

A photograph of three children running through a field of fallen autumn leaves. The child in the foreground on the right is a girl with blonde hair, wearing a grey knit hat, a green parka, and blue jeans, running towards the camera with a joyful expression. To her left, another child in a red jacket and white hat is also running. In the background, a boy in a dark blue shirt is visible. The air is filled with falling leaves, creating a sense of movement and play. The overall tone is warm and happy, capturing a classic autumn scene.

# SAINT INNS

— of —

MOIRA

LaganHomes







# Welcome Home

Renowned for its charming Georgian-terraced Main Street and lively village centre, the traditionally picturesque village of Moira has a history spanning the centuries.

From the quaint and vibrant flower-lined streets, to the peaceful and emerald-green parkland of the Demesne, it's easy to see why Moira has been hailed as Northern Ireland's "Best Kept Village" on numerous occasions.

Whether it's tasting an award-winning bespoke sausage from the renowned McCartneys of Moira butchers, enjoying an evening cycle along the Broad Water towpath, or browsing the many boutiques located on Moira Main Street, this village offers something truly special.

What's more, the village is a prime location for commuters, with Moira offering easy access to the M1 Motorway and Belfast International Airport, and is home to the country's oldest surviving railway station.





*Moira Train Station*



*Broadwater, Moira*



*McCartney's Butchers, Moira*



*Moira Town Centre*



*Beaufort Interiors*

## Charming Homes

Just a stone's throw away from the hustle and bustle of the thriving village centre, Saint Inns boasts a collection of beautifully designed detached and semi-detached homes.

These new homes are characterised by spacious, modern interiors with red brick and graceful architected render exteriors, allowing them to blend effortlessly into the beauty of their surroundings. Finished to an exceptional standard and intended for modern and convenient family living, the homes at Saint Inns also have the additional benefit of a garden to the front and rear of the property, as well as a private driveway.

Saint Inns offers homeowners the best of both worlds: a picturesque setting with a welcoming and friendly community feel, whilst having every amenity you could possibly need in walking distance of your home. From a variety of cafés, restaurants, pubs and boutiques, to a selection of pharmacies, health facilities, schools and sports teams, you'd be hard pushed to find a location better than this one.





## The Next Chapter

It goes without saying that a home in Saint Inns would be perfectly suited to first or second time buyers, growing families or those downsizing and wishing to lay down roots in a blossoming local community.

With excellent transport links, an abundance of amenities and a wide variety of outdoor spaces to enjoy, the village of Moira has it all, and more.

Saint Inns – make your next chapter the best one yet.







## Design & Architecture

St. Inns of Moira has been designed by Alan Patterson Design, one of the foremost architectural practices in Ireland.

Under the skilful guidance of founding partner, Alan Patterson, this design team has nurtured an enviable reputation for producing a consistently fresh and individual approach to its work and this is reflected in every project, no less so than in St. Inns of Moira.



## Why Choose A Lagan Home?

Lagan Homes has been building outstanding homes for over 30 years. In that time it has provided thousands of people with homes they love and that suits their lifestyle.

They are desirable homes because of their designs and how they are made to enhance how one lives.



### ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

### SAFETY & SECURITY

Double glazing, window locks\*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and potentially lower insurance premiums. (\*window locks – excluding emergency escape windows).

### NEW HOME WARRANTY

A 10 year buildmark warranty will be available for all homes at St. Inns of Moira from NHBC which is responsible for setting the standards of the house-building industry.

### YOUR NEW HOME

Owners have the satisfaction of knowing that St. Inns of Moira represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish.



Images are taken from previous Lagan Homes show homes.







Images used are taken from previous Lagan Homes show homes and illustrate the standard of finish at St. Inns of Moira.



## Luxury Specification

### EXTERNAL FEATURES

- Exterior elevation finished in brick, render and stone effect
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Subtle use of brick corbelling to selected house types
- Ornate eaves brackets on selected house types
- Mouldings to door and window surrounds to selected house designs
- Maintenance free uPVC energy efficient double glazed windows
- Bitmac driveways
- Rear gardens top soiled
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door
- External electric socket
- Outside tap

### FLOOR COVERS & TILING

- Ceramic floor tiling to kitchen / dining areas, bathrooms, en-suites (where applicable) and WCs
- Full height tiling to shower enclosures and around baths
- Splash back tiling to bathroom, ensuite and WC wash hand basins
- Lounge, bedrooms, hall, stairs and landings carpeted

### INTERNAL FEATURES

- Internal décor, walls and ceilings painted cream along with the internal woodwork
- Moulded skirting and architrave
- Panelled internal doors with quality ironmongery
- Choice of fireplace surrounds (if applicable)
- Smoke, heat & carbon monoxide detectors

- Comprehensive range of electrical sockets with USB connections fitted to the kitchen and master bedroom
- TV / Data connections to lounge, kitchen / dining and all bedrooms
- TV / satellite co-axial cable terminated at external location and distributed via a central hub located in the store leaving your TV cabling for your TV installer to connect for whichever option you choose
- Hardwired using Cat6 cable to all TV points – Cat6 is capable of transmitting various signals such as data / satellite / HDMI, and due to the variety of systems / options available we have left the final connections in the store to be completed by the homeowner's own installer according to their own requirements
- Gas heating with energy efficient boiler and hot water on demand
- Thermostatically controlled radiators
- Zoned security alarm
- Energy efficient LED downlighting to kitchen, dining area, bathroom and en-suite (where applicable)

### KITCHEN & UTILITY (if applicable)

- A choice of quality kitchen doors, worktop colours and handles
- Matching upstands to worktop
- Integrated appliances to include gas hob, electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer
- Concealed under unit lighting

### BATHROOM, WC & ENSUITE (where applicable)

- Contemporary designer white sanitary ware with chrome fittings
- Chrome finish shower over bath with glass screen door



Lagan Homes uses a combination of traditional masonry construction and Fast House timber frame construction to build our homes. The method used to construct your new home will depend on the house type.



## Award Winning New Homes



HELEN'S WOOD  
Bangor



ARDNAVALLEY  
Comber



LYNN HALL PARK  
Bangor



WOODBROOK  
Lisburn



MAGHERA MEADOWS  
Lisburn



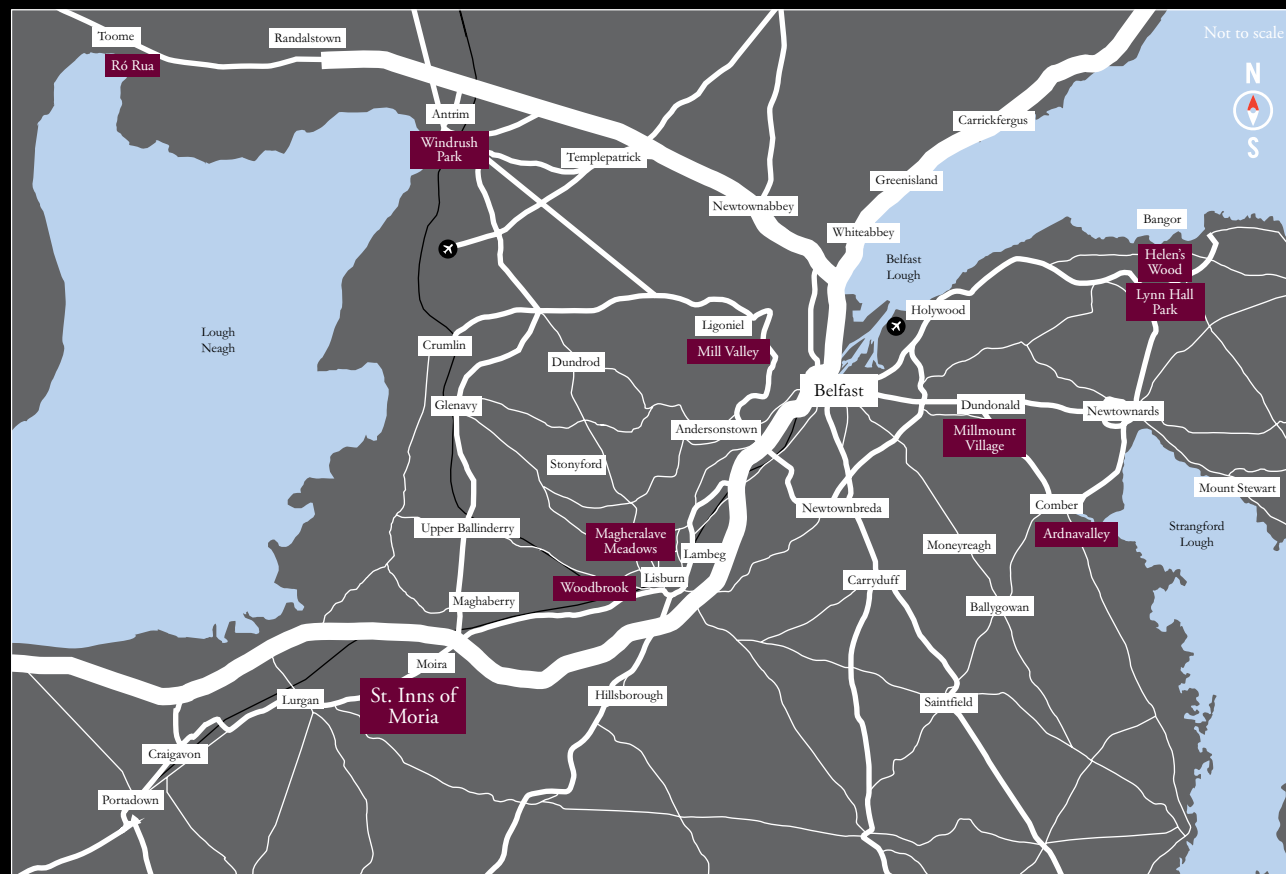
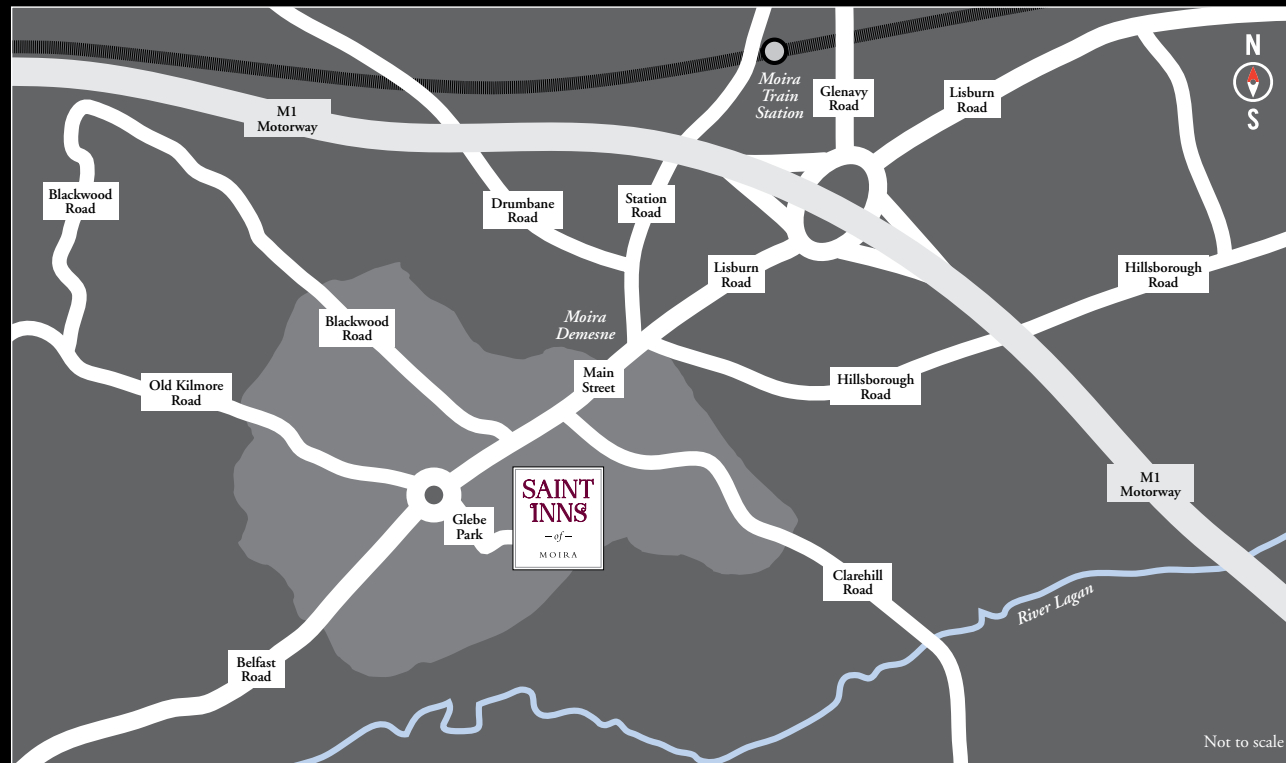
MILL MOUNT VILLAGE  
Dundonald



Raising Standards. Protecting Homeowners

Built in the right place, in the right way,  
in the right style, by the right people.





## Need to Commute

Travelling distances to...

Belfast	17.9 miles	Banbridge	11.0 miles
Lisburn	9.1 miles	Craigavon	11.9 miles
Lurgan	5.0 miles	George Best Belfast City Airport	22.5 miles
Hillsborough	7.8 miles	International Airport	17.6 miles



# Future Shaping



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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. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.