



OLD
SCHOOLHOUSE
MEWS

Lower Ballinderry
Co. Antrim

Detached & Semi Detached Family Homes



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.





The Glanfield
Site 20



The Ainsworth - Brick Finish
Sites 21, 23 & 25



The Albrighton - Render Finish
Sites 22, 24 & 26



The Keating - Brick Finish
Sites 33 & 38



The Keating - Render Finish
Sites 34, 35, 36 & 37



The Fairfield - Brick Finish
Sites 27, 28, 31, 32, 39 & 40



The Fairfield - Render Finish
Sites 29, 30, 41 & 42

Site Layout

Not to Scale



The Glanfield

Site Number 20

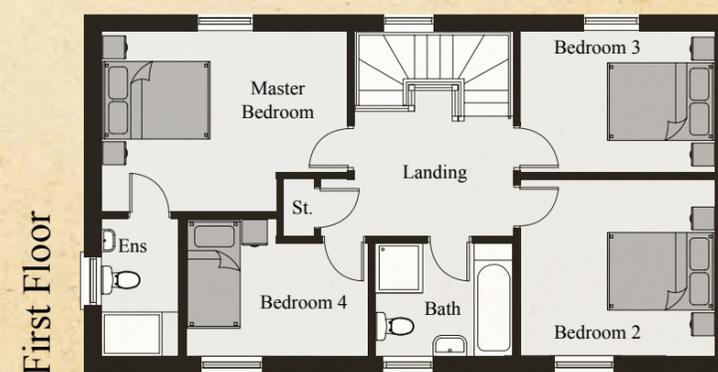
Ground Floor

- 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.





The Ainsworth

Brick Finish: Site Numbers 21, 23 & 25

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.



Ground Floor



First Floor

The Albrighton

Render Finish: Site Numbers 22, 24 & 26

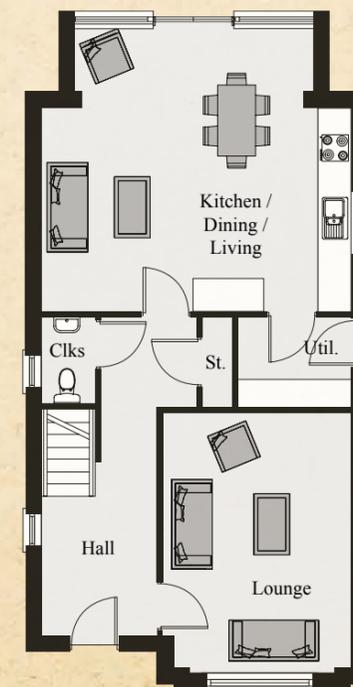
Ground Floor

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

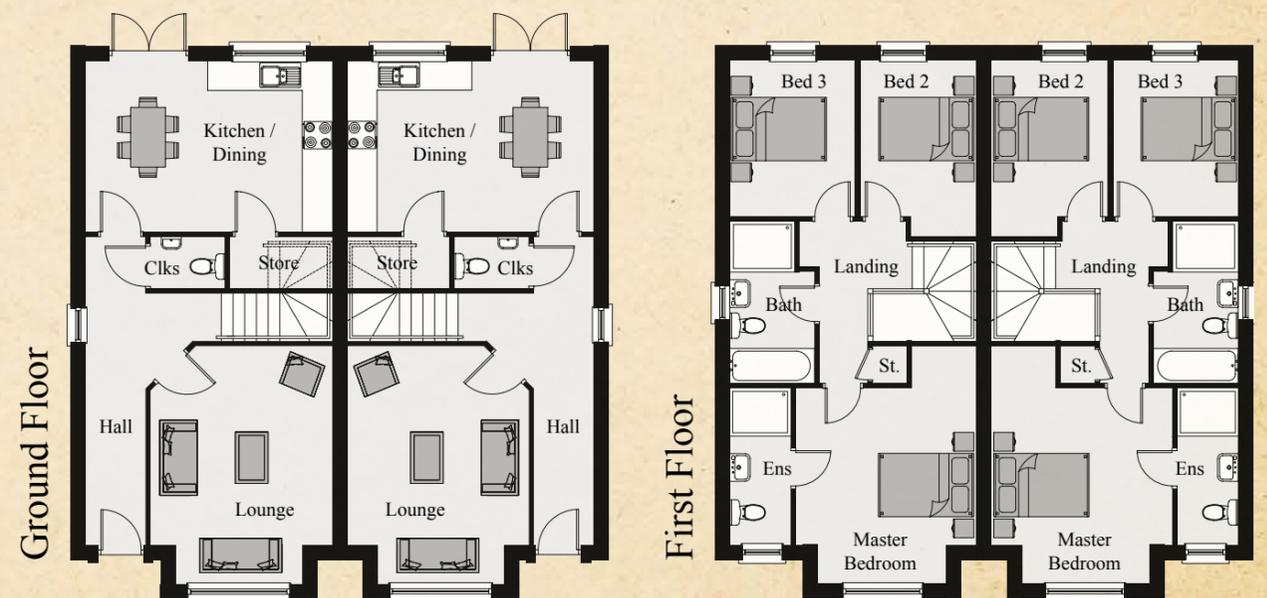
Landing to
 Master Bedroom 18'7" x 13'0" Max
 Including Dressing Area
 Ensuite 7'3" x 5'4" Max
 Bedroom 2 12'6" x 10'4"
 Bedroom 3 12'2" x 7'11"
 Bathroom 10'4" x 6'4" Max

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

First 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

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

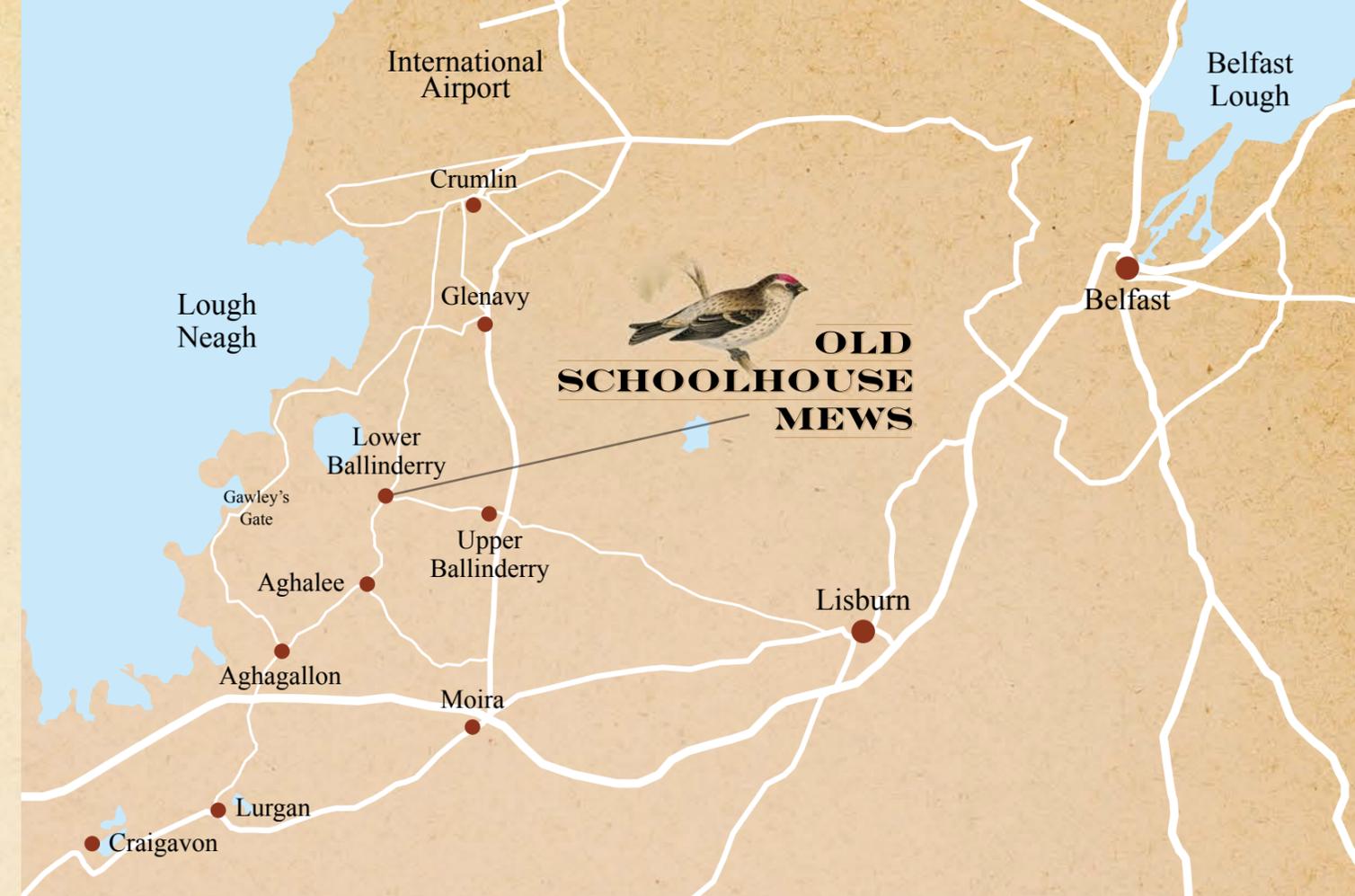
- Insulated to new building standards, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Oil fired central heating
- White painted internal doors with quality ironmongery
- Comprehensive range of 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
Moira	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

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.



85 Main Street,
Moirá, Craigavon

028 9261 6999
www.localeni.co.uk

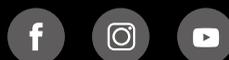


Unit 6 Orpen Shopping Centre,
Upper Lisburn Road, Belfast

028 9030 8855
www.douganproperty.com



glenoak
DEVELOPMENTS



www.glenoakdevelopments.com