



# Edgehill Park

Hillsborough Old Road, Lisburn

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

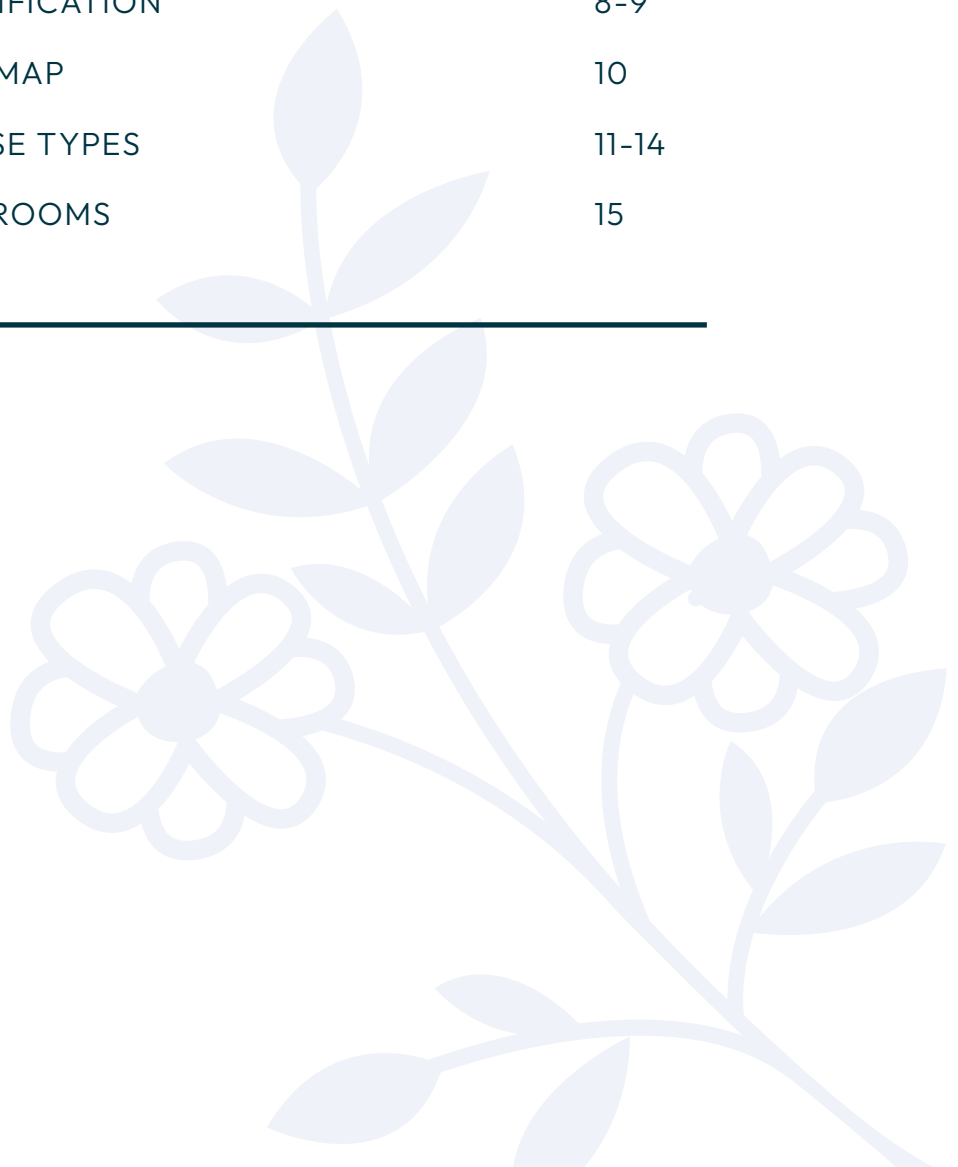


Edgehill  
Park

# 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.





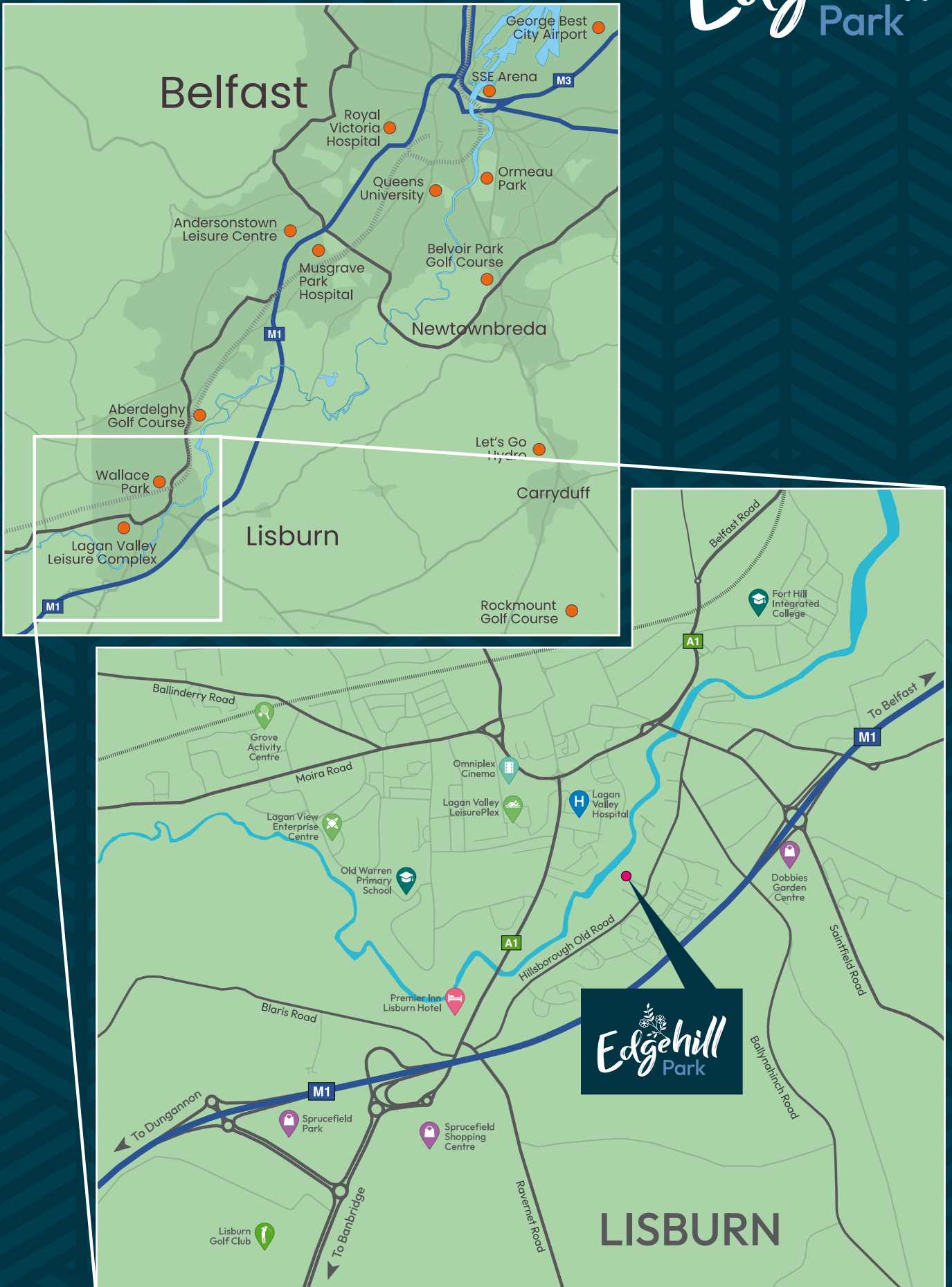
## Work, Play & Relaxation

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

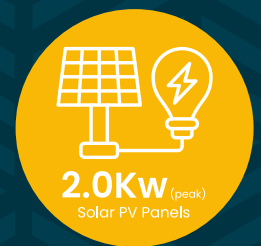
Lagan Valley Leisure Plex	1.8 miles	7 mins
Ominplex Cinema	1.7 miles	6 mins
Lisburn Golf Club	1.6 miles	5 mins
Wallace Park	1.6 miles	6 mins
Hillsborough Castle & Gardens	3.4 miles	8 mins
Down Royal Racecourse	4.1 miles	10 mins
Balmoral Park/Eikon	3.0 miles	8 mins
Bow Street Mall	1.3 miles	6 mins
Sprucefield	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.

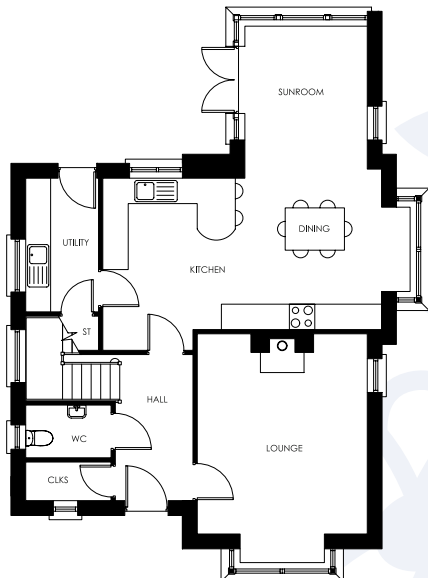
Site Map not to scale

# Type A - Sites 8 & 15

4 Bedroom Detached - 1569 Sq.ft

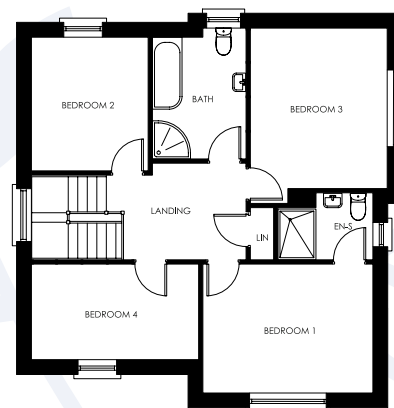


Image for illustration purposes only



## 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

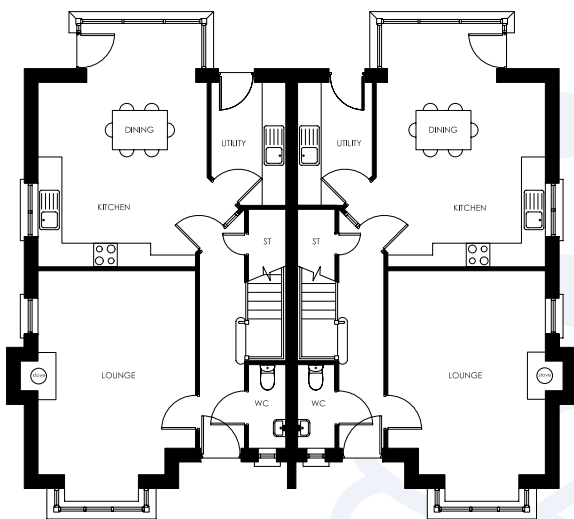
Bedroom 1	13'2" x 10'0"	4.01m x 3.04m
Ensuite	7'4" x 5'2"	2.24m x 1.58m
Bedroom 2	10'4" x 9'0"	3.15m x 2.75m
Bedroom 3	12'5" x 10'7"	3.79m x 3.23m
Bedroom 4	12'11" x 7'4"	3.95m x 2.25m
Bathroom	9'5" x 7'3"	2.87m x 2.21m

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

4 Bedroom Semi-Detached - 1370 sq.ft.

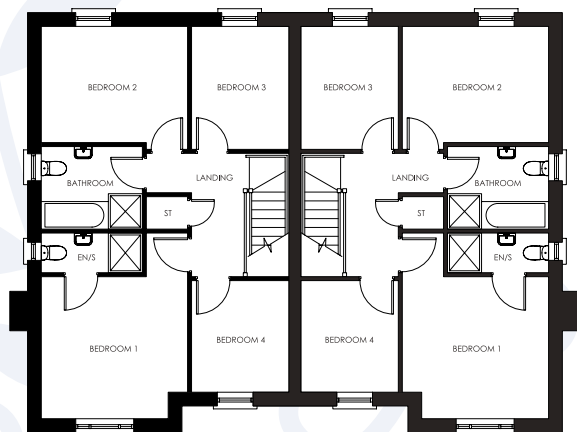


Image for illustration purposes only



## 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

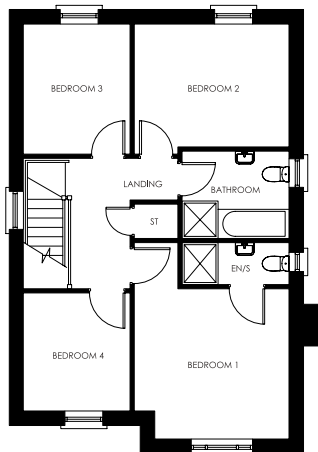
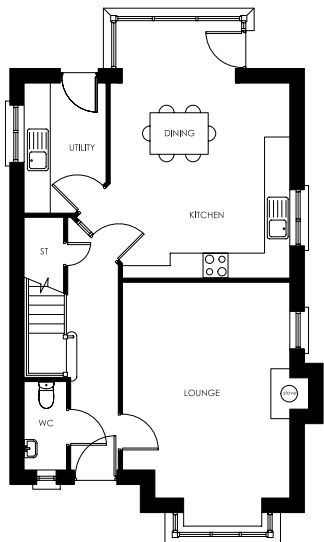


## FIRST FLOOR

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

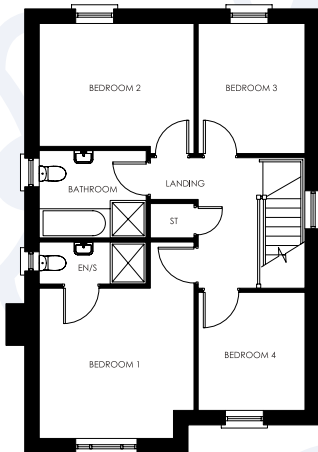
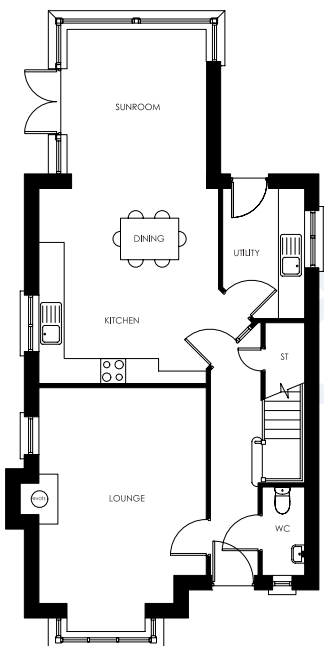
Lounge	16'11" x 13'1" 5.17m x 4.00m
Bay Window	6'3" x 2'2" 1.9m x 0.675m
Kitchen / Dining	15'5" x 14'1" 4.69m x 4.30m
Snug	9'2" x 4'5" 2.80m x 1.35m
Utility	10'3" x 6'3" 3.12m x 1.90m
W.C.	6'11" x 3'4" 2.11m x 1.025m
Store	6'7" x 3'4" 2.00m x 1.025m

## 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

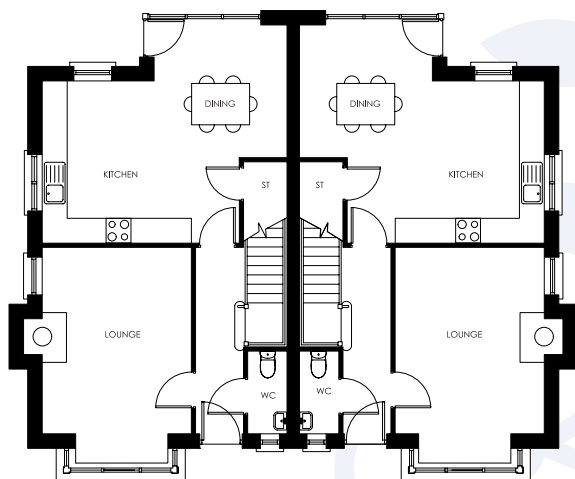
Bedroom 1	15'6" x 12'2" 4.72m x 3.72m
Ensuite	8'5" x 3'4" 2.57m x 1.01m
Bedroom 2	12'2" x 9'8" 3.72m x 2.95m
Bedroom 3	10'3" x 8'4" 3.12m x 2.55m
Bedroom 4	9'3" x 8'4" 2.83m x 2.55m
Bathroom	8'5" x 6'11" 2.57m x 2.10m

# Type C - Sites 1, 2, 6 & 7

3 Bedroom Semi-detached - 1134 sq.ft.

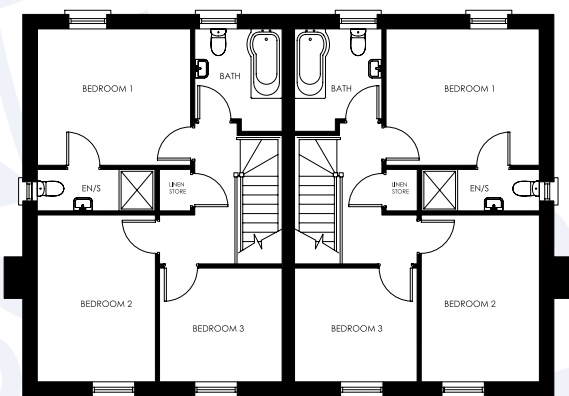


Image for illustration purposes only



## 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.



**PETER O'HARE**

BUILDING CONTRACTOR

028 3085 1506

[www.poharelimited.co.uk](http://www.poharelimited.co.uk)

Selling Agent



525 Lisburn Road, Belfast, BT9 7GQ

028 9066 8888

[www.simonbrien.com](http://www.simonbrien.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.