

Type A / A1



Ground Floor

WC
5' 5" x 3' 11" (1.65m x 1.20m)

Lounge
18' 7" x 10' 11" (5.66m x 3.34m)

Kitchen / Dining
17' 6" x 10' 8" (5.34m x 3.24m)

Store
5' 0" x 3' 11" (1.53m x 1.20m)

Storage Cupboard

1st Floor

Bedroom 1
10' 11" x 13' 10" (3.34m x 4.22m)

Ensuite

Bedroom 2
14' 11" x 10' 2" (4.54m x 3.09m)

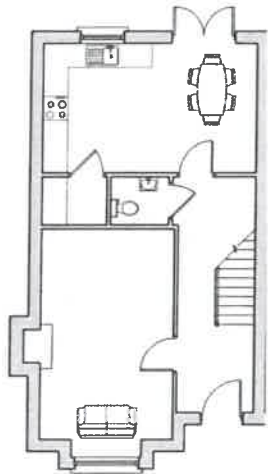
Bedroom 3
10' 8" x 7' 1" (3.24m x 2.15m)

Bathroom
7' 6" x 6' 3" (2.29m x 1.90m)

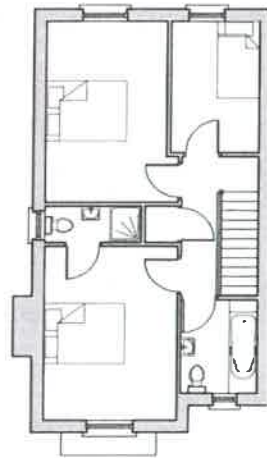
Gross Internal Floor Area
1110 sq.ft. / 103 sqm

House Type A / A1

3 Bedroom Semi-Detached / End Townhouse
With Full Turn-Key Finish



Ground Floor



First Floor

Type C



Ground Floor

WC
6' 8" x 4' 1" (2.02m x 1.236m)

Lounge
14' 9" x 12' 6" (4.50m x 3.82m)

Kitchen / Dining
15' 3" x 12' 3" (4.65m x 3.75m)

Utility Room
7' 3" x 5' 1" (2.22m x 1.55m)

Store

1st Floor

Bedroom 1
13' 6" x 12' 5" (4.12m x 3.79m)

Ensuite

Bedroom 2
10' 8" x 10' 6" (3.25m x 3.21m)

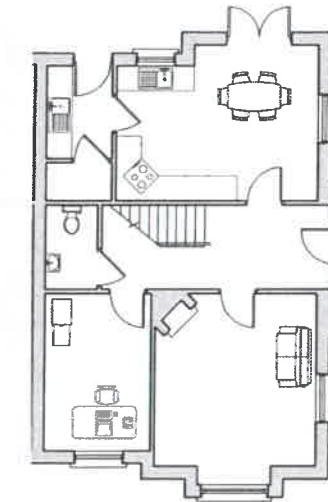
Bedroom 3
10' 6" x 10' 2" (3.21m x 3.10m)

Bathroom
7' 7" x 6' 3" (2.3m x 1.9m)

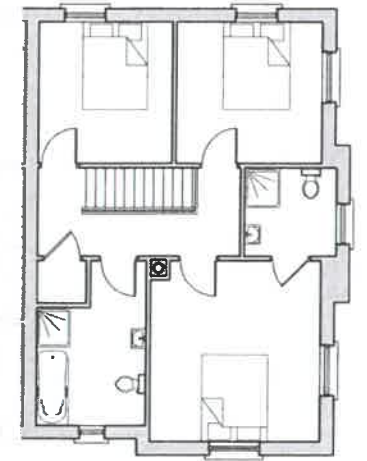
Gross Internal Floor Area
1353 sq.ft. / 125 sqm

House Type C

3 Bedroom Semi-Detached
With Full Turn-Key Finish



Ground Floor



First Floor

Specification

External Features

- 10 Year Global Homes warranty cover
- Double glazed high performance lockable UPVC windows
- Front doors with a 5 point locking system.
- Mains gas central heating system with a high energy efficiency boiler
- High thermal insulation and energy efficiency rating
- Front and rear gardens levelled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Traditional masonry construction with painted render or brickwork
- Feature lighting to front and rear doors

Internal Features

- Cast Iron Stove
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point
- Veneer internal doors with chrome ironmongery
- Oak stair handrail
- Painted moulded skirting, architraves, and balustrades
- All internal walls and ceilings painted throughout

Kitchens & Utility Rooms

- A choice of fully fitted kitchens
- Integrated appliances including built-in oven and hob, extractor hood, and fridge/freezer
- Dishwasher
- Plumbed for washing machine

Bathrooms & En-Suites

- Contemporary white sanitary ware and chrome fittings
- Shower over bath with shower screen
- All en-suites have thermostatic showers
- Feature downlighters to Bathrooms and En-Suites

Floor Coverings & Tiles

- Tiling to shower enclosures and above bath
- Splash back tiling to wash hand basins
- Floor Tiling to Kitchen/dining, bathroom, ensuite & WC
- Carpets to lounge, bedrooms, hall, stairs & landing

The developer reserves the right to vary specifications to a similar or higher quality.

Site Numbers



Price List

Site No	Name	House Type	Beds	Sq.Ft	SAP	Price £	Status
01	Type A	Semi-Detached	3	1110	82B	-	Reserved
02	Type A	Semi-Detached	3	1110	82B	-	Reserved
03	Type A	Semi-Detached	3	1110	82B	-	Reserved
04	Type A	Semi-Detached	3	1110	82B	-	Reserved
05	Type A1	End Townhouse	3	1110	82B	-	Reserved
06	Type B	Mid Townhouse	3	1110	83B	-	Reserved
07	Type A1	End Townhouse	3	1110	82B	-	Reserved
08	Type A	Semi-Detached	3	1110	82B	-	Reserved
09	Type A	Semi-Detached	3	1110	82B	-	Reserved
10	Type A	Semi-Detached	3	1110	82B	134,950	Available
11	Type C	Semi-Detached	3	1353	83B	149,950	Available

Booking Procedure

In order to reserve a property, a booking deposit of £500 (£250 of which is non-refundable) is payable to Shooter Property Services. Upon receipt of booking deposit Shooter Property Services will instruct the vendor's solicitor to forward contract, title and building agreement to the purchasers solicitor. These agreements are to be signed and returned to the vendor's solicitor within 6 weeks of booking, together with a deposit for 5% of the purchase price. The developer retains the right to place the property back on the market for sale should agreements not be signed within this timescale.

shooter
property services

028 4066 2206

21 Newry Street, Banbridge BT32 3EA

www.shooter.co.uk

NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. Illustrations and photographs are for illustrative purpose only.

St Patricks Hall

BALLYMONEY HILL, BANBRIDGE

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