6 miles | 5 mins |
| Wallace Park | 1.6 miles | 6 mins |
| Hillsborough Castle & Gardens | 3.4 miles | 8 mins |
| Down Royal Racecourse | 4.1 miles | 10 mins |
| Balmoral Park/Eikon | 3.0 miles | 8 mins |
| Bow Street Mall | 1.3 miles | 6 mins |
| Sprucefield | 1.4 miles | 5 mins |
| Dobbies Garden Centre | 1.5 miles | 6 mins |
| Haslem Hotel 4 Star | 1.7 miles | 6 mins |
| Premier Inn Lisburn | 0.8 miles | 3 mins |



Specification

External Features:

- > Beautifully designed homes by Kevin Cartin Architects
- > 10 year warranty cover
- > Double glazed high performance lockable uPVC windows – Anthracite Colour
- > GRP Composite coloured front door with 5 point locking system –Lift & Slide Aluminium Double Doors Rear Snug & Sunroom
- > Mains gas central heating with a high energy efficiency boiler
- > High Thermal Insulation & Energy Efficiency Rating with 6 No Flush fitting Solar Panels
- > Front and rear gardens levelled and seeded
- > Tarmac driveway
- > Timber fencing to rear garden boundaries
- > A range of external finishes incorporated into the external facades to create a balanced streetscape on selected plots
- > Traditional masonry construction with painted Plaster Finish or brickwork
- > Feature lighting to front door with Glass Canopy above Door



Internal Features:

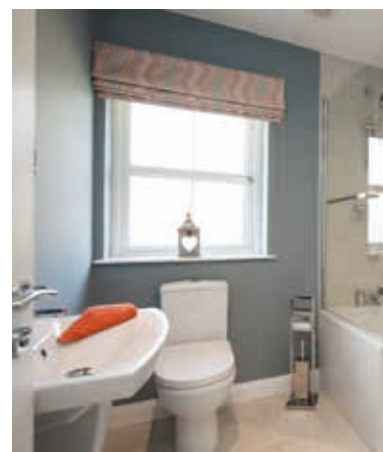
- > Wood burning stove including granite hearth
- > Comprehensive range of electrical sockets throughout including TV and telephone points
- > Wired for satellite point
- > Wired for security alarm
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirtings, architraves, stair handrails & balustrades
- > All internal walls and ceilings painted throughout
- > Smoke, Heat & CO2 detectors as standard





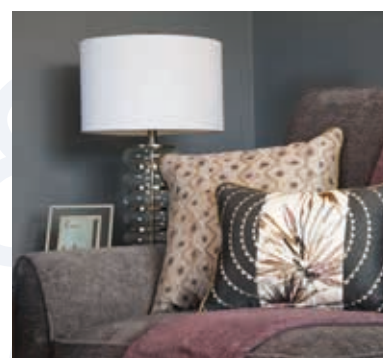
Kitchen

- > A choice of fully fitted kitchens & utility rooms
- > Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher, fridge freezer
- > Washer dryer (fitted to utility where applicable)
- > Feature down lighters to kitchen



Bathrooms, Ensuites & WC's

- > Contemporary white sanitary ware and chrome fittings
- > Shower over bath with shower screen (except where separate shower is provided in main bathroom)
- > All ensuites have thermostatic showers
- > Feature down lighters to main bathroom and ensuite



Floor Coverings & Tiles

- > Ceramic floor tiling to hall, kitchen / dining, utility room, bathroom, ensuite & WC
- > Ceramic wall tiling with full height tiling to shower enclosures and above bath
- > Splash back tiling to all wash hand basins
- > Carpets to lounge, bedrooms, stairs and landings



HOUSE TYPES:

- **Type A - Sites 8 & 15**
4 Bed - Detached with Sunroom, 1569 sq.ft.
- **Type B - Sites 3, 4, 11, 12, 13 & 14**
4 Bed - Semi-detached, 1370 sq.ft.
- **Type B1 - Sites 5 & 10**
4 Bed - Detached, 1377 sq.ft.
- **Type B2 - Site 9**
4 Bed - Detached with Sunroom, 1474 sq.ft.
- **Type C - Sites 1, 2, 6 & 7**
3 Bed - Semi-detached, 1134 sq.ft.

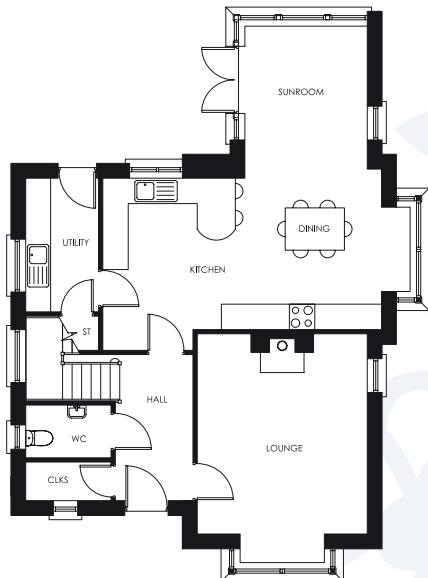
Site Map not to scale

Type A - Sites 8 & 15

4 Bedroom Detached - 1569 Sq.ft

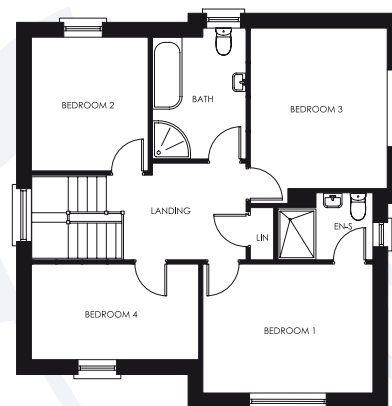


Image for illustration purposes only



GROUND FLOOR

| | | |
|------------------|---------------|----------------|
| Lounge | 15'6" x 13'2" | 4.72m x 4.01m |
| Bay Window | 6'11" x 2'2" | 2.10m x 0.675m |
| Kitchen / Dining | 21'7" x 12'5" | 6.58m x 3.79m |
| Sunroom | 11'2" x 9'11" | 3.40m x 3.00m |
| Utility | 10'4" x 5'8" | 3.15m x 1.72m |
| W.C. | 6'7" x 4'1" | 2.01m x 1.24m |
| Cloaks | 6'7" x 3'0" | 2.01m x 0.91m |



FIRST FLOOR

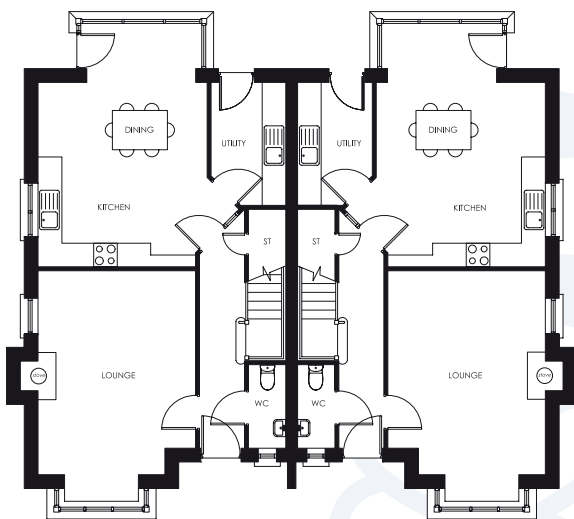
| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 13'2" x 10'0" | 4.01m x 3.04m |
| Ensuite | 7'4" x 5'2" | 2.24m x 1.58m |
| Bedroom 2 | 10'4" x 9'0" | 3.15m x 2.75m |
| Bedroom 3 | 12'5" x 10'7" | 3.79m x 3.23m |
| Bedroom 4 | 12'11" x 7'4" | 3.95m x 2.25m |
| Bathroom | 9'5" x 7'3" | 2.87m x 2.21m |

Type B - Sites 3, 4, 11, 12, 13 & 14

4 Bedroom Semi-Detached - 1370 sq.ft.

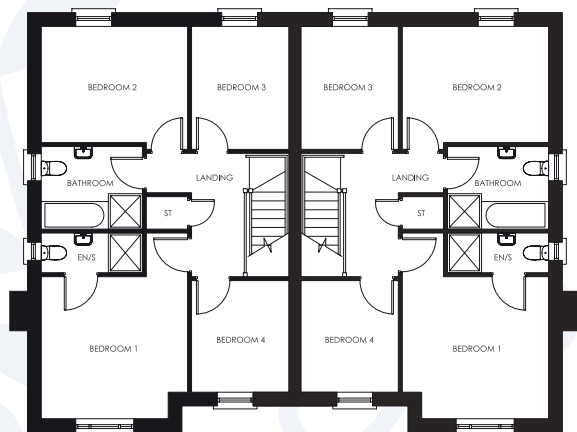


Image for illustration purposes only



GROUND FLOOR

| | | |
|------------------|----------------|----------------|
| Lounge | 16'11" x 13'1" | 5.17m x 4.00m |
| Bay Window | 6'3" x 2'2" | 1.9m x 0.675m |
| Kitchen / Dining | 15'5" x 14'1" | 4.69m x 4.30m |
| Snug | 9'2" x 4'5" | 2.80m x 1.35m |
| Utility | 10'3" x 6'3" | 3.12m x 1.90m |
| W.C. | 6'11" x 3'4" | 2.11m x 1.025m |
| Store | 6'7" x 3'4" | 2.00m x 1.025m |

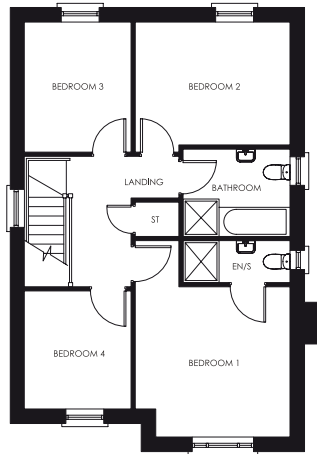
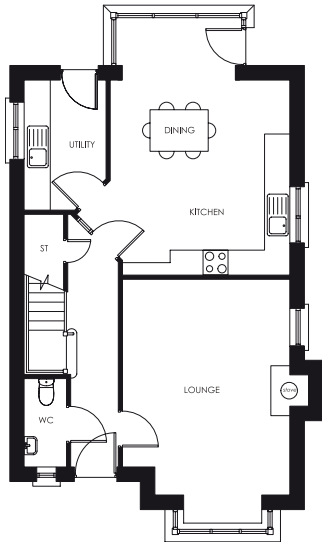


FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 15'6" x 12'2" | 4.72m x 3.72m |
| Ensuite | 8'5" x 3'4" | 2.57m x 1.01m |
| Bedroom 2 | 12'2" x 9'8" | 3.72m x 2.95m |
| Bedroom 3 | 10'3" x 8'4" | 3.12m x 2.55m |
| Bedroom 4 | 9'3" x 8'4" | 2.83m x 2.55m |
| Bathroom | 8'5" x 6'11" | 2.57m x 2.10m |

Type B1 – Sites 5 & 10

4 Bedroom Detached – 1377 sq.ft.



GROUND FLOOR

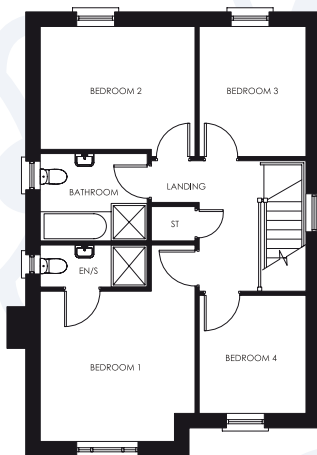
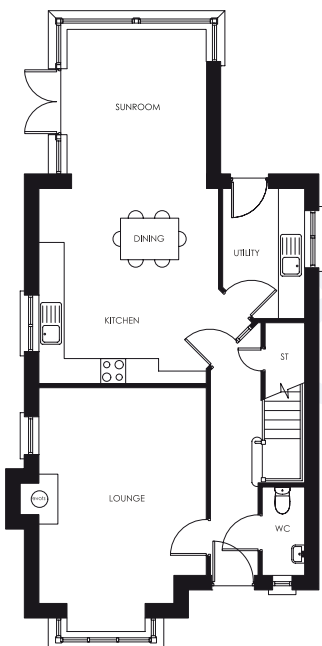
| | |
|------------------|---------------------------------|
| Lounge | 16'11" x 13'1" 5.17m x 4.00m |
| Bay Window | 6'3" x 2'2" 1.9m x 0.675m |
| Kitchen / Dining | 15'5" x 14'1" 4.69m x 4.30m |
| Snug | 9'2" x 4'5" 2.80m x 1.35m |
| Utility | 10'3" x 6'3" 3.12m x 1.90m |
| W.C. | 6'11" x 3'4" 2.11m x 1.025m |
| Store | 6'7" x 3'4" 2.00m x 1.025m |

FIRST FLOOR

| | |
|-----------|--------------------------------|
| Bedroom 1 | 15'6" x 12'2" 4.72m x 3.72m |
| Ensuite | 8'5" x 3'4" 2.57m x 1.01m |
| Bedroom 2 | 12'2" x 9'8" 3.72m x 2.95m |
| Bedroom 3 | 10'3" x 8'4" 3.12m x 2.55m |
| Bedroom 4 | 9'3" x 8'4" 2.83m x 2.55m |
| Bathroom | 8'5" x 6'11" 2.57m x 2.10m |

Type B2 – Site 9

4 Bedroom Detached with Sunroom – 1474 sq.ft.



GROUND FLOOR

| | |
|------------------|---------------------------------|
| Lounge | 16'11" x 13'1" 5.17m x 4.00m |
| Bay Window | 6'3" x 2'2" 1.9m x 0.675m |
| Kitchen / Dining | 15'5" x 14'1" 4.69m x 4.30m |
| Sunroom | 12'2" x 10'10" 3.70m x 3.3m |
| Utility | 10'3" x 6'3" 3.12m x 1.90m |
| W.C. | 6'11" x 3'4" 2.11m x 1.025m |
| Store | 6'7" x 3'4" 2.00m x 1.025m |

FIRST FLOOR

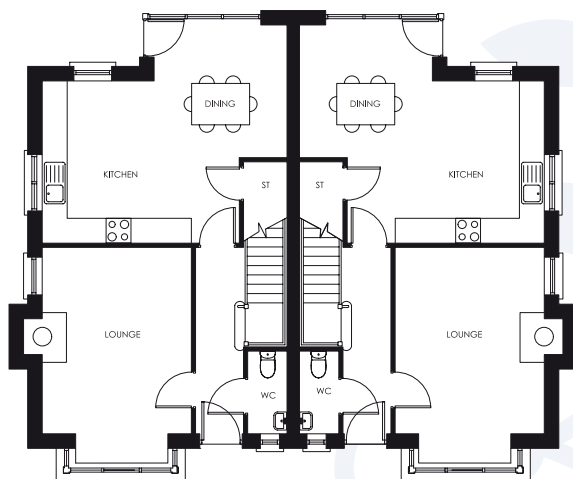
| | |
|-----------|--------------------------------|
| Bedroom 1 | 15'6" x 12'2" 4.72m x 3.72m |
| Ensuite | 8'5" x 3'4" 2.57m x 1.01m |
| Bedroom 2 | 12'2" x 9'8" 3.72m x 2.95m |
| Bedroom 3 | 10'3" x 8'4" 3.12m x 2.55m |
| Bedroom 4 | 9'3" x 8'4" 2.83m x 2.55m |
| Bathroom | 8'5" x 6'11" 2.57m x 2.10m |

Type C - Sites 1, 2, 6 & 7

3 Bedroom Semi-detached - 1134 sq.ft.

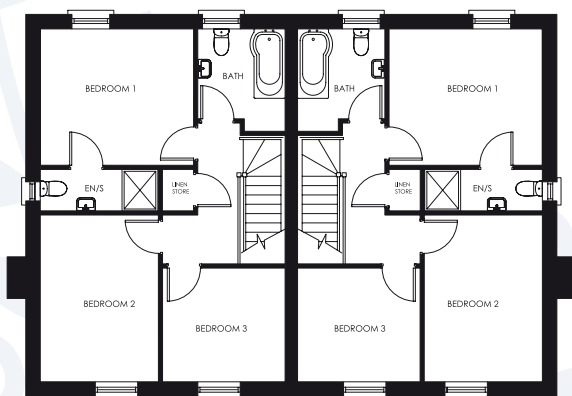


Image for illustration purposes only



GROUND FLOOR

| | | |
|------------------|----------------|----------------|
| Lounge | 14'9" x 11'10" | 4.50m x 3.60m |
| Bay Window | 6'11" x 2'2" | 2.10m x 0.675m |
| Kitchen / Dining | 19'4" x 12'10" | 5.90m x 3.91m |
| Snug | 10'10" x 4'7" | 3.30m x 1.40m |
| W.C. | 6'7" x 3'1" | 2.00m x 0.95m |
| Store | 6'7" x 3'5" | 2.00m x 1.05m |



FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 12'2" x 10'9" | 3.70m x 3.29m |
| Ensuite | 9'4" x 3'3" | 2.84m x 1.00m |
| Bedroom 2 | 13'2" x 9'4" | 4.02m x 2.85m |
| Bedroom 3 | 9'8" x 9'0" | 2.94m x 2.74m |
| Bathroom | 7'1" x 6'11" | 2.17m x 2.10m |

Sunroom Options



Image for illustration purposes only

Sunroom on Type A and Type B (Site 9 only)

This larger sunroom extends the useable space to the rear of the house and floods this area with additional light from the glazing on three sides.



Image for illustration purposes only

Sunroom on Type B & C

This glazed snug to the rear extends the dining area and floods the rear of the house with light.

Developer



PETER O'HARE
BUILDING CONTRACTOR

028 3085 1506

www.poharelimited.co.uk

Joint Selling Agents



525 Lisburn Road, Belfast, BT9 7GQ

028 9066 8888

www.simonbrien.com



14 Castle Street, Lisburn, BT27 4XD

028 9266 5870

www.eastwoodestateagents.com

Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.