



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.





A Choice Collection  
of Beautiful Period  
Style Homes.



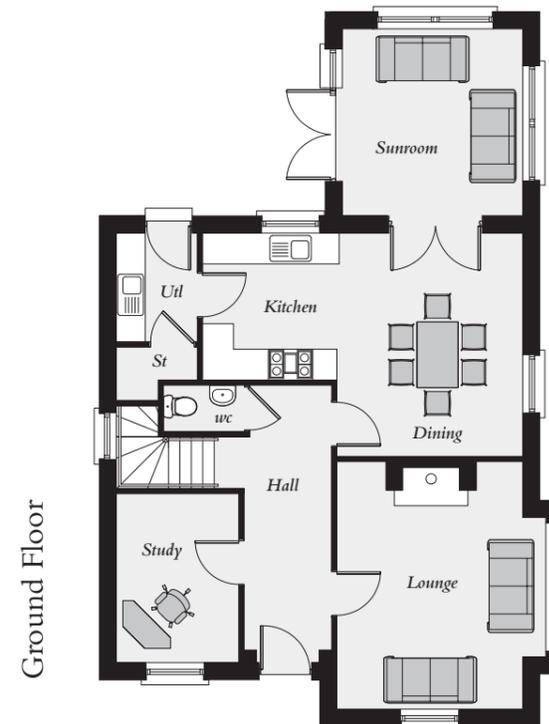
# Site Layout



## Detached

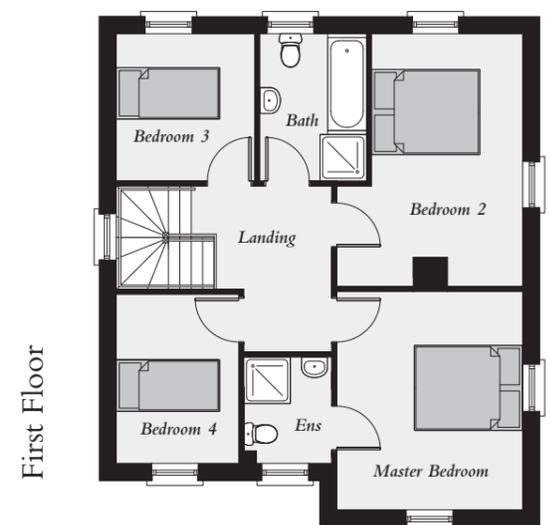
### Ground Floor

- 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

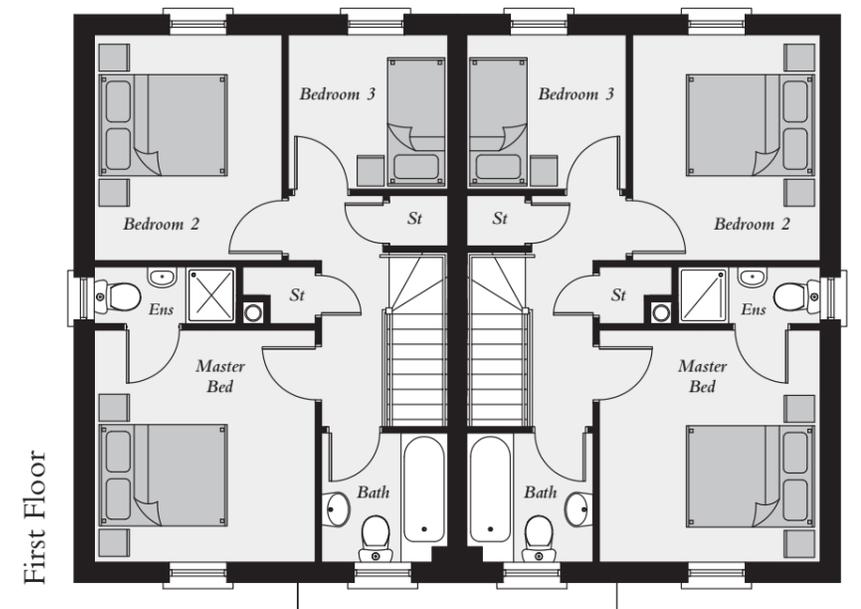
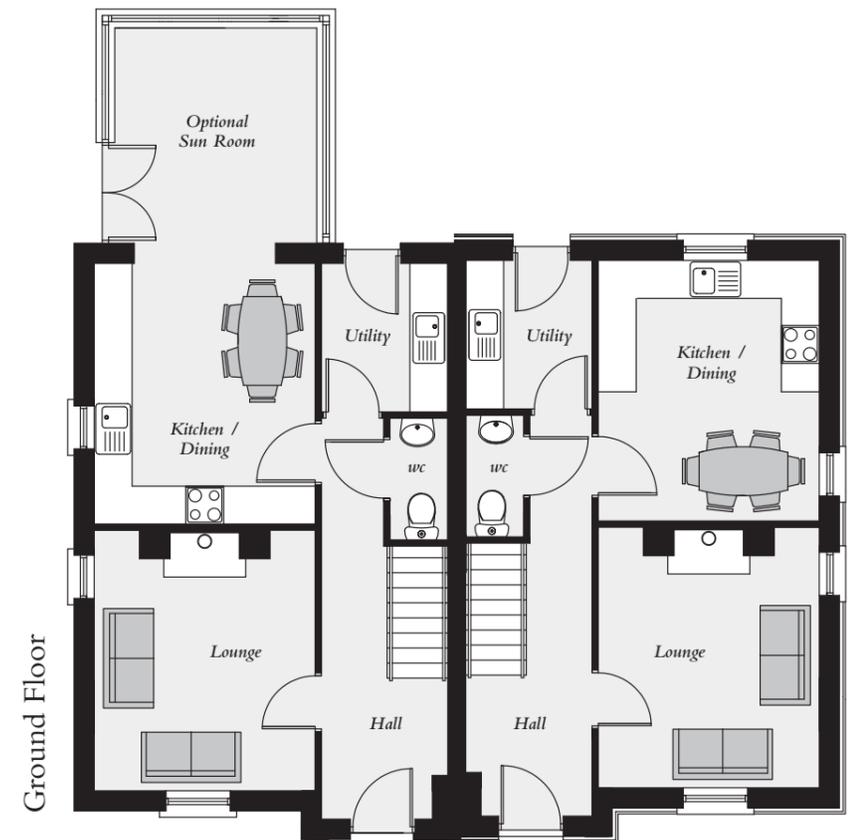


### First Floor

- 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)

## Type A

### Ground Floor

ENTRANCE HALL  
 LOUNGE  
 13'5" x 11'8" *max*  
 KITCHEN / DINING  
 16'9" x 10'9"  
 UTILITY ROOM  
 7'8" x 4'11"  
 WC

### 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"

Total Floor Area: 949 sq ft approx.

## Type B

### Ground Floor

ENTRANCE HALL  
 LOUNGE  
 13'9" x 11'8" *max*  
 KITCHEN / DINING  
 17'0" x 10'9"  
 UTILITY ROOM  
 7'11" x 4'11"  
 WC

### First Floor

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"

Total Floor Area: 1070 sq ft approx.

## Type C

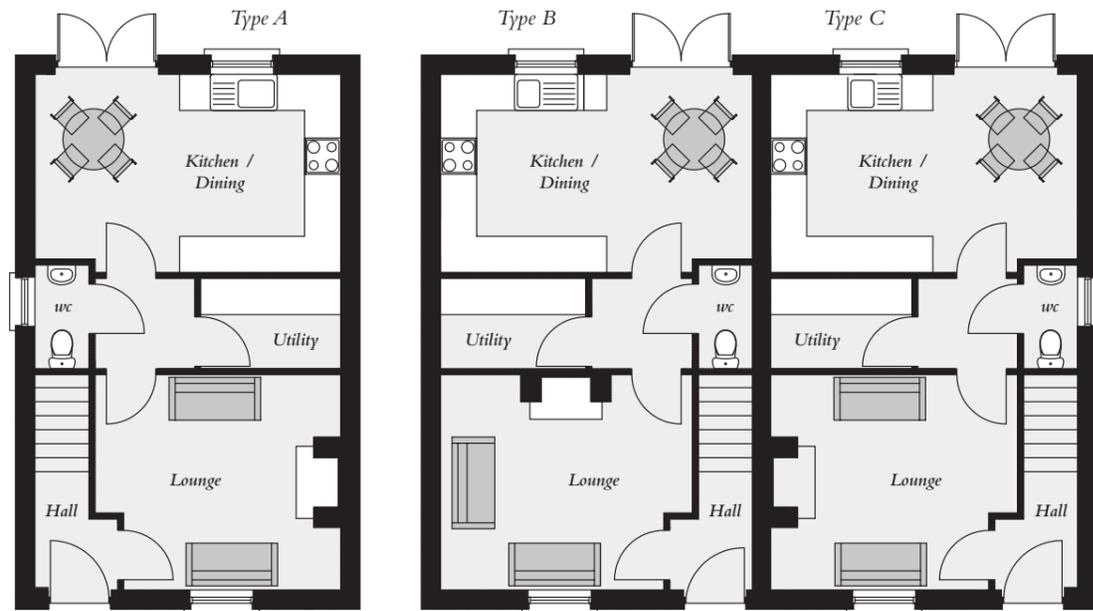
### Ground Floor

ENTRANCE HALL  
 LOUNGE  
 13'4" x 11'8" *max*  
 KITCHEN / DINING  
 16'8" x 10'9"  
 UTILITY ROOM  
 7'7" x 4'11"  
 WC

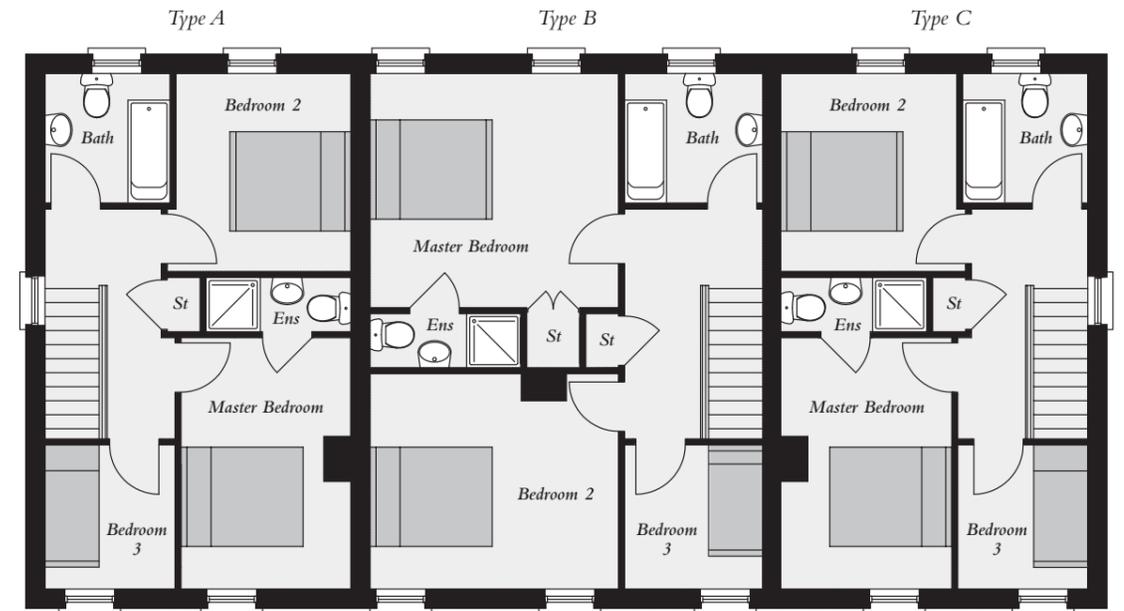
### First Floor

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.



Ground Floor



First Floor

# Townhouses (4 Block)

## Type A

### Ground Floor

ENTRANCE HALL  
 LOUNGE  
 17'3" x 12'2"  
 KITCHEN / DINING  
 17'3" x 11'8"  
 WC

### 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.

## Type B

### Ground Floor

ENTRANCE HALL  
 LOUNGE  
 13'3" x 11'7"  
 KITCHEN / DINING  
 16'8" x 10'7" max  
 WC

### First Floor

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.

## Type C

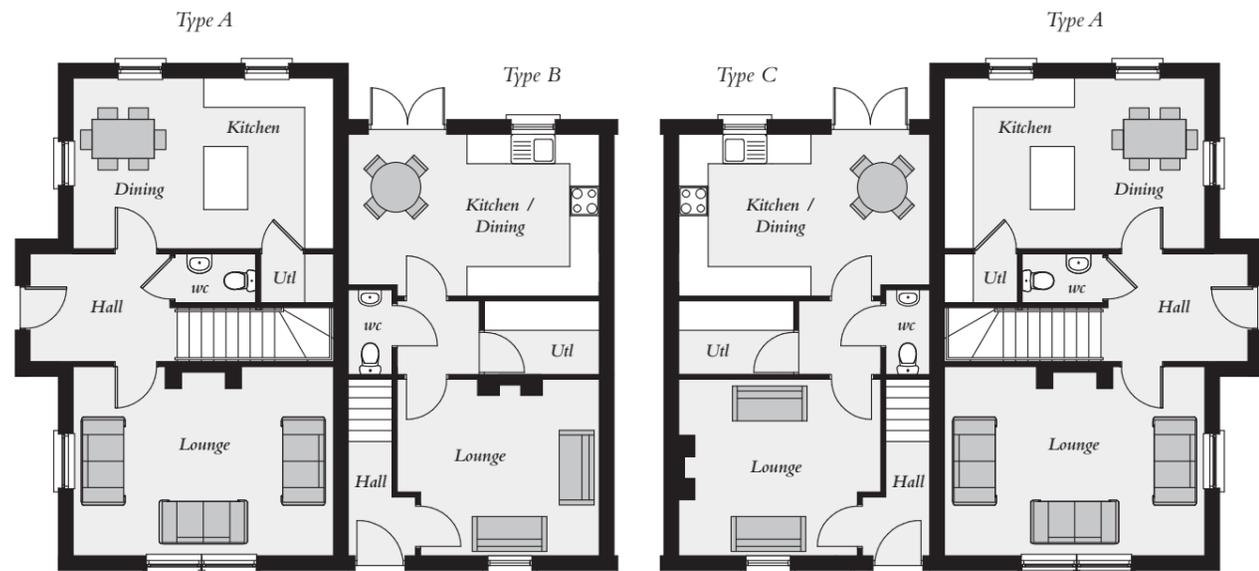
### Ground Floor

ENTRANCE HALL  
 LOUNGE  
 13'3" x 11'7"  
 KITCHEN / DINING  
 16'8" x 10'7" max  
 WC

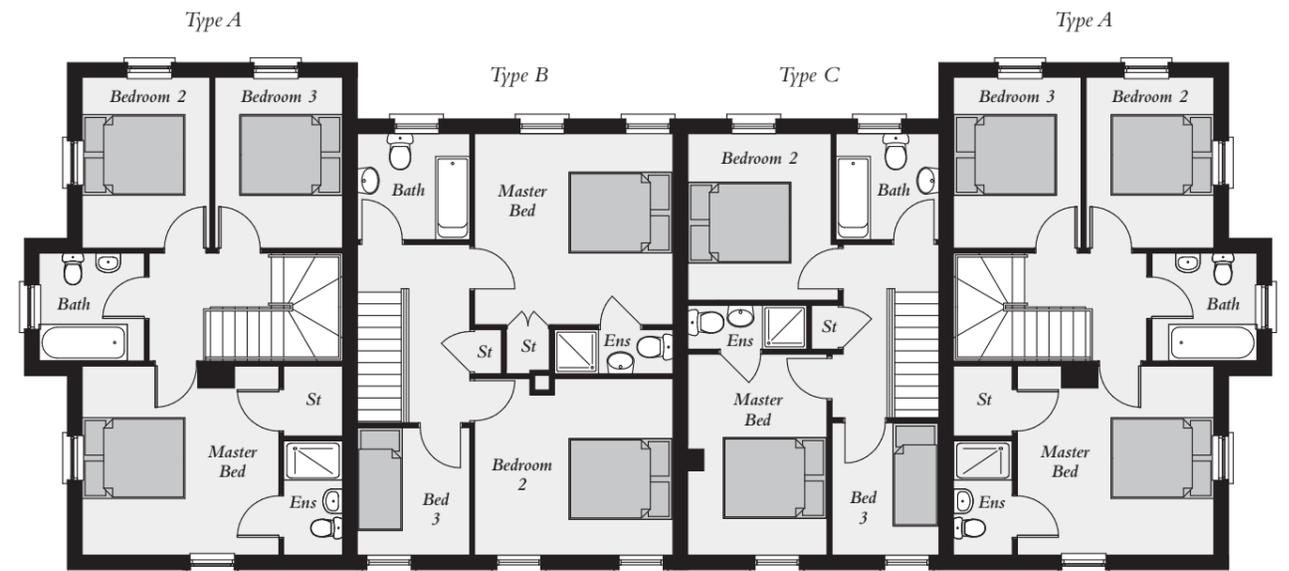
### First Floor

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.



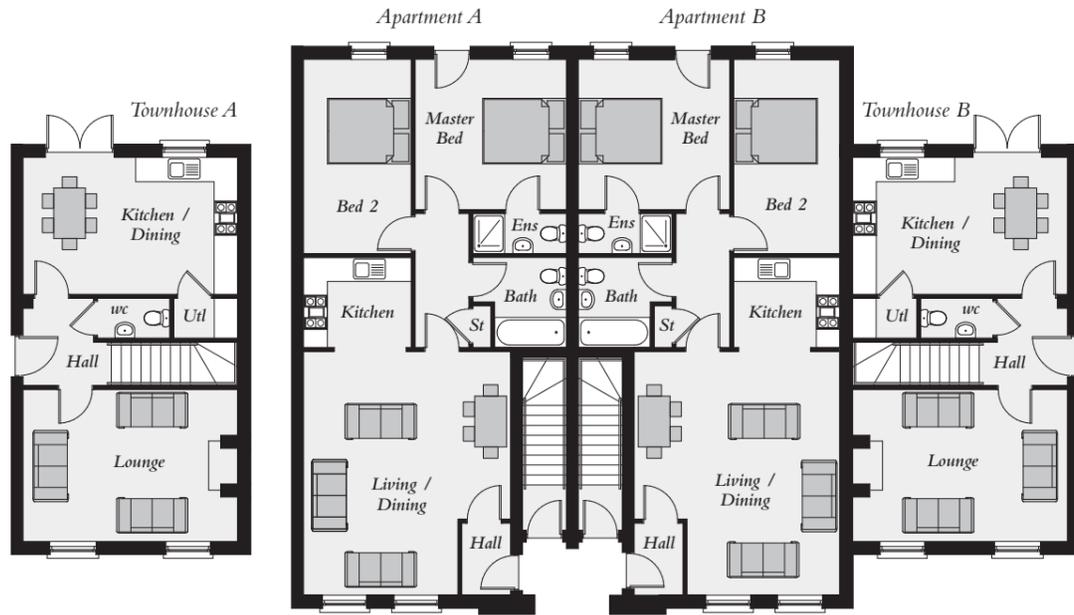
Ground Floor



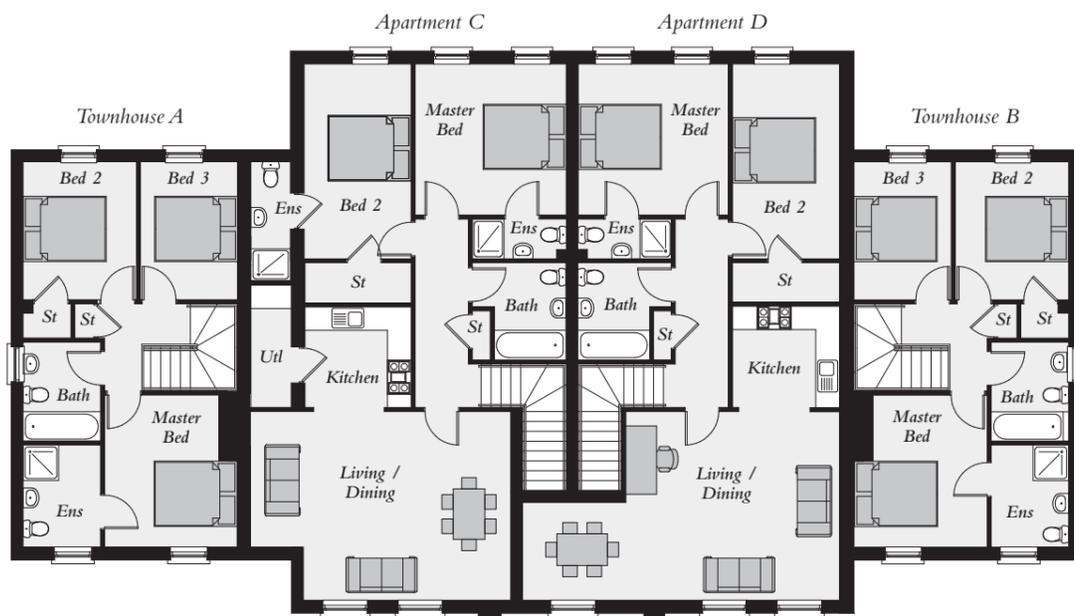
First Floor

# Townhouses & Apartments

Ground Floor



First Floor



Computer Visual

**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"

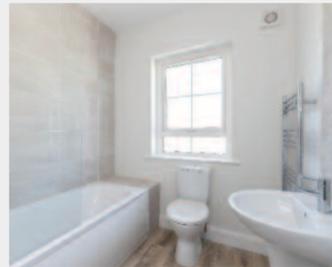
ENSUITE

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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