

AN OUTSTANDING CHOICE OF QUALITY HOMES

# *Forge Manor*

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STEPS ROAD, MAGHERALIN

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## Forge Manor

Forge Manor offers rural elegance and luxury living in a mature environment. This superb development offers an excellent range of modern detached and semi detached homes, all cleverly incorporated in a well planned site layout.

These excellent new homes enjoy an ideal location in Magheralin, close to local shops and only a few minutes drive from the picturesque village of Moira, with its speciality shops, bars and restaurants. The close proximity to the M1 Motorway enables an easy commute directly to Lisburn or Belfast.

Forge manor is one of a kind - stylish and modern, it sets new standards in living space for this part of the province. The house types are notable for their style and external finish, enhancing the ambience of the local area and providing a classical look that will maintain its appeal for decades.

Forge Manor is an address in which to live and relax in style - an ideal environment for those who enjoy the convenience of the village coupled with the appeal of the countryside.



Main Street, Moira



Beaufort Interiors



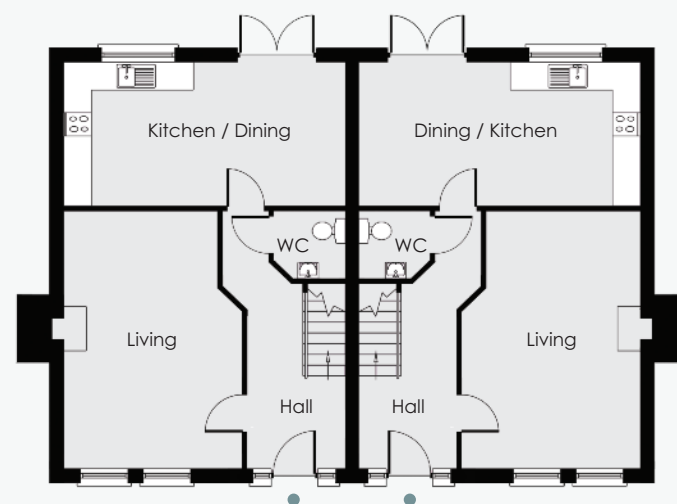
Edenmore Country Club



# The Hayward

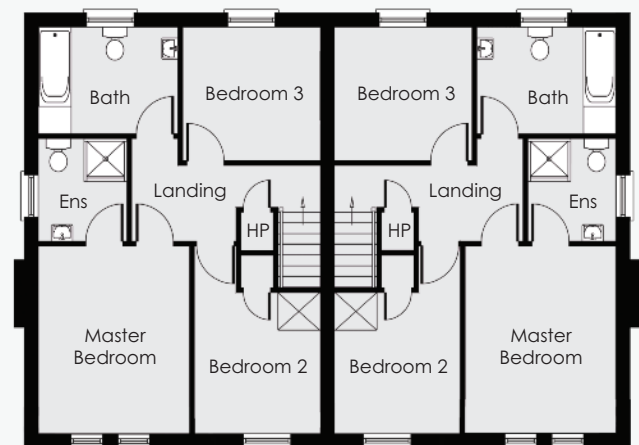


Computer visual.



## Ground Floor

Entrance Hall	
Living	17'0" x 12'7" max
Kitchen/Dining	19'10" x 10'1"
WC	



## First Floor

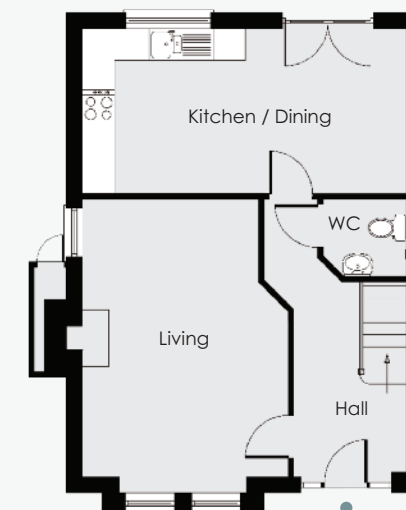
Master Bedroom	12'1" x 10'7"
Ensuite	
Bedroom 2	12'1" x 8'10"
Bedroom 3	9'8" x 9'1"
Bathroom	9'10" x 7'6"

**Total Floor Area** 1,095 sq ft approx.

# The Farrier

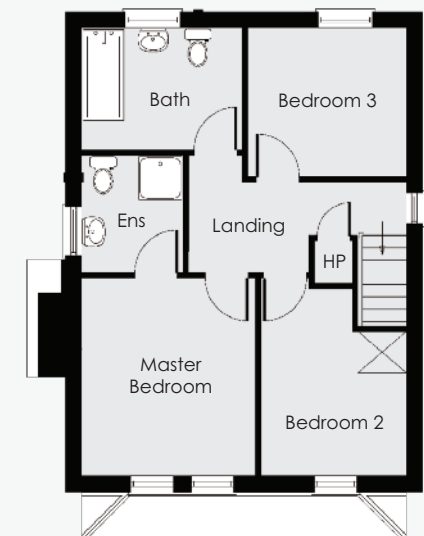


Computer visual.



## Ground Floor

Entrance Hall	
Living	18'2" x 12'7" max
Kitchen/Dining	19'10" x 10'1"
WC	



## First Floor

Master Bedroom	12'1" x 10'7"
Ensuite	
Bedroom 2	12'1" x 8'10"
Bedroom 3	9'8" x 9'1"
Bathroom	9'10" x 7'6"

**Total Floor Area** 1,102 sq ft approx.



## The Anvil

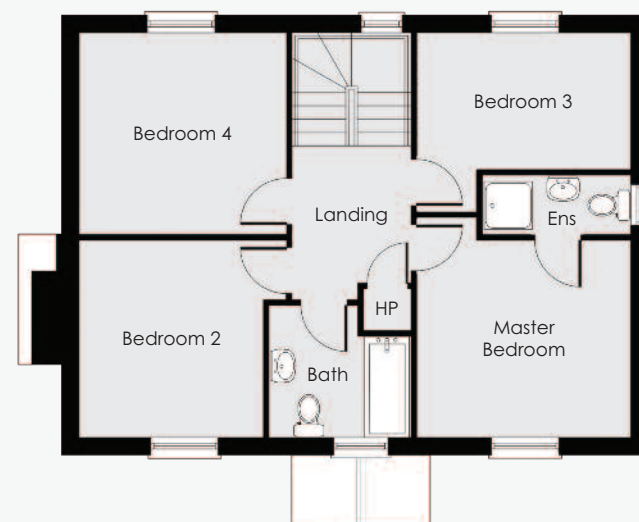


Computer visual.



### Ground Floor

Entrance Hall	
Living/Dining	22'4" x 12'5" max
Family	11'9" x 10'10"
Kitchen	11'9" x 11'1"
WC	



### First Floor

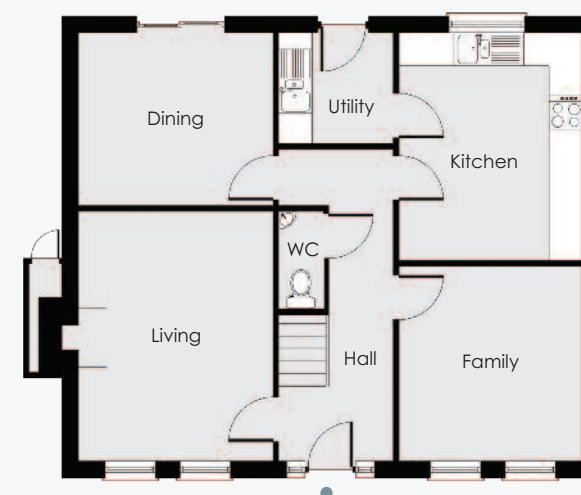
Master Bedroom	10'2" x 10'1"
Ensuite	
Bedroom 2	10'10" x 11'5" max
Bedroom 3	11'5" x 11'2" max
Bedroom 4	11'5" x 11'1"
Bathroom	7'9" x 7'3" max

**Total Floor Area** 1,362 sq ft approx.

## The Bridle

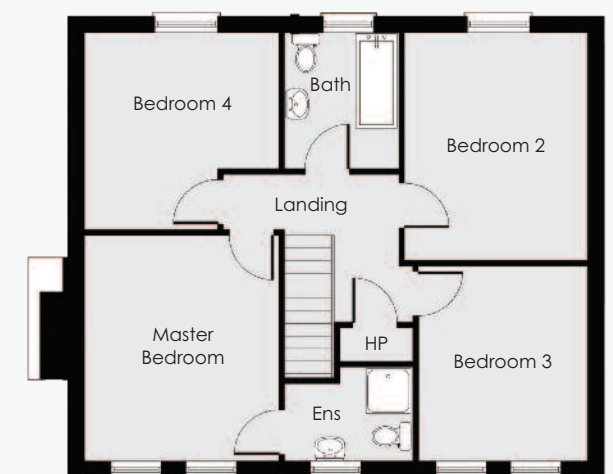


Computer visual.



### Ground Floor

Entrance Hall	
Living	14'9" x 11'5"
Family	11'6" x 10'9"
Kitchen	13'5" x 10'9"
Dining	11'5" x 10'2"
Utility	6'7" x 6'6"
WC	



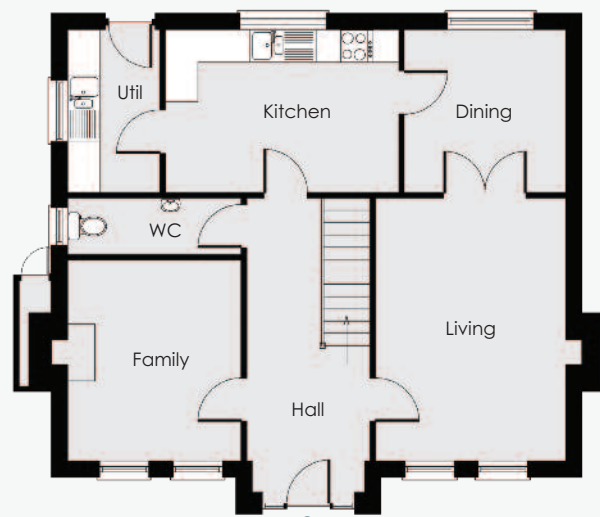
### First Floor

Master Bedroom	13'4" x 11'5"
Ensuite	
Bedroom 2	13'5" x 10'9"
Bedroom 3	11'6" x 10'0"
Bedroom 4	11'7" x 11'5" max
Bathroom	8'0" x 6'7"

**Total Floor Area** 1,505 sq ft approx.

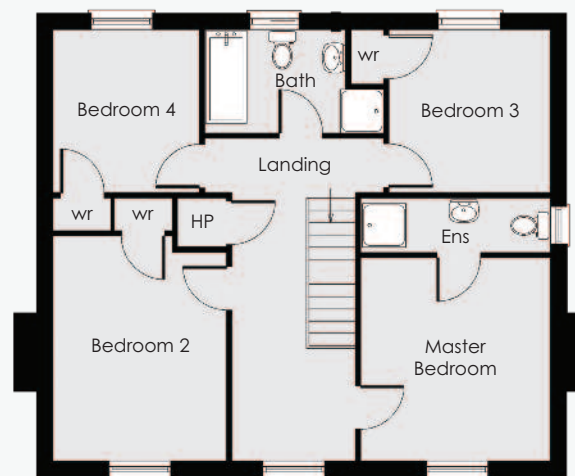


# The Carriage



## Ground Floor

Entrance Hall	
Living	15'10" x 11'5"
Family	12'1" x 10'5"
Kitchen	14'1" x 9'10"
Dining	9'10" x 9'9"
Utility	9'10" x 5'6"
WC	

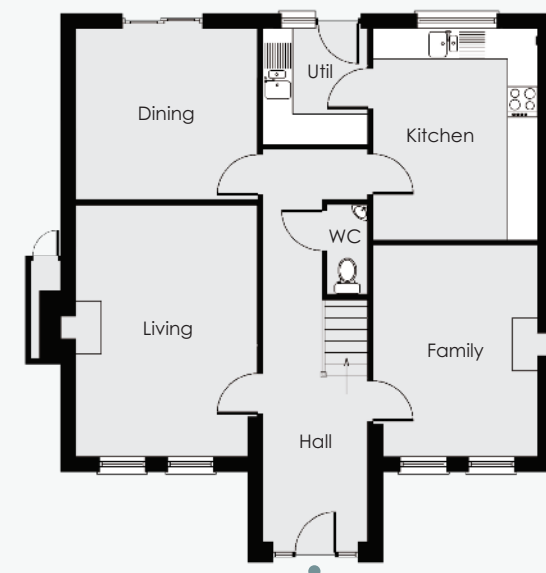


## First Floor

Master Bedroom	12'3" x 11'5"
Ensuite	
Bedroom 2	13'6" x 10'5" max
Bedroom 3	9'10" x 9'9"
Bedroom 4	9'10" x 8'10"
Bathroom	8'6" x 6'2" max

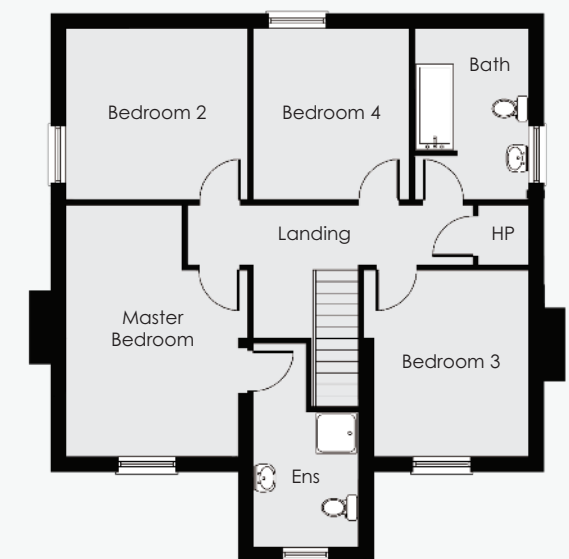
Total Floor Area 1,580 sq ft approx.

# The Dray



## Ground Floor

Entrance Hall	
Living	16'4" x 11'10" max
Family	12'7" x 10'8" max
Kitchen	13'9" x 10'8"
Dining	11'10" x 11'1"
Utility	6'8" x 7'5"
WC	



## First Floor

Master Bedroom	16'4" x 11'10" max
Ensuite	
Bedroom 2	11'10" x 11'1"
Bedroom 3	12'1" x 10'0"
Bedroom 4	11'1" x 10'2"
Bathroom	11'1" x 7'5"

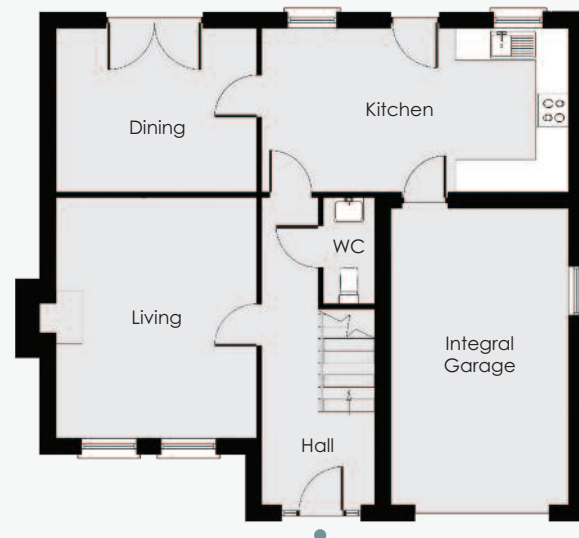
Total Floor Area 1,756 sq ft approx.



# The Forge



Computer visual.



## Ground Floor

Entrance Hall	
Living	14'9" x 12'1"
Kitchen	18'4" x 10'2"
Dining	12'1" x 10'2"
Integral Garage	18'0" x 10'8"
WC	

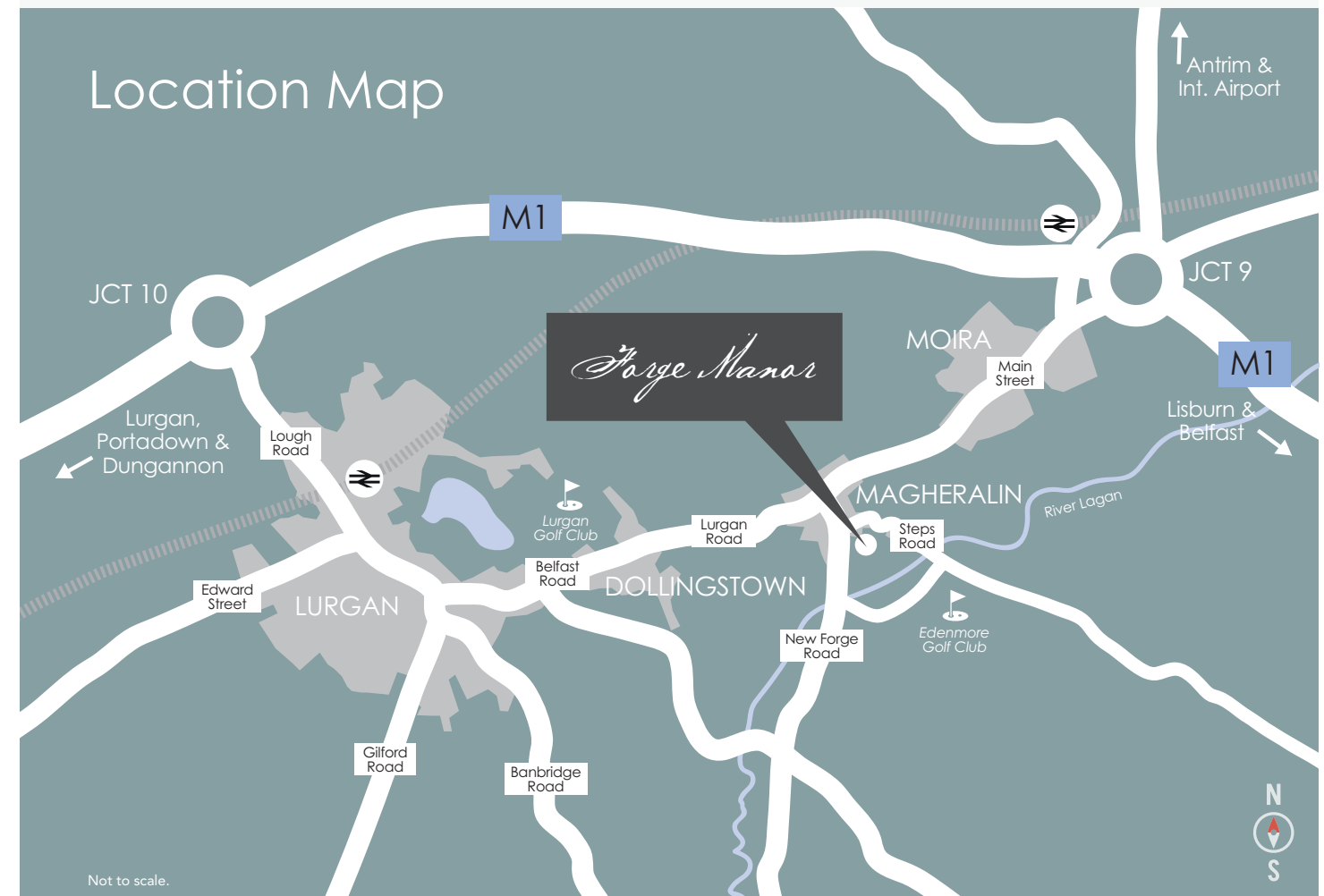


## First Floor

Master Bedroom	14'9" x 11'5"
Ensuite	
Bedroom 2	13'9" x 12'1"
Bedroom 3	12'1" x 11'1"
Bedroom 4	14'9" x 10'2" max
Bathroom	6'9" x 6'6"

**Total Floor Area** 1,625 sq ft approx. including Garage

## Location Map



Not to scale.

Previous developments by COULTER HOMES LTD.



**GLENCROFT**  
Magheralin



**OLDE FORGE**  
Magheralin



**WELLINGTON PARKS**  
Maghaberry

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