



OLD SCHOOLHOUSE MEWS

Lower Ballinderry
Co. Antrim

Detached & Semi Detached Family Homes



Broadwater, Moira



Gawleys Gate, Lough Neagh



Clenaghans, Aghalee



Lough Neagh
Discovery Centre



Lower Ballinderry; Semirural Living

Situated in an area which strikes the perfect balance between natural beauty and convenience to amenities, the exclusive new development of Old Schoolhouse Mews is perfect for those wishing to experience the very best in semi-rural living in a stylish, yet comfortable home.

With the surrounding landscape providing a wealth of attractions for those who love the great outdoors, homeowners would be hard pushed to find a location better than this one. Whether it's taking a stroll along the treelined paths at Aghalee Broadwater Towpath, admiring the colourful medley of boats at Sandy Bay Marina, or appreciating the tranquillity of nature at the renowned Lough Neagh, this area is at the gateway to some of Northern Ireland's most breath-taking scenery.

What's more, with the serene Portmore Lough Nature Reserve home to an array of diverse wildlife, it goes without saying that this area would be ideal for homeowners hoping to build a nest of their own.

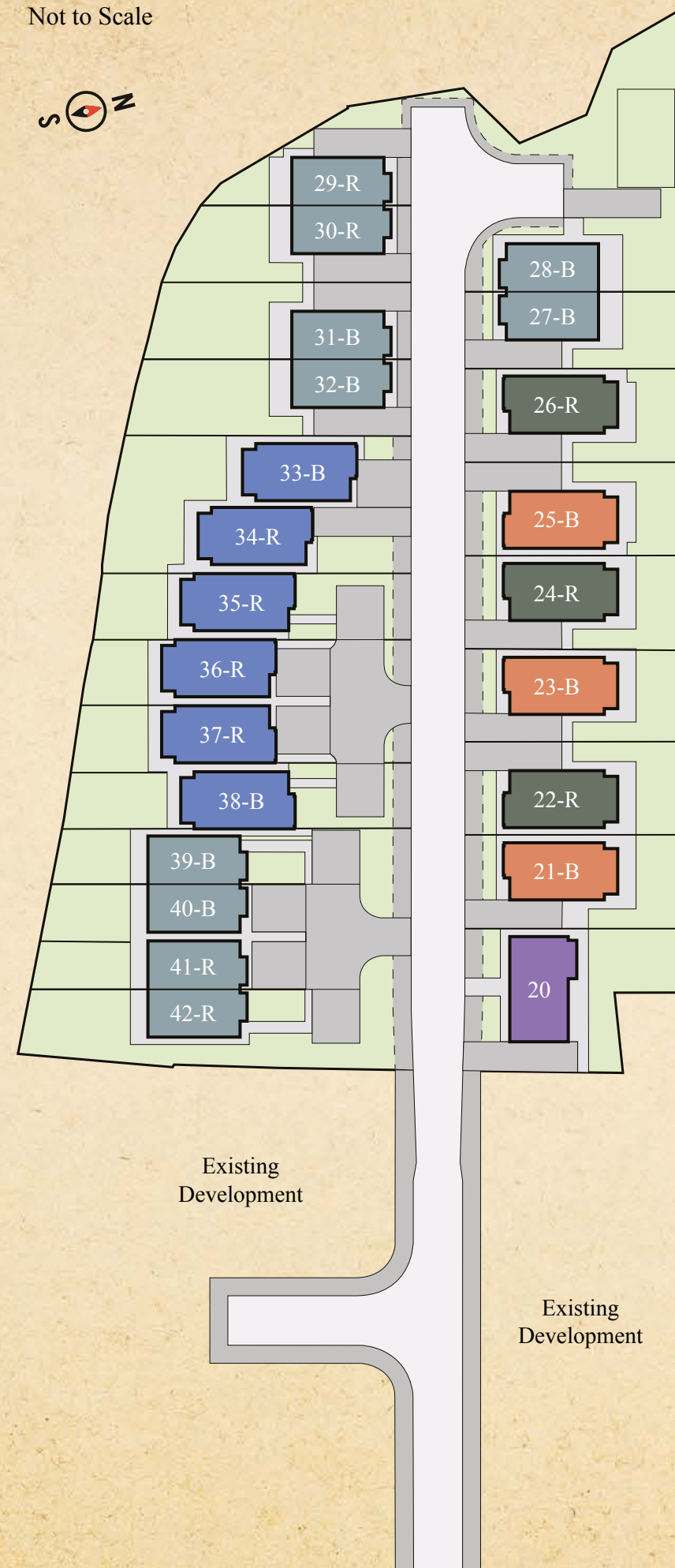
Old Schoolhouse Mews showcases a collection of stunning detached and semi-detached homes, each finished to luxury turnkey specification. Whilst not only boasting a peaceful rural atmosphere, this modern site is ideally located just a stone's throw away from a multitude of amenities including convenience stores, local boutiques, exceptional eateries, and outstanding entertainment and leisure facilities.

What's more, with Moira train station situated nearby, travel has never been easier for those making the daily commute. This unique development also provides easy access to the Crumlin / Lurgan bus route, servicing excellent local high schools in the Lurgan and Lisburn area.



Site Layout

Not to Scale



The Glanfield

Site Number 20

Ground Floor

Entrance Hall with separate Cloaks
Lounge 19'4" x 14'2"
Kitchen / Dining 19'4" x 15'5" *Max*
Utility 5'0" x 3'1"
Cloakroom 8'5" x 3'1"

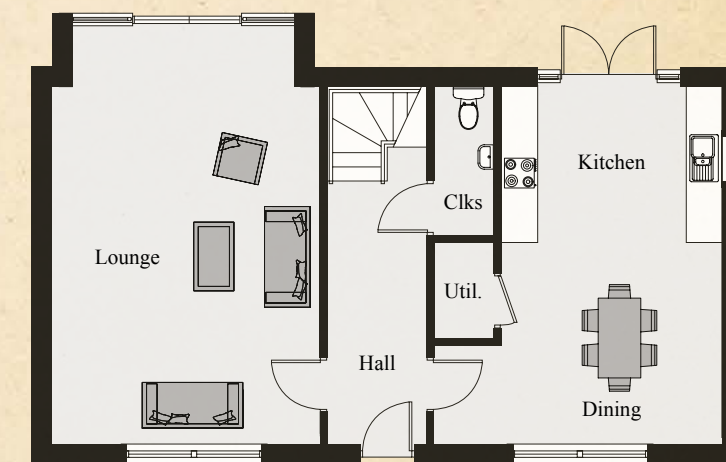
First Floor

Landing to Master Bedroom 12'2" x 10'10" *Max*
Ensuite 8'2" x 4'4"
Bedroom 2 12'0" x 10'7"
Bedroom 3 12'0" x 8'5"
Bedroom 4 10'7" x 8'2" *Max*
Bathroom 8'0" x 6'8"

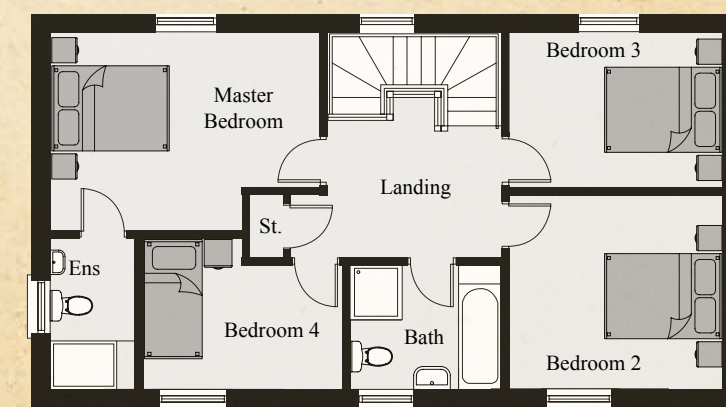
Total Floor Area

1,420 Sq. Ft. Approx.

Ground Floor



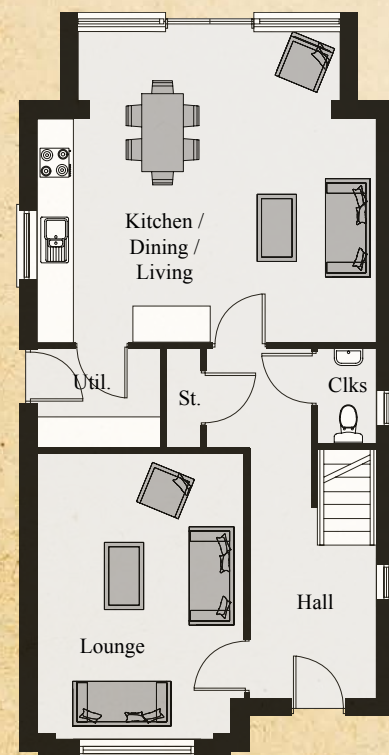
First Floor



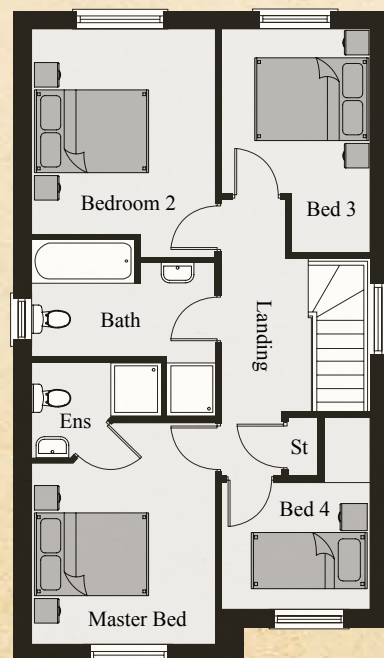


The Ainsworth

Brick Finish: Site Numbers 21, 23 & 25



Ground Floor



First Floor

Ground Floor

Entrance Hall with separate Cloaks
 Lounge 16'5" x 11'3"
 Kitchen / Dining / Living 18'8" x 17'0" *Max*
 Utility 6'11" x 5'6"
 Cloakroom 5'3" x 3'2"

First Floor

Landing to Master Bedroom 12'9" x 10'4" *Max*
 Ensuite 7'3" x 5'4" *Max*
 Bedroom 2 12'6" x 10'4"
 Bedroom 3 12'2" x 7'11"
 Bedroom 4 11'3" x 7'11"
 Bathroom 10'4" x 9'9" *Max, at widest points*

Total Floor Area
 1,320 Sq. Ft. Approx.



The Albrighton

Render Finish: Site Numbers 22, 24 & 26

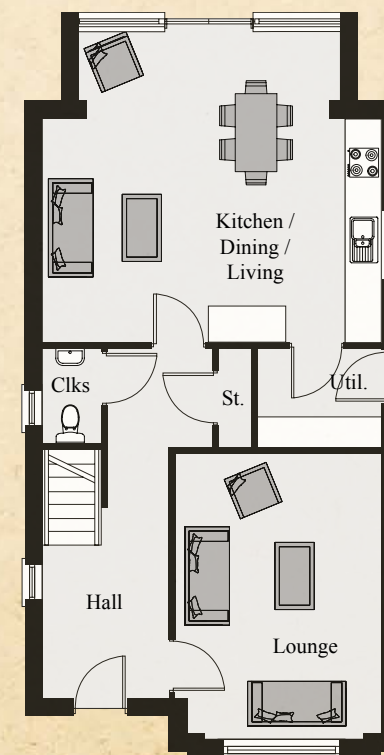
Ground Floor

Entrance Hall with separate Cloaks
 Lounge 16'5" x 11'3"
 Kitchen / Dining / Living 18'8" x 17'0" *Max*
 Utility 6'11" x 5'6"
 Cloakroom 5'3" x 3'2"

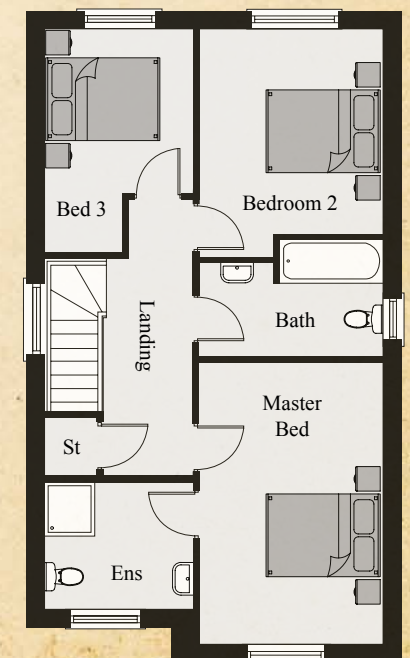
First Floor

Landing to Master Bedroom 16'5" x 10'4"
 Ensuite 7'11" x 7'4"
 Bedroom 2 12'6" x 10'4"
 Bedroom 3 12'2" x 7'11"
 Bathroom 10'4" x 9'9" *Max, at widest points*

Total Floor Area
 1,320 Sq. Ft. Approx.



Ground Floor

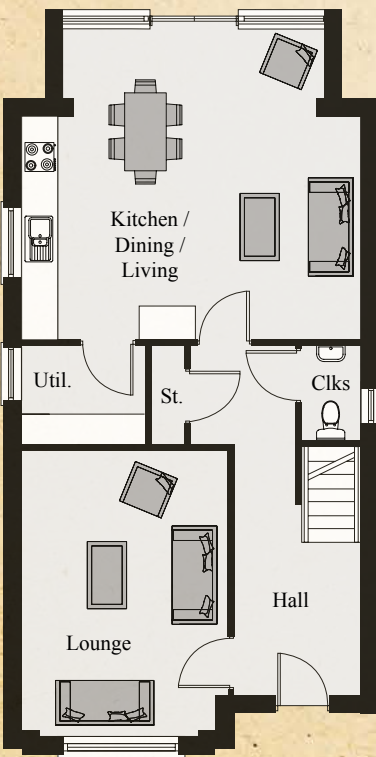


First Floor

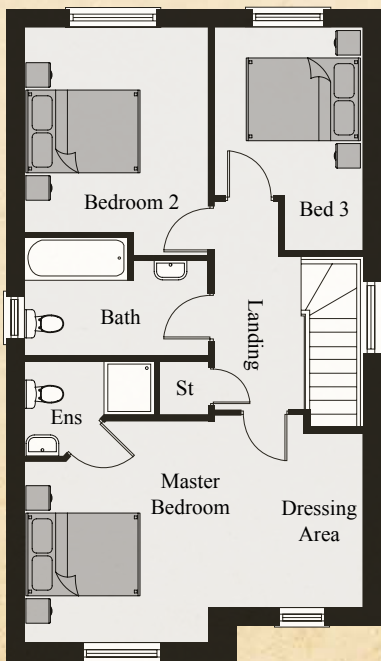


The Keating

Brick Finish: Site Numbers 33 & 38
 Render Finish: Site Numbers 34, 35, 36 & 37



Ground Floor



First Floor

Ground Floor

Entrance Hall with separate Cloaks
 Lounge 16'5" x 11'3"
 Kitchen / Dining / Living 18'8" x 17'0" *Max*
 Utility 6'11" x 5'6"
 Cloakroom 5'3" x 3'2"

First Floor

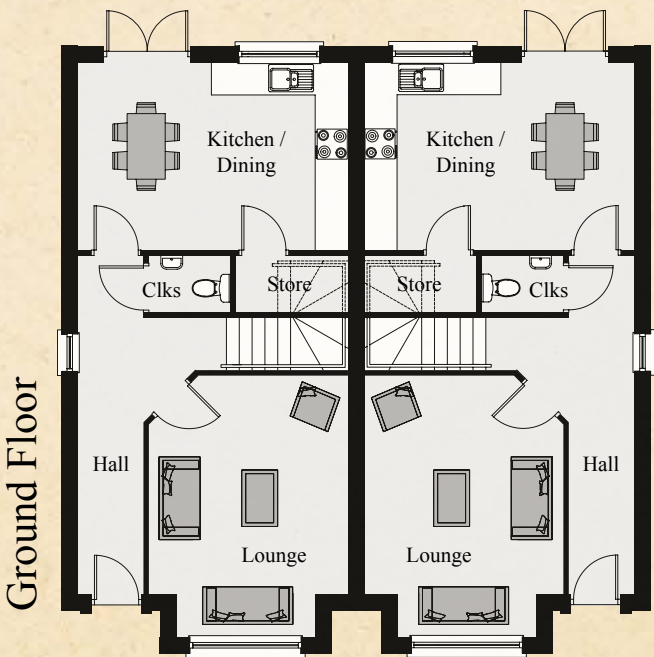
Landing to Master Bedroom 18'7" x 13'0" *Max*
 Including Dressing Area
 Ensuite 7'3" x 5'4" *Max*
 Bedroom 2 12'6" x 10'4"
 Bedroom 3 12'2" x 7'11"
 Bathroom 10'4" x 6'4" *Max*

Total Floor Area
 1,320 Sq. Ft. Approx.



The Fairfield

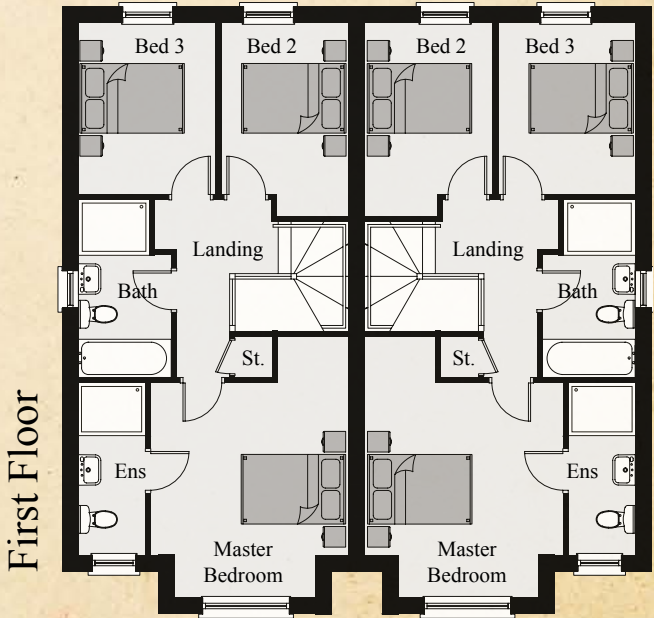
Brick Finish: Site Numbers 27, 28, 31, 32, 39 & 40
 Render Finish: Site Numbers 29, 30, 41 & 42



Ground Floor

Ground Floor

Entrance Hall with separate Cloaks
 Lounge 15'7" x 11'5" *Max*
 Kitchen / Dining 16'0" x 11'3"
 Store 6'6" x 3'5"
 Cloakroom 4'11" x 3'5"



First Floor

First Floor

Landing to Master Bedroom 15'8" x 11'8" *Max*
 Ensuite 10'3" x 4'0"
 Bedroom 2 11'7" x 7'5"
 Bedroom 3 10'3" x 8'3"
 Bathroom 10'8" x 5'6" *Max*

Total Floor Area
 1,047 Sq. Ft. Approx.

Specification

We take our environmental responsibilities seriously – improved insulation and robust windows/doors in line with new building regulations helps keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco–friendly way of life.

KITCHEN

- Impressive high and low level units, kitchen doors with choice of colours, worktop with upstands and splashback behind hob
- Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer

BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Showers in bathrooms and ensuites to be thermostatically controlled on slimline trays
- Shower over bath (where applicable)

FLOOR COVERING & TILING

- Ceramic tiled floor to entrance hall, kitchen area, bathroom and ensuite
- Tiling to shower enclosure and around bath area
- Carpets to living area and bedrooms

EXTERNAL FEATURES

- uPVC double glazed windows
- Entrance door with 5 point locking system
- Brick and Render external finishes

INTERNAL FEATURES

- Insulated to new building standards, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Oil fired central heating
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to lounge area)
- Recessed down–lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

BUILDING WARRANTY

- Each home will be issued with a Global 10 year warranty certificate



These images are taken from previous Glenoak Developments show homes and reflect the style of finish at Old Schoolhouse Mews.



Need to Commute?

Upper Ballinderry	2.5 miles
Aghalee	2.0 miles
Aghagallon	3.5 miles
Lisburn	10.5 miles
Moir	7.0 miles
Crumlin	6.5 miles
Lurgan	7.5 miles
Craigavon	11.5 miles
Belfast International Airport	12.0 miles

Other Developments by Glenoak

HARLOW GREEN, Moira
FOXTON, Newtownabbey
PARK LANE, Newtownabbey
FOXTON WOOD, Ballymena

SWILLY GREEN, Portstewart
QUARTER WOOD, Dundonald
WALLED GARDEN, Dunmurry

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