



BALLYBAY  
MEADOWS  
PORTADOWN

CONTEMPORARY FAMILY LIVING



# welcome to BALLYBAY MEADOWS

THE PERFECT COMBINATION OF COUNTRY  
LIVING WITH THE CONVENIENCE OF THE TOWN

These superb new 3 bedroom family homes offer traditional design with contemporary interiors and enjoy an ideal edge of town location.



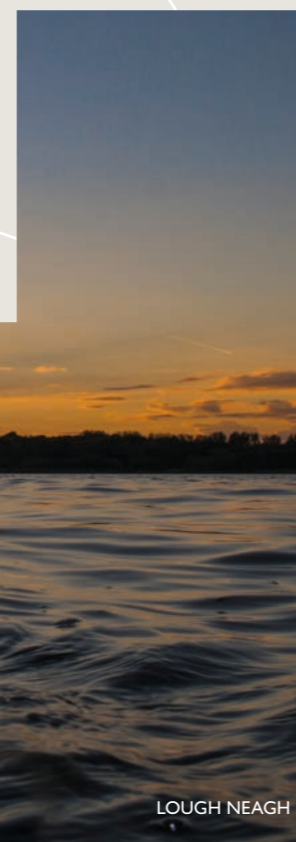
LOUGH NEAGH DISCOVERY CENTRE



RUSHMERE SHOPPING



OXFORD ISLAND



LOUGH NEAGH



McCONVILLE'S BROS WINE MERCHANTS

Situated on the outskirts of the town a few minutes walk from beautiful rolling countryside, yet offering easy accessibility to local amenities and Craigavon Area Hospital which is less than 8 minutes drive away. Schools, shops, cafes and eateries are all within a few minutes drive, whilst an excellent range of secondary schools, supermarkets, shopping centre, sports clubs, golf club and parks are also within easy reach.

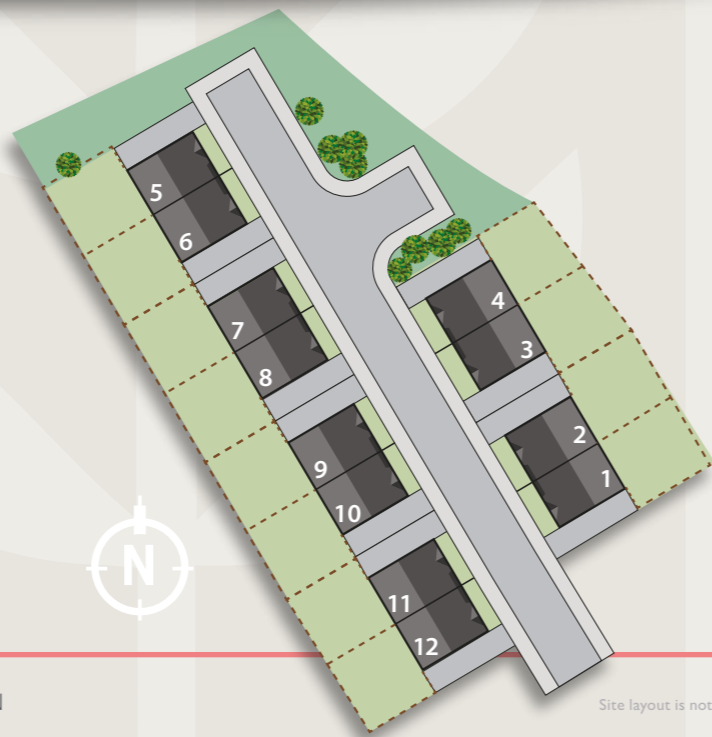
The nearby Translink transport hub features a new Park and Ride and means commuting to all parts north and south by bus or train couldn't be easier.





## THE CORNFLOWER

3 Bedroom Semi Detached Family Home  
TOTAL FLOOR AREA 1100 sq ft approximately

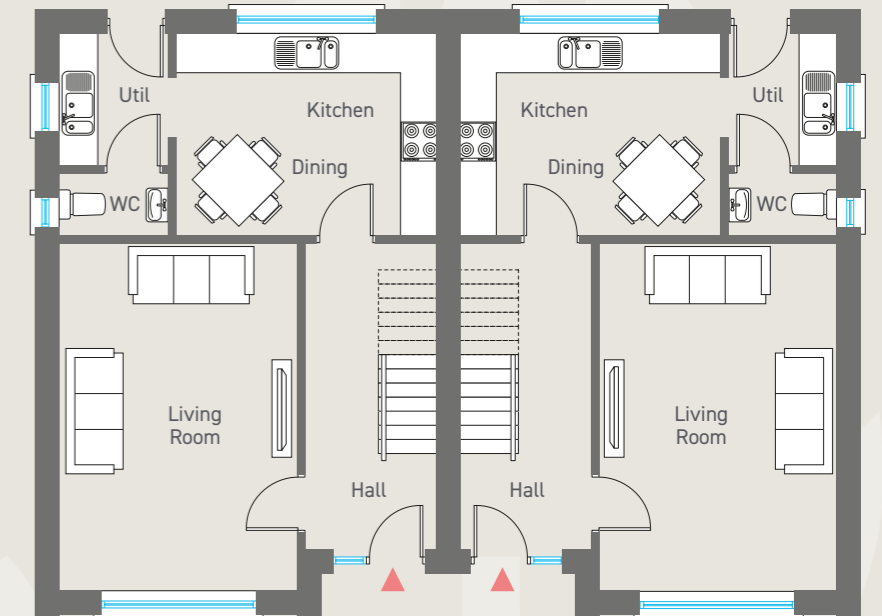


Site layout is not to scale

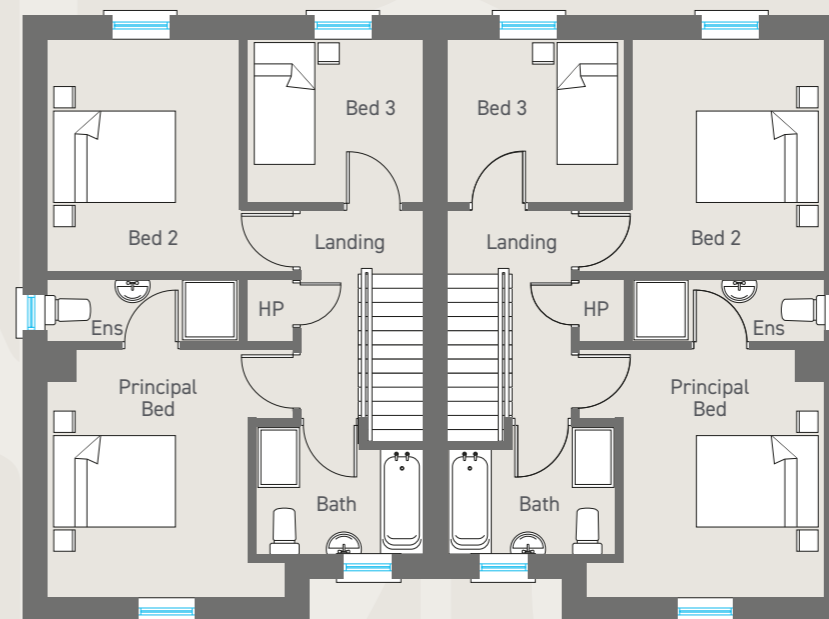
### GROUND FLOOR

Entrance Hall	
Living Room	ft 18'3" x 12'5" m 5.55 x 3.79
Kitchen   Dining	ft 13'9" x 10'6" m 4.18 x 3.20
Utility	ft 6'9" x 5'8" m 2.10 x 1.74
WC	ft 5'8" x 3'3" m 1.74 x 1.00

### GROUND FLOOR



### FIRST FLOOR



### FIRST FLOOR

Principal Bedroom	ft 13'0" x 12'6" m 3.95 x 3.79
Ensuite	ft 10'0" x 3'3" m 3.04 x 1.00
Bedroom 2	ft 12'2" x 10'0" m 3.70 x 3.04
Bedroom 3	ft 9'6" x 8'6" m 2.90 x 2.60
Bathroom	ft 8'9" x 7'3" m 2.70 x 2.20





designed with  
you in mind...



## QUALITY SPECIFICATION

### KITCHEN & UTILITY

- Fitted contemporary kitchen with choice of luxury kitchen units, door handles, worktops with matching upstand
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge / freezer, dishwasher
- Plumbed for washing machine in utility
- Under unit lighting in kitchen

### BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Neptune leak free shower enclosures
- Thermostatically controlled showers
- Pressurised water system
- Splashbacks to bath and sinks

### DECORATION

- Interior walls and ceilings painted white throughout
- Painted handrail to stairs
- Painted interior doors with quality ironmongery
- Painted bevelled skirting and architrave

### FLOOR COVERINGS

- Choice of quality wooden laminated flooring to living room and bedrooms
- Choice of tiling to hall, kitchen, utility, WC, bathroom and ensuite
- Choice of neutral carpet with underlay to stairs and landing

### HEATING

- Gas fired central heating with energy efficient boiler
- Zoned controlled heating
- Feature electric fireplace in living room
- B rated energy efficient home

### ELECTRICAL

- Mains supply smoke, carbon monoxide and heat detectors
- Recessed energy efficient LED spotlights to kitchen / dining area, bathroom and ensuite
- Comprehensive range of electrical sockets, switches, T.V point, telephone point
- Internet access point

### EXTERNAL

- Composite front and rear doors
- External lighting to front and rear doors
- Option of outside water tap (at additional cost)
- PVC guttering and downpipes
- Lawns to front and rear
- Tarmac driveway
- Timber fencing to rear and side boundaries

### WARRANTY

- ICW 10 Year structural warranty



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creative property marketing

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