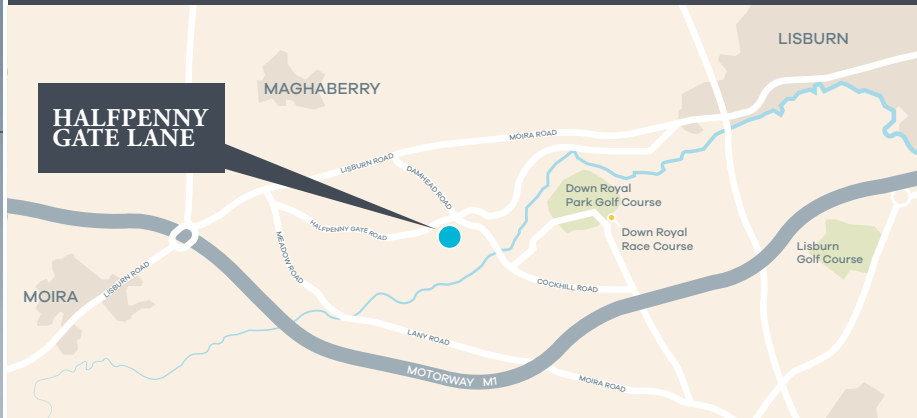


## LOCATION



IDYLLIC RURAL LIVING

# HALFPENNY GATE LANE

HALFPENNY GATE ROAD • MOIRA

IDYLLIC RURAL LIVING

# HALFPENNY GATE LANE

HALFPENNY GATE ROAD • MOIRA



SELLING AGENT



028 9266 6638  
www.freddalzell.com

DEVELOPER



DEVELOPMENTS

**BLOCK**  
creative property marketing

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

Building Houses | Creating Homes

**SIMPSON**  
DEVELOPMENTS





## HALFPENNY GATE LANE

Halfpenny Gate Lane is situated on Halfpenny Gate Road, on the edge of the beautiful quiet hamlet of Broomhedge just outside Moira and offers a selection of modern townhouses, detached and semi detached homes with the ideal combination of convenience and privacy.

Our homes enjoy an idyllic rural location yet are only a short drive from the bustling town of Moira with its delicatessens, restaurants and boutiques. The convenience to Lisburn (5 miles), Hillsborough (4 miles) and Belfast (10 miles) via the M1 Motorway ensures that a host of amenities including social, recreational and

educational facilities are also close at hand. The picturesque surroundings and rural charm create a delightful environment, ensuring that Halfpenny Gate Lane will be an address in which to live and relax in quiet, rural style. These unique homes by Simpson Developments will be notable for their finish and attention to detail, enhancing the ambience of this beautiful hamlet and setting new standards in living space for this part of County Down.



## SPECIFICATION

### INTERNAL FEATURES

- Internal walls, ceilings and woodwork painted
- Bevelled skirting boards and architraves
- Mains operated smoke, heat and carbon monoxide detectors
- Extensive wiring specification including wiring for alarm
- Gas fired central heating with thermostatically controlled radiators and energy efficient boiler
- Wood burning stove (where applicable)

### KITCHENS AND UTILITY ROOMS

- High quality units with a choice of doors, worktops and handles
- Integrated appliances to include oven, hob, extractor hood, fridge/freezer, dishwasher

### BATHROOMS, ENSUITES AND WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower

### CARPETS AND TILING

- Wall tiling to kitchen between worktop and high level units
- Full height shower panels to shower enclosures

### CARPETS AND TILING cont...

- Floor tiling to kitchen/dining, bathroom, ensuite, WC and utility
- Splashback tiling to baths and wash hand basins
- Carpet to entrance hall, lounge, bedrooms, stairs and landing

### EXTERNAL FEATURES

- Double glazed windows in uPVC frames
- PVC fascia and soffits
- Outside tap
- Tarmac driveways
- Front gardens turfed
- Rear gardens topsoiled

### WARRANTY

- NHBC 10 year warranty

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Like us!  
to be the first to know

**NHBC**





## THE LOUGHRIN

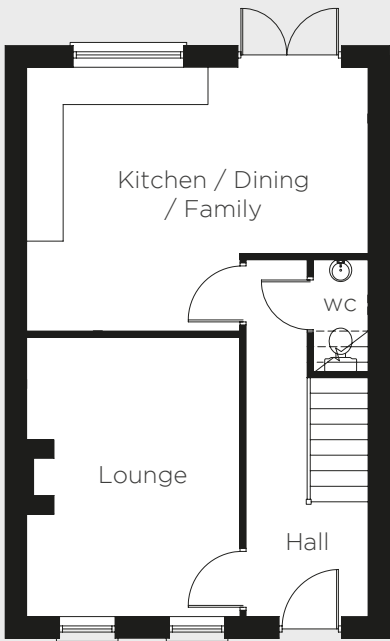
3 Bedroom | Detached | Total Area: 1076 sq ft

## HALFPENNY GATE LANE

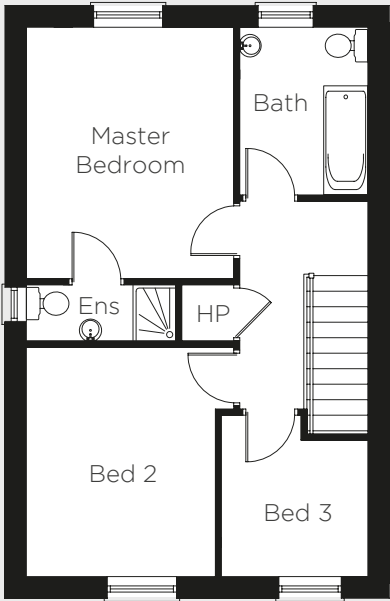
HALFPENNY GATE ROAD - MOIRA



THE LOUGHRIN | Total Area: 1076 sq ft



GROUND FLOOR



FIRST FLOOR



SITE 9

GROUND FLOOR

Entrance Hall & separate WC			
Lounge	14'9"	x	11'6"
Kitchen   Dining max	18'4"	x	14'0"

FIRST FLOOR

Master Bedroom	13'3"	x	11'2"
Ensuite	5'7"	x	3'0"
Bedroom 2	12'2"	x	10'2"
Bedroom 3	7'9"	x	7'3"
Bathroom	8'9"	x	6'9"

THE LOUGHRIN

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## THE CURATE

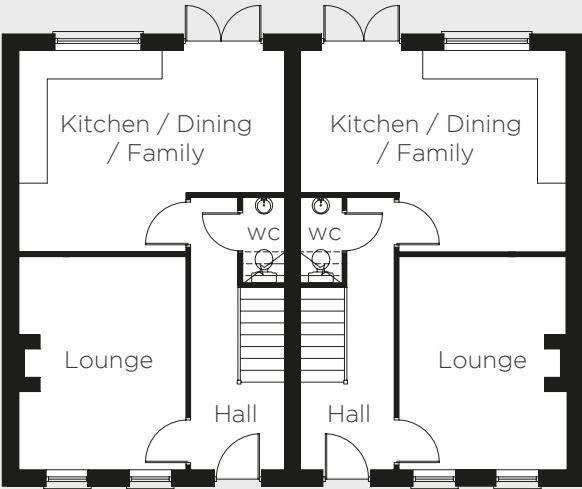
3 Bedroom | Semi - Detached | Total Area: 1076 sq ft

## HALFPENNY GATE LANE

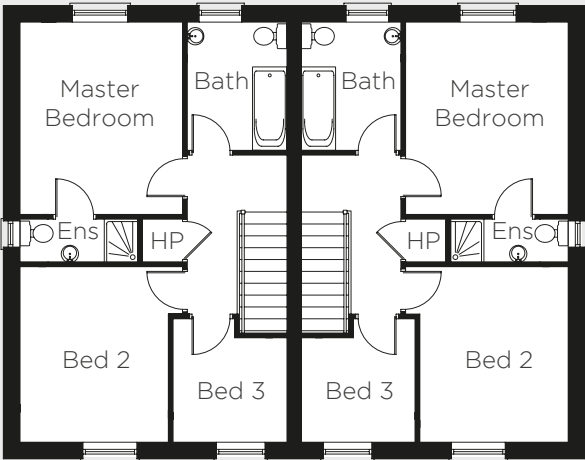
HALFPENNY GATE ROAD - MOIRA



THE CURATE | Total Area: 1076 sq ft



GROUND FLOOR



FIRST FLOOR



SITES 10 & 11

GROUND FLOOR

Entrance Hall & separate WC			
Lounge	14'9"	x	11'6"
Kitchen   Dining max	18'4"	x	14'0"

FIRST FLOOR

Master Bedroom	13'3"	x	11'2"
Ensuite	5'7"	x	3'0"
Bedroom 2	12'2"	x	10'2"
Bedroom 3	7'9"	x	7'3"
Bathroom	8'9"	x	6'9"

THE CURATE

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## THE RUDDOCK

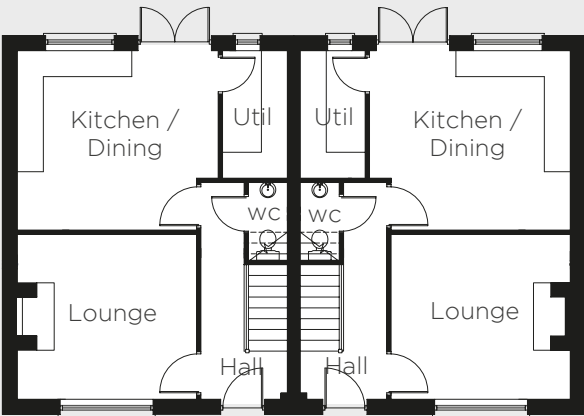
3 Bedroom | Semi - Detached | Total Area: 1084 sq ft

## HALFPENNY GATE LANE

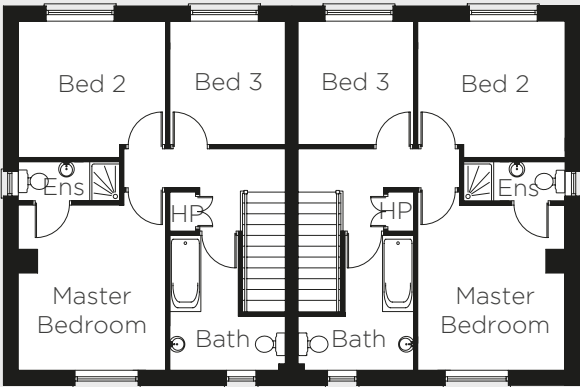
HALFPENNY GATE ROAD - MOIRA



THE RUDDOCK | Total Area: 1084 sq ft



GROUND FLOOR



FIRST FLOOR



SITES 4, 5, 18 & 19

GROUND FLOOR

Entrance Hall & separate WC			
Lounge	13'6"	x	12'6"
Kitchen   Dining	15'3"	x	13'7"
Utility	9'7"	x	5'0"

FIRST FLOOR

Master Bedroom	12'6"	x	11'3"
Ensuite	7'8"	x	3'0"
Bedroom 2	11'3"	x	10'4"
Bedroom 3	9'4"	x	8'10"
Bathroom max	10'2"	x	8'10"

THE RUDDOCK

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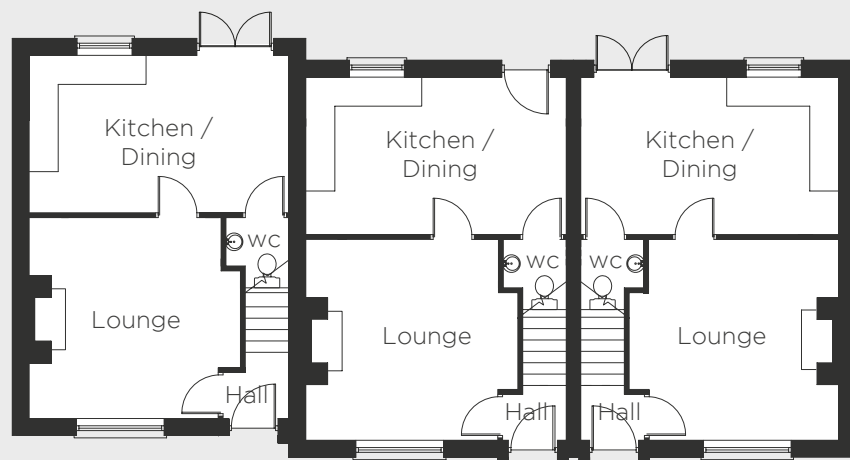




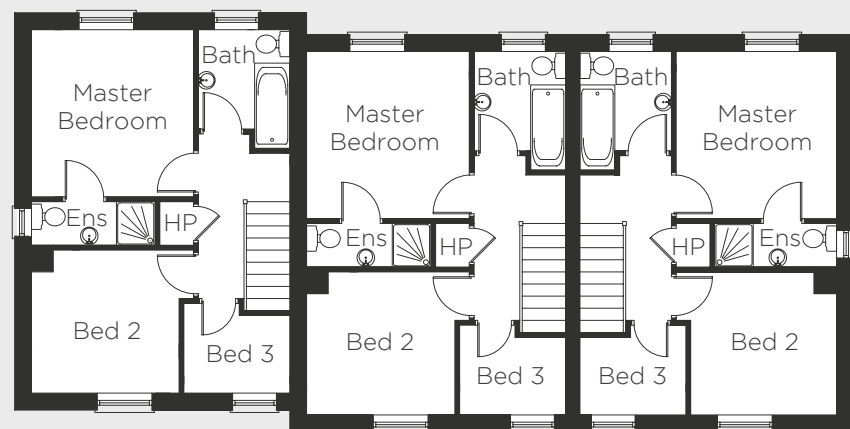
**THE LESLIE TOWNHOUSES**  
3 Bedroom | Townhouse

**HALFPENNY GATE LANE**  
HALFPENNY GATE ROAD - MOIRA





**GROUND FLOOR**



**FIRST FLOOR**



SITES 1, 2, 3 & 6, 7, 8

### GROUND FLOOR

Entrance Hall

Lounge	13'7"	x	13'0"
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Kitchen   Dining	17'6"	x	10'7"
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WC

### FIRST FLOOR

Master Bedroom	11'4"	x	11'1"
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Ensuite	7'4"	x	3'2"
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Bedroom 2	11'5"	x	11'0"
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Bedroom 3	7'3"	x	5'3"
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Bathroom	6'9"	x	6'3"
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Sites 1 & 8 Total Area: 865 sq ft

Sites 2 & 7 Total Area: 868 sq ft

Sites 3 & 6 Total Area: 860 sq ft

**THE LESLIE TOWNHOUSES**

SELLING AGENT

**FRED  
DALZELL  
& PARTNERS**

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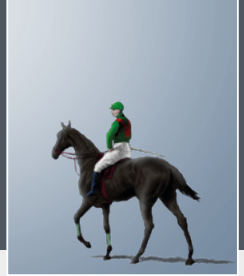
DEVELOPER

**SIMPSON**  
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# HALFPENNY GATE LANE

HALFPENNY GATE ROAD - MOIRA



SITE LAYOUT  
NOT TO SCALE

