



# LINEN FIELDS

LURGAN ROAD ♦ MOIRA

Beautiful Period  
Style Homes

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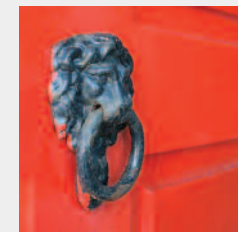


## Beautiful Homes in the Heart of Moira Village

The highly regarded formally “Best Kept Small Town” of Moira is conveniently situated approximately 16 miles from both Belfast City Centre and the International Airport, and is within close proximity to the M1 Motorway.

This is one of the primary reasons there is an ever growing population due to being a hugely popular commuter town. Linen Fields occupies an attractive mature site with mature, established surroundings.

Its location benefits from being only a few minutes walk from the town centre, so the many popular local amenities within the village such as cafes, artisan food outlets, restaurants, specialist shopping and bars are virtually on your doorstep.







# The Ideal Location





A Choice Collection  
of Beautiful Period  
Style Homes.





# Site Layout

## House Type Key

- Detached
- Semi-Detached
- Townhouses (3 Block)
- Townhouses (4 Block)
- Townhouses & Apartments



## Detached

### Ground Floor

- ENTRANCE HALL
- LOUNGE  
15'10" x 11'7" plus Bay
- KITCHEN  
9'4" x 8'8"
- DINING  
14'0" x 11'7"
- SUNROOM  
13'0" x 11'7"
- UTILITY ROOM  
6'9" x 5'3"
- STUDY  
10'10" x 8'0"
- WC

### First Floor

- MASTER BEDROOM  
14'1" x 11'7"
- ENSUITE  
7'0" x 5'7"
- BEDROOM 2  
15'6" x 9'7"
- BEDROOM 3  
9'0" x 8'10"
- BEDROOM 4  
10'10" x 8'0"
- BATHROOM  
9' x 6'9"

Total Floor Area:  
1640 sq ft approx.





# Semi-Detached

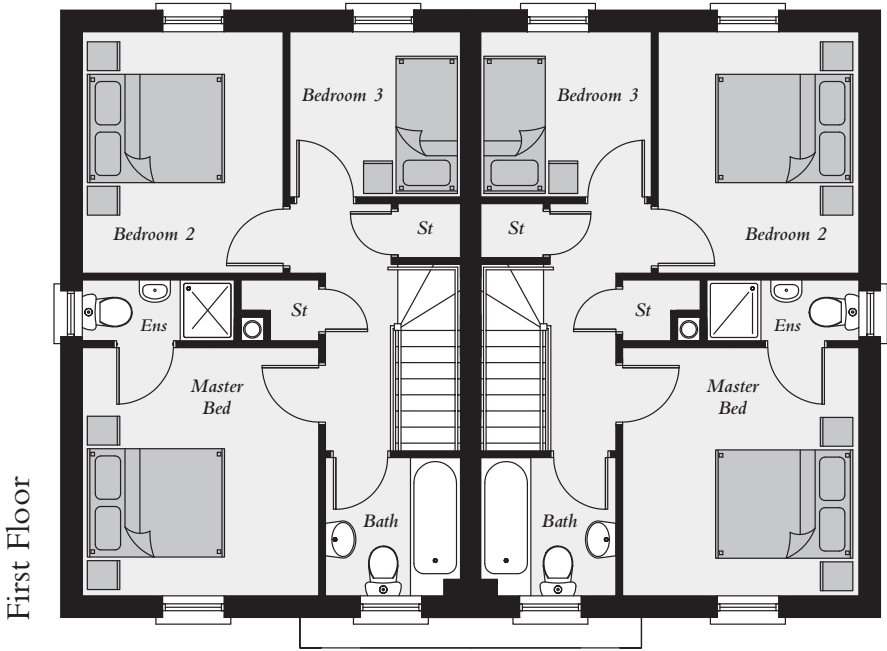
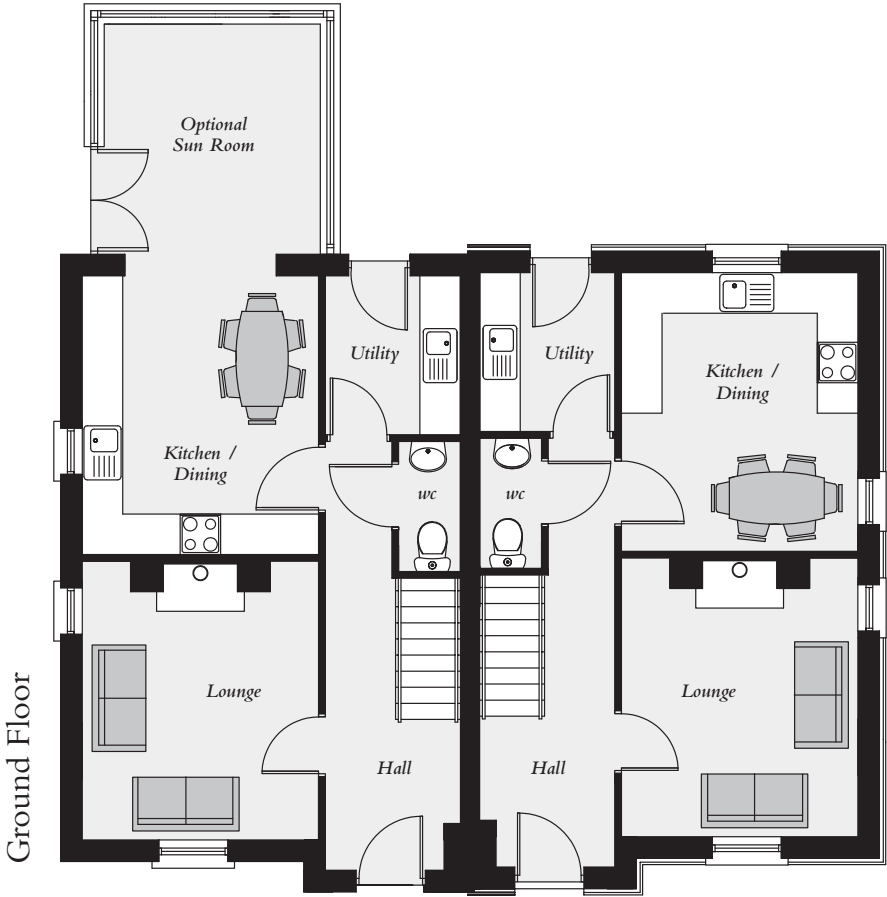
## Ground Floor

ENTRANCE HALL  
LOUNGE  
13'6" x 11'5"  
KITCHEN / DINING  
13'6" x 11'5" *max*  
OPTIONAL SUN  
ROOM  
7'8" x 6'6"  
UTILITY ROOM  
7'7" x 6'8"  
WC

## First Floor

MASTER BEDROOM  
12'0" x 11'5"  
ENSUITE  
7'7" x 3'0"  
BEDROOM 2  
11'8" x 9'9"  
BEDROOM 3  
8'3" x 8'0"  
BATHROOM  
6'8" x 6'6"

Total Floor Area:  
1025 sq ft approx.  
(without sunroom)



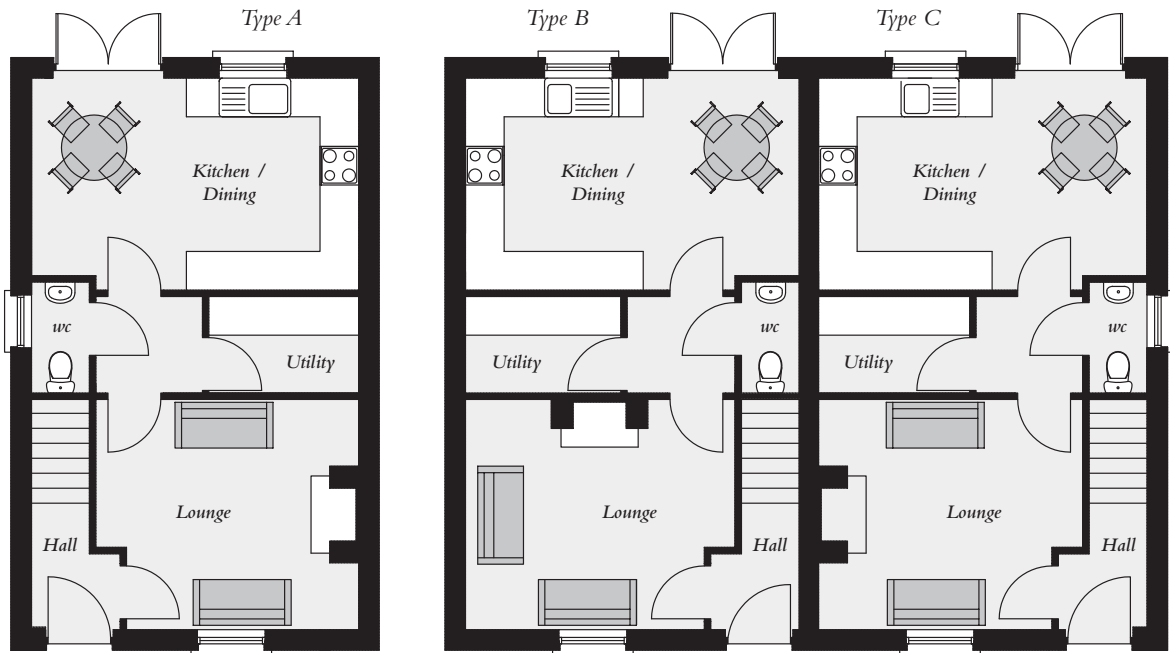


# Townhouses (3 Block)

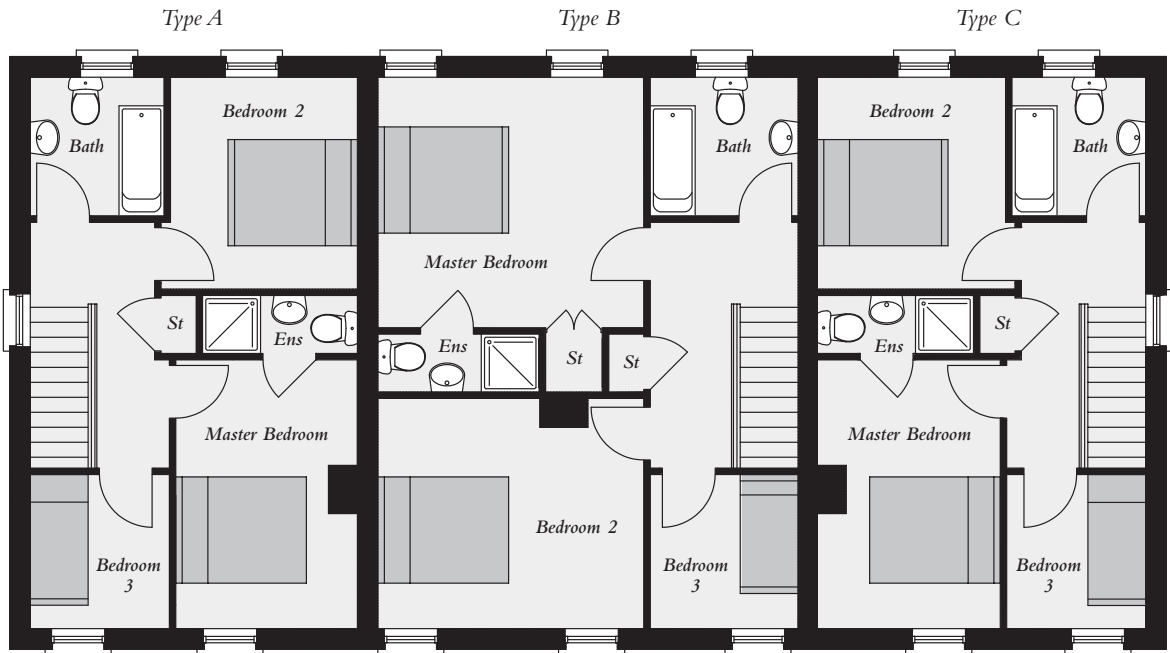
<i>Type A</i> Ground Floor	<i>Type B</i> Ground Floor	<i>Type C</i> Ground Floor
ENTRANCE HALL LOUNGE 13'5" x 11'8" <i>max</i> KITCHEN / DINING 16'9" x 10'9" UTILITY ROOM 7'8" x 4'11" WC	ENTRANCE HALL LOUNGE 13'9" x 11'8" <i>max</i> KITCHEN / DINING 17'0" x 10'9" UTILITY ROOM 7'11" x 4'11" WC	ENTRANCE HALL LOUNGE 13'4" x 11'8" <i>max</i> KITCHEN / DINING 16'8" x 10'9" UTILITY ROOM 7'7" x 4'11" WC
First Floor	First Floor	First Floor
MASTER BEDROOM 13'8" x 9'7" ENSUITE BEDROOM 2 10'9" x 9'7" BEDROOM 3 7'10" x 7'1" BATHROOM 7'0" x 6'9"	MASTER BEDROOM 13'6" x 12'9" ENSUITE BEDROOM 2 13'6" x 11'8" BEDROOM 3 7'10" x 7'6" BATHROOM 7'6" x 7'0"	MASTER BEDROOM 13'8" x 9'3" ENSUITE BEDROOM 2 10'9" x 9'6" BEDROOM 3 7'10" x 7'1" BATHROOM 7'0" x 6'9"
Total Floor Area: 949 sq ft approx.	Total Floor Area: 1070 sq ft approx.	Total Floor Area: 949 sq ft approx.



Computer Visual



Ground Floor

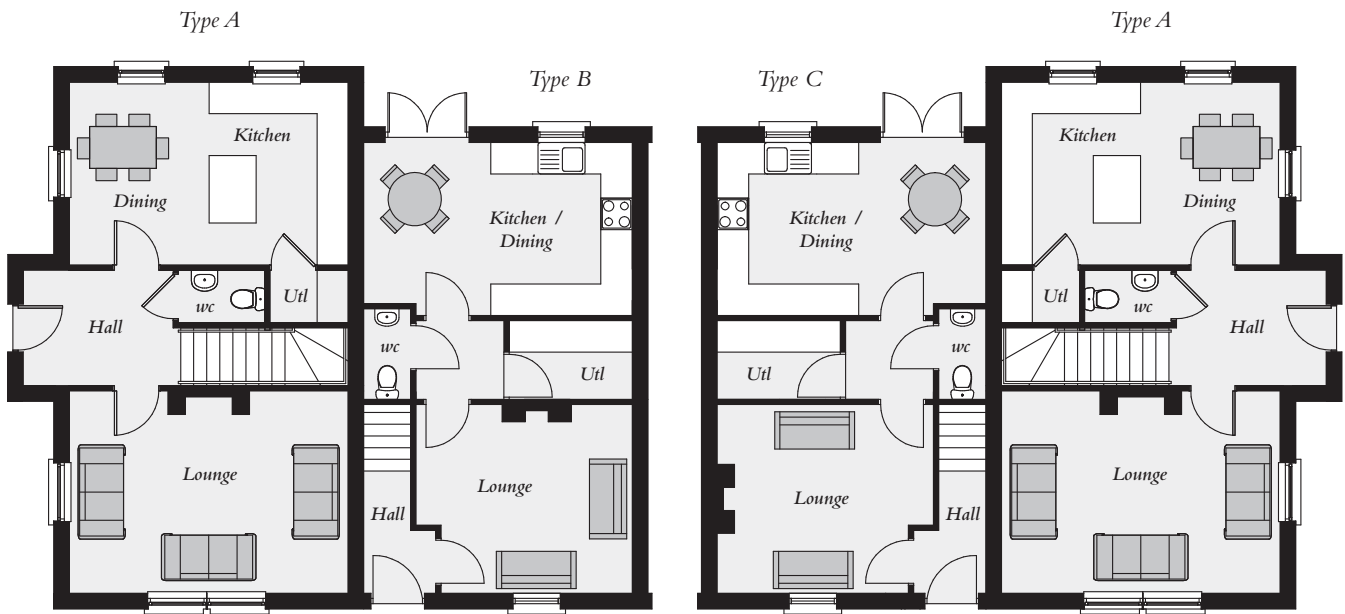


First Floor

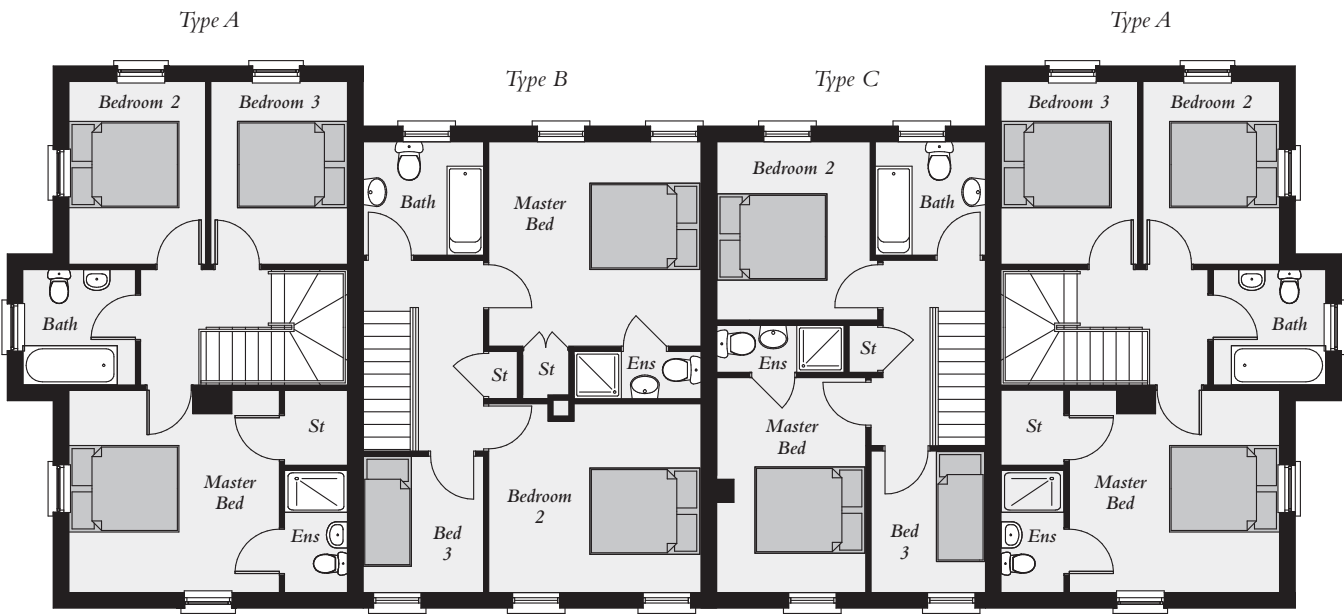


Townhouses (4 Block)

<i>Type A</i> Ground Floor	<i>Type B</i> Ground Floor	<i>Type C</i> Ground Floor
ENTRANCE HALL LOUNGE 17'3" x 12'2" KITCHEN / DINING 17'3" x 11'8" WC	ENTRANCE HALL LOUNGE 13'3" x 11'7" KITCHEN / DINING 16'8" x 10'7" <i>max</i> WC	ENTRANCE HALL LOUNGE 13'3" x 11'7" KITCHEN / DINING 16'8" x 10'7" <i>max</i> WC
 First Floor	 First Floor	 First Floor
MASTER BEDROOM 13'1" x 12'2" ENSUITE 7'3" x 3'9" BEDROOM 2 11'8" x 8'5" BEDROOM 3 11'8" x 8'5" BATHROOM 7'0" x 7'0"  Total Floor Area: 1115 sq ft approx.	MASTER BEDROOM 13'3" x 12'6" ENSUITE 7'3" x 3'0" BEDROOM 2 13'3" x 11'7" BEDROOM 3 8'4" x 7'5" BATHROOM 7'5" x 6'9"  Total Floor Area: 1060 sq ft approx.	MASTER BEDROOM 13'2" x 9'4" ENSUITE 7'3" x 3'0" BEDROOM 2 11'1" x 8'9" BEDROOM 3 8'4" x 7'0" BATHROOM 7'5" x 6'9"  Total Floor Area: 944 sq ft approx.



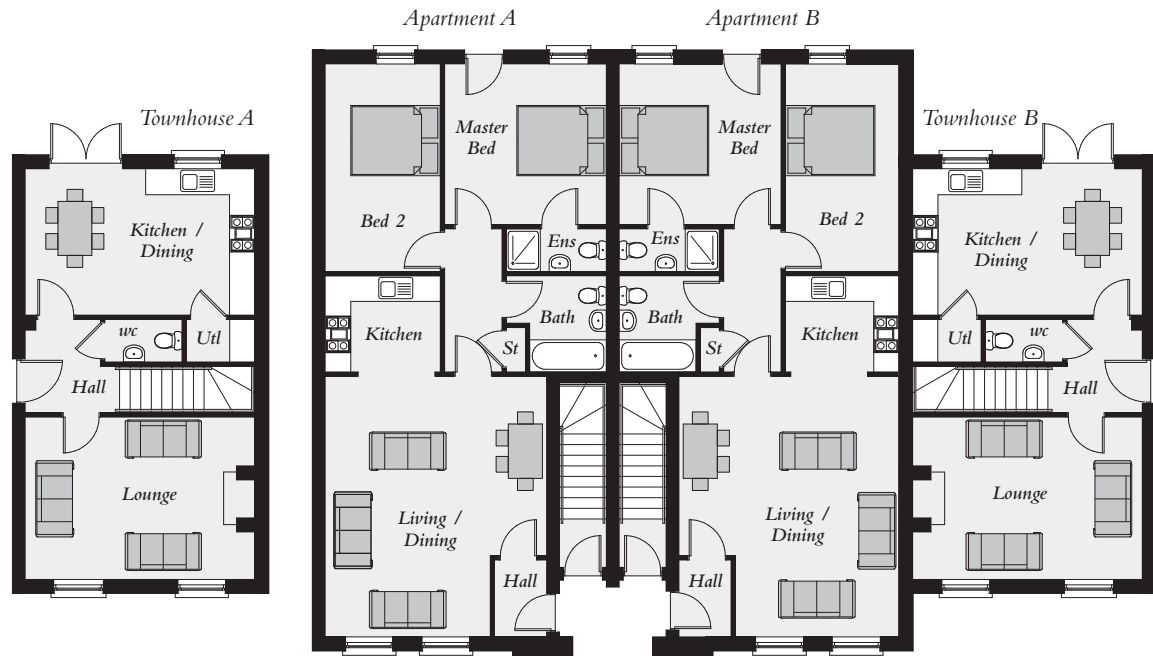
Ground Floor



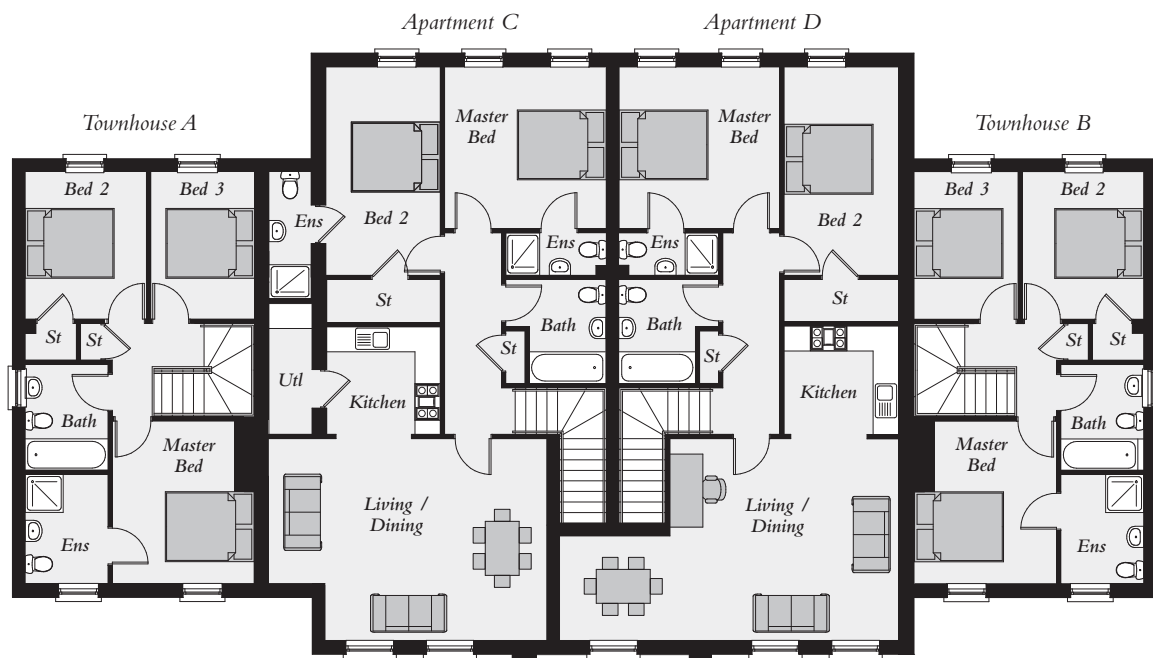
First Floor



Ground Floor



First Floor



## Townhouses & Apartments



### Apartment A Ground Floor

ENTRANCE HALL  
LIVING / DINING  
20'4" x 17'1"  
KITCHEN  
8'10" x 7'9"  
MASTER BEDROOM  
12'5" x 12'4"  
ENSUITE  
7'9" x 3'3"  
BEDROOM 2  
15'11" x 8'10"  
BATHROOM  
7'9" x 7'5"

Total Floor Area:  
860 sq ft approx.

### Apartment B Ground Floor

ENTRANCE HALL  
LIVING / DINING  
20'4" x 17'1"  
KITCHEN  
8'10" x 7'9"  
MASTER BEDROOM  
12'5" x 12'4"  
ENSUITE  
7'9" x 3'3"  
BEDROOM 2  
15'11" x 8'10"  
BATHROOM  
7'9" x 7'5"

Total Floor Area:  
860 sq ft approx.

### Townhouse A Ground Floor

ENTRANCE HALL  
LOUNGE  
17'5" x 12'8"  
KITCHEN / DINING  
17'5" x 11'5"  
WC

### First Floor

MASTER BEDROOM  
12'8" x 11'2"  
ENSUITE  
8'5" x 5'11"  
BEDROOM 2  
11'5" x 8'11"  
BEDROOM 3  
11'5" x 8'3"  
BATHROOM  
8'2" x 5'11"

Total Floor Area:  
1115 sq ft approx.

### Townhouse B Ground Floor

ENTRANCE HALL  
LOUNGE  
17'5" x 12'8"  
KITCHEN / DINING  
17'5" x 11'5"  
WC

### First Floor

MASTER BEDROOM  
12'8" x 11'2"  
ENSUITE  
8'5" x 5'11"  
BEDROOM 2  
11'5" x 8'11"  
BEDROOM 3  
11'5" x 8'3"  
BATHROOM  
8'2" x 5'11"

Total Floor Area:  
1115 sq ft approx.

### Apartment C First Floor

ENTRANCE HALL  
LIVING / DINING  
21'11" x 15'9"  
KITCHEN  
9'11" x 8'10"  
MASTER BEDROOM  
12'5" x 12'4"  
ENSUITE  
BEDROOM 2  
15'11" x 8'10"  
ENSUITE  
BATHROOM  
7'9" x 7'5"

Total Floor Area:  
1058 sq ft approx.

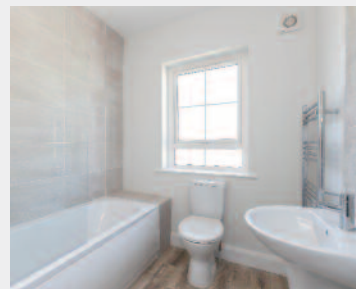
### Apartment D First Floor

ENTRANCE HALL  
LIVING / DINING  
25'7" x 15'9"  
KITCHEN  
8'10" x 6'8"  
MASTER BEDROOM  
12'5" x 12'4"  
ENSUITE  
BEDROOM 2  
15'11" x 8'10"  
ENSUITE  
BATHROOM  
7'9" x 7'5"

Total Floor Area:  
990 sq ft approx.



# Luxury Turn Key Specification



- Fully fitted kitchen
- Appliances including gas hob, electric oven, integrated dishwasher, washing machine, integrated fridge/freezer, extract hood
- Low energy recessed lighting to kitchen/ dining
- Contemporary sanitary ware to bathroom, ensuite & cloaks (where applicable)
- Close coupled WC, wash hand basin and free standing quadrant shower enclosure (where applicable)
- Chrome towel radiator in bathroom & ensuite
- Tiling to selected areas in bathroom, ensuite & cloaks
- Walls and ceilings painted throughout
- Painted skirting and architraves
- Natural gas central heating
- Generous TV points
- Hand painted doors with chrome furniture
- Wood burning stove to lounge (excluding Apartments)
- Hardwood painted front entrance door
- uPVC double glazed windows
- Mains Smoke detectors fitted
- Mains heat detectors fitted
- Render external finish
- Patio area to rear garden
- Gardens levelled & top soiled & sown in seed
- Bitmac driveways
- 10 Year Structural warranty



*Images taken  
from the  
Linen Fields  
show home*





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