



HANSONS HALL

TEMPLEPATRICK ROAD, BALLYCLARE

PHASE 2

ENERGY EFFICIENT FAMILY HOMES
DESIGNED FOR LIVING

WELCOME TO HANSONS HALL...



...A BEAUTIFULLY DESIGNED COLLECTION
OF SUSTAINABLE CHARACTERFUL DETACHED
AND SEMI DETACHED HOMES WITH SOLAR
PANELS PROVIDING A SIGNIFICANT REDUCTION
IN ENERGY BILLS



Hilton Templepatrick Golf Club



Sleepy Hollow Restaurant



Ballyclare RFC Mini Rugby



Six Mile Water



Brown's Coffee Co.



Ballyclare Golf Club



HANSONS HALL

TEMPLEPATRICK ROAD, BALLYCLARE

Connected Country Living

Hansons Hall offers a rare opportunity to enjoy life in a semi rural, yet highly convenient location.

Located in a safe and secure setting, these three and four bedroom homes are built to exacting, award winning standards with an exceptional specification. Generously proportioned and contemporary in design, you'll enjoy light and airy interior spaces complemented by beautiful surroundings - ideal for family living.

Superbly positioned close to the plentiful amenities of the popular and historic town of Ballyclare, Hansons Hall is surrounded by open countryside yet only 12 miles from Belfast city centre.

SUSTAINABLE, ENERGY EFFICIENT
FAMILY HOMES DESIGNED FOR LIVING



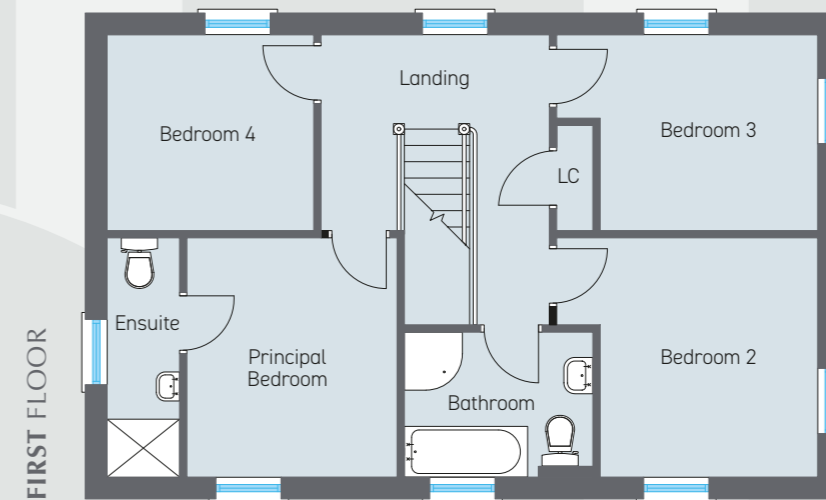
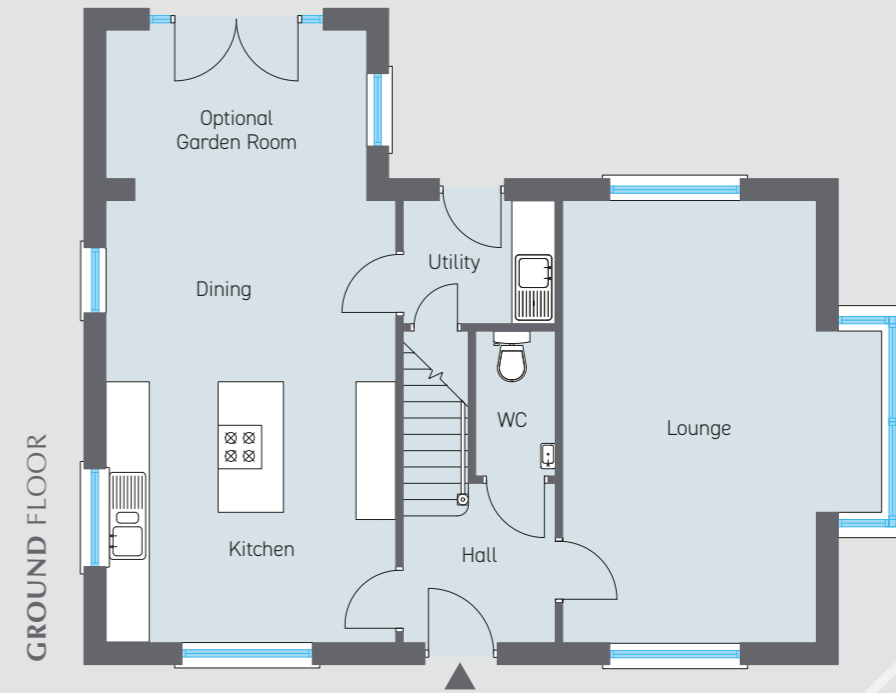
THE ADARE (A)

SITE: 8

4 bedroom detached family home. Total floor area: 1311 sq ft approx
 Total floor area with optional garden room: 1401 sq ft approx



SITE LAYOUT - NOT TO SCALE



GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC			Principal Bedroom	10'9" x 9'6"	3.30 x 2.90
Lounge (plus bay)	20'0" x 11'6"	6.10 x 3.50	Ensuite	10'9" x 3'3"	3.30 x 1.00
Kitchen Dining	20'0" x 13'2"	6.10 x 4.00	Bedroom 2	10'9" x 9'10"	3.30 x 3.00
Optional Garden Room	11'9" x 8'3"	3.60 x 2.50	Bedroom 3	11'9" x 8'9"	3.60 x 2.70
Utility	6'10" x 5'6"	2.10 x 1.70	Bedroom 4	9'4" x 8'9"	2.85 x 2.70
			Bathroom	8'6" x 6'7"	2.60 x 2.00



THE BANTRY (B)
SITE: 14

3 bedroom semi detached family home.
Total floor area: 1002 sq ft approx
Total floor area with optional garden room: 1078 sq ft approx



SITE LAYOUT - NOT TO SCALE

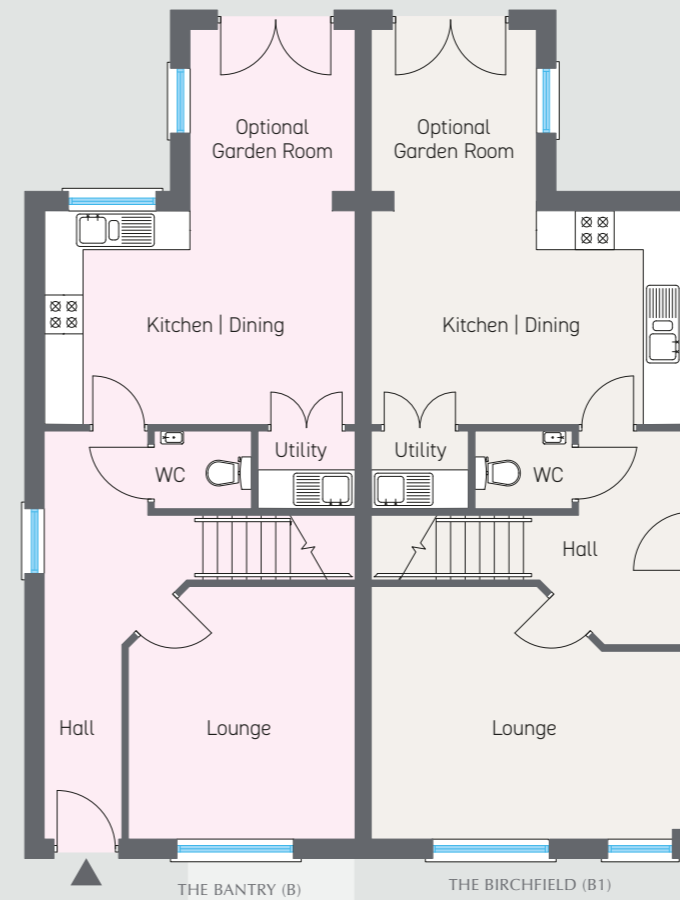
THE BIRCHFIELD (B1)
SITE: 13

3 bedroom semi detached family home.
Total floor area: 1002 sq ft approx
Total floor area with optional garden room: 1078 sq ft approx



THE BIRCHFIELD (B1) SITE: 12
THE BANTRY (B) SITE: 11

GROUND FLOOR



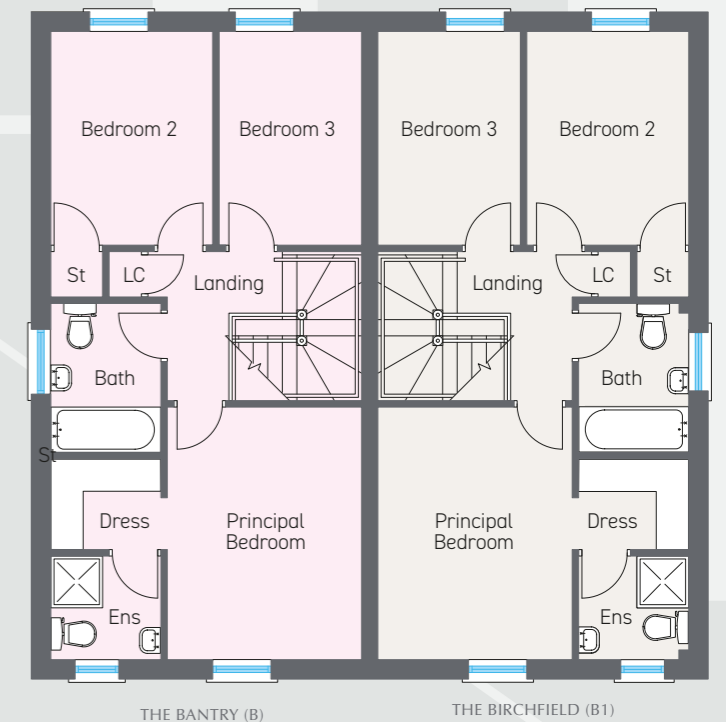
THE BANTRY (B)

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge (max)	12'9" x 11'6"	3.90 x 3.50
Kitchen Dining	15'9" x 10'9"	4.80 x 3.30
Optional Garden Room	9'2" x 8'4"	2.80 x 2.55

THE BIRCHFIELD (B1)

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge (max)	15'9" x 12'9"	4.80 x 3.90
Kitchen Dining	15'9" x 10'9"	4.80 x 3.30
Optional Garden Room	9'2" x 8'4"	2.80 x 2.55

FIRST FLOOR



THE BANTRY (B)

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'9" x 9'10"	3.90 x 3.00
Ensuite	5'7" x 5'4"	1.70 x 1.60
Dressing	5'7" x 4'7"	1.70 x 1.40
Bedroom 2	10'9" x 8'3"	3.30 x 2.50
Bedroom 3	10'9" x 7'3"	3.30 x 2.20
Bathroom	7'6" x 5'7"	2.30 x 1.70

THE BIRCHFIELD (B1)

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'9" x 9'10"	3.90 x 3.00
Ensuite	5'7" x 5'4"	1.70 x 1.60
Dressing	5'7" x 4'7"	1.70 x 1.40
Bedroom 2	10'9" x 8'3"	3.30 x 2.50
Bedroom 3	10'9" x 7'3"	3.30 x 2.20
Bathroom	7'6" x 5'7"	2.30 x 1.70

Note: THE BANTRY on site 11 and THE BIRCHFIELD on site 12 will be handed versions of these plans



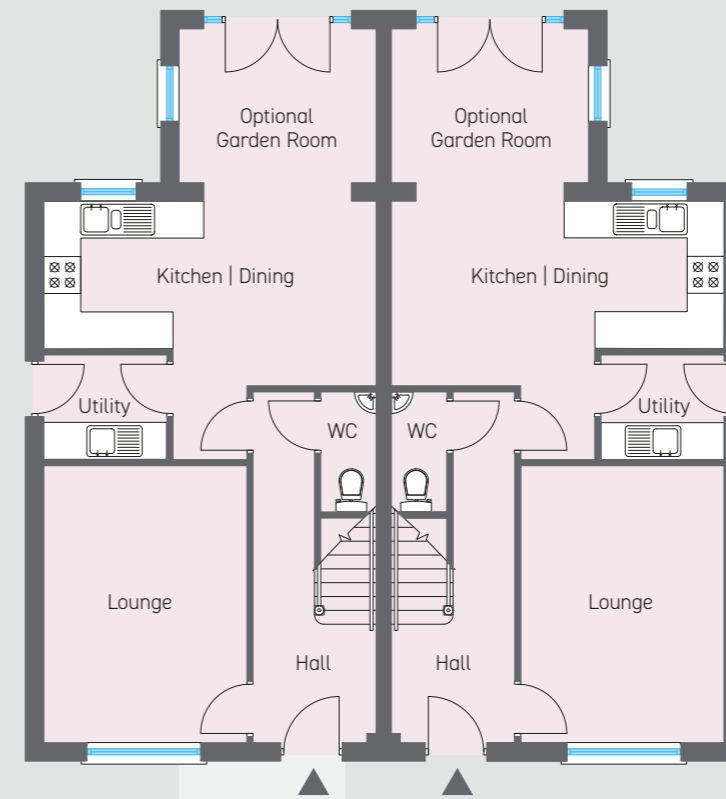
THE CLIFDEN (C)

SITES: 5 | 6

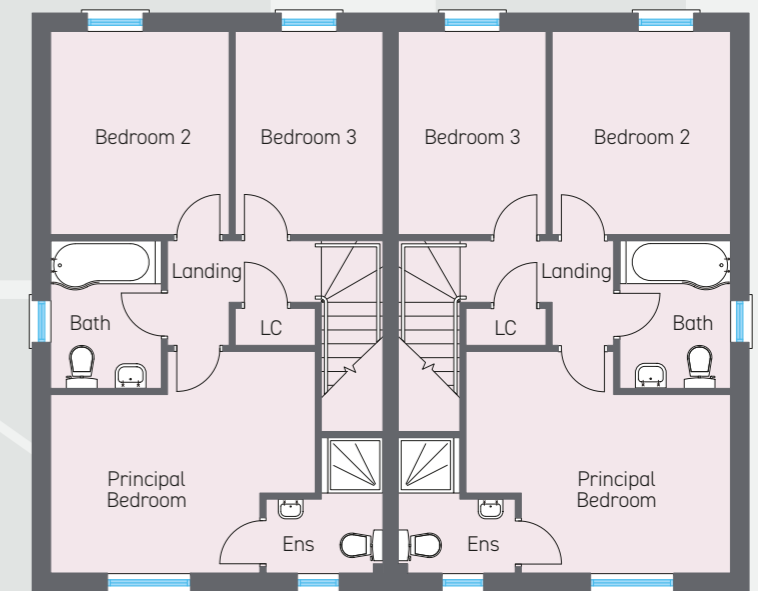
3 bedroom semi detached family home. Total floor area: 1023 sq ft approx
 Total floor area with optional garden room: 1117 sq ft approx



SITE LAYOUT - NOT TO SCALE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC			Principal Bedroom (max)	14'1" x 11'9"	4.30 x 3.60
Lounge	14'9" x 10'9"	4.50 x 3.30	Ensuite	7'3" x 6'3"	2.20 x 1.90
Kitchen Dining	17'8" x 9'10"	5.40 x 3.00	Bedroom 2	10'9" x 9'6"	3.30 x 2.90
Optional Garden Room	10'6" x 8'2"	3.20 x 2.50	Bedroom 3	10'9" x 8'0"	3.30 x 2.40
Utility	6'6" x 5'6"	2.00 x 1.70	Bathroom	8'0" x 5'11"	2.40 x 1.80



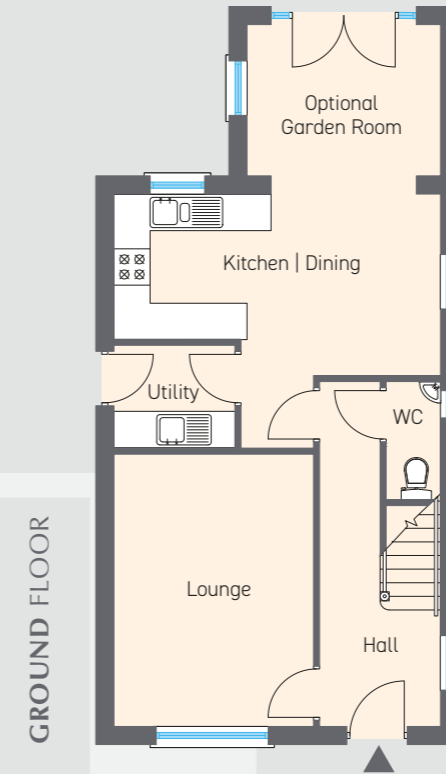
THE CASHEL (C1)

SITES: 9 | 10

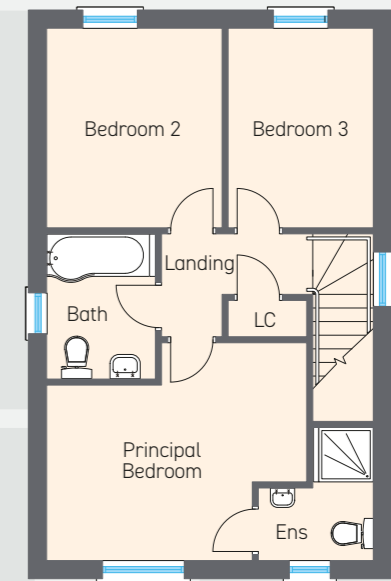
3 bedroom detached family home. Total floor area: 1023 sq ft
 Total floor area with optional garden room: 1117 sq ft approx



SITE LAYOUT - NOT TO SCALE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC			Principal Bedroom	14'1" x 11'9"	4.30 x 3.60
Lounge	14'9" x 10'9"	4.50 x 3.30	Ensuite	7'3" x 6'3"	2.20 x 1.90
Kitchen Dining	17'8" x 9'10"	5.40 x 3.00	Bedroom 2	10'9" x 9'6"	3.30 x 2.90
Optional Garden Room	10'6" x 8'2"	3.20 x 2.50	Bedroom 3	10'9" x 8'0"	3.30 x 2.40
Utility	6'6" x 5'6"	2.00 x 1.70	Bathroom	8'0" x 5'11"	2.40 x 1.80



THE DANESFORT (D)

SITES: 3 | 4

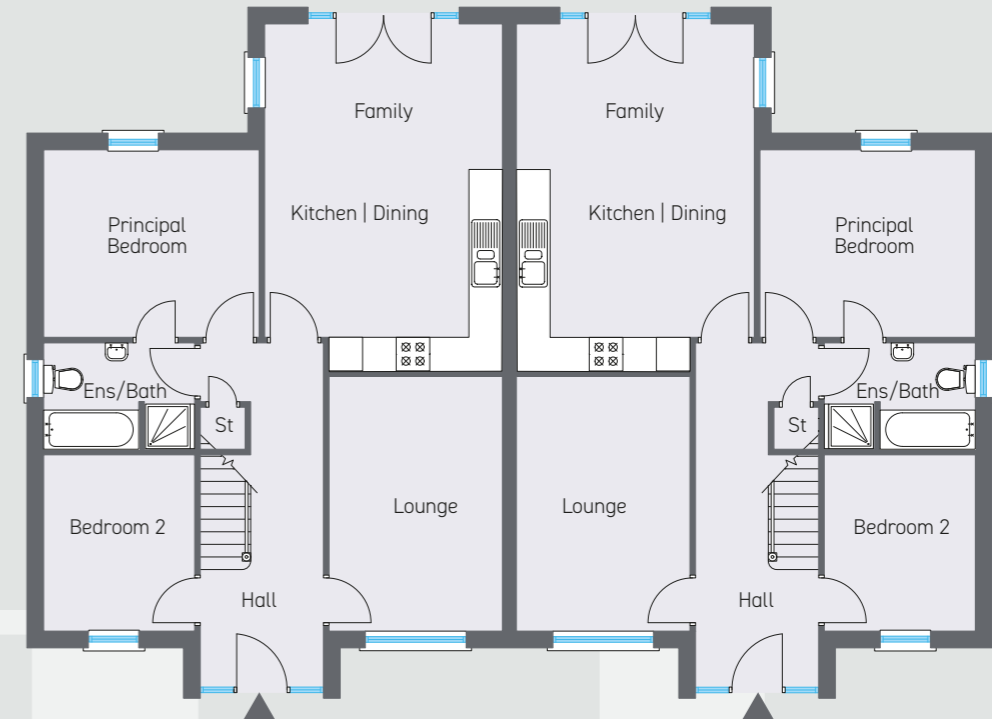
4 bedroom semi detached family home. Total floor area: 1320 sq ft approx



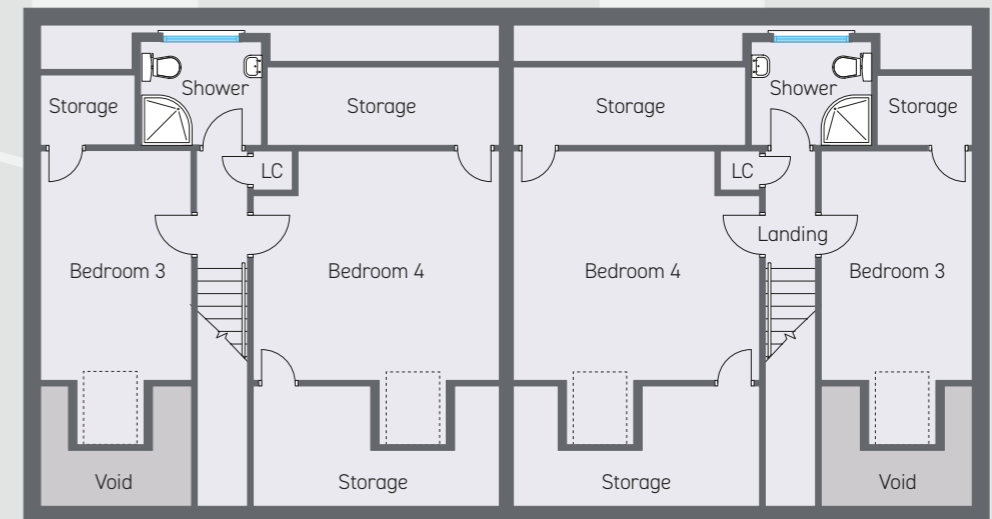
SITE LAYOUT - NOT TO SCALE



THE DANESFORT (D)
SITES: 1 | 2



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

	Ft/Inch	Metres
Entrance Hall,		
Lounge	14'11" x 10'2"	4.55 x 3.10
Kitchen Dining Family	20'3" x 14'0"	6.20 x 4.25
Principal Bedroom	12'7" x 11'0"	3.85 x 3.35
Ensuite / Bathroom	8'9" x 6'3"	2.70 x 1.90
Bedroom 2	10'3" x 8'10"	3.15 x 2.70

FIRST FLOOR

	Ft/Inch	Metres
Bedroom 3	13'5" x 8'10"	4.10 x 2.70
Bedroom 4	14'5" x 13'5"	4.40 x 4.10
Shower Room	7'0" x 6'0"	2.15 x 1.85



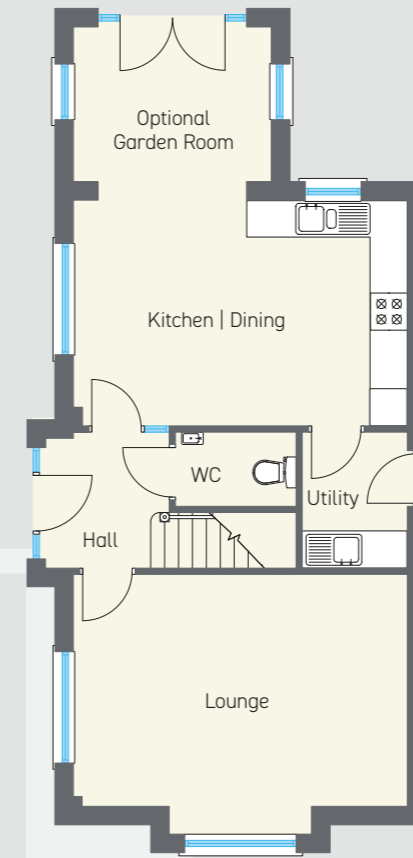
THE EDMONDSTOWN (E)

SITE: 7

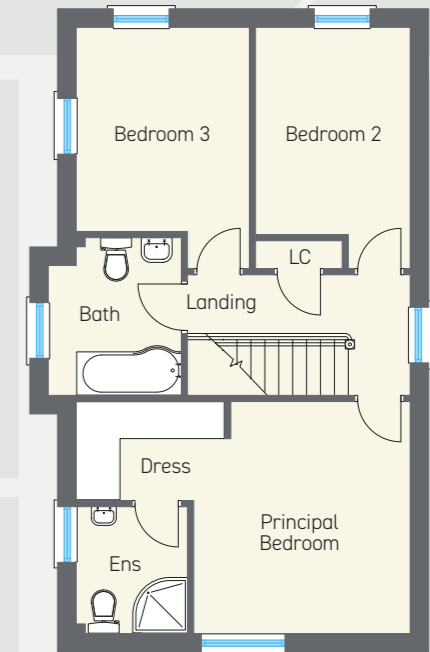
3 bedroom detached family home. Total floor area: 1171 sq ft approx
 Total floor area with optional garden room: 1265 sq ft approx



SITE LAYOUT - NOT TO SCALE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC			Principal Bedroom (max)	12'4" x 11'6"	3.75 x 3.50
Lounge	17'8" x 12'4"	5.40 x 3.75	Dressing Room	7'9" x 5'3"	2.40 x 1.60
Kitchen Dining	17'8" x 12'0"	5.40 x 3.65	Ensuite	6'8" x 5'11"	2.05 x 1.80
Utility	7'3" x 5'6"	2.20 x 1.70	Bedroom 2 (max)	12'9" x 8'3"	3.90 x 2.50
Optional Garden Room	10'6" x 8'2"	3.20 x 2.50	Bedroom 3	10'9" x 9'2"	3.30 x 2.80
			Bathroom	8'4" x 7'4"	2.55 x 2.25



LOCATION MAP



SITE LAYOUT

WELL CONNECTED

FIRST CLASS EDUCATION

Ballyclare Nursery	1.4 miles
Ballyclare Primary	1.5 miles
Ballyclare Secondary	1.5 miles
Ballyclare High	1.7 miles
Fairview Primary	2.0 miles

SOCIALISING

Browns Coffee Co.	1.4 miles
Pots of Pleasure	1.5 miles
Time Coffee Shop	1.6 miles

SHOPPING

Jenkins Butchers	1.4 miles
Boots	1.5 miles
Asda	1.5 miles

OUT & ABOUT

Templepatrick	4.2 miles
Glengormley	5.2 miles
Antrim	9.4 miles
Belfast	12.4 miles
Ballymena	14.8 miles
North Coast	43 miles

GETTING ACTIVE

Waites Warehouse Gym	0.8 miles
Six Mile Water Park	0.9 miles
Ballyclare Rugby Club	1.2 miles
Ballyclare Comrades FC	1.4 miles
Leisure Centre	1.5 miles
Ballyclare Hockey Club	2.3 miles
Ballyclare Golf Club	3.0 miles



THE ADARE



THE BANTRY BIRCHFIELD



THE CLIFDEN



THE CASHEL



THE DANESFORT



THE EDMONDSTOWN

DESIGNED FOR LIVING

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas
- Fully tiled splashback to kitchen

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Tiled splashback around bath and sinks

INTERNAL FEATURES

- Oak handrail to stairs with white painted spindles
- Interior painted finish to all walls (Elephants Breath) and ceilings (white)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Tiling to hall
- Wall mounted focal point gas fire (optional extra)
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Gas fired central heating

EXTERNAL FEATURES

- Solar panels will be fitted to ensure all homes enjoy reduced energy bills
- Coloured gravel driveway (tarmac available as optional extra)
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- PVC windows
- GRP composite front door
- Garden room available as optional extra (where applicable)
- Garage available as optional extra (where applicable)
- 10 year warranty



ENJOY THE BEAUTIFUL
NATURAL SURROUNDINGS
IN A PERFECT LOCATION



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 representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes 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 internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

SELLING AGENT



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