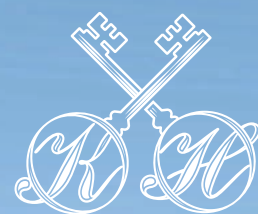




KILMAKEE HALL

DOURY ROAD, BALLYMENA

CONTEMPORARY FAMILY LIVING



KILMAKEE HALL

DOURY ROAD, BALLYMENA

WELCOME TO KILMAKEE HALL

- a wonderful new development of modern family homes
surrounded by open countryside with the added benefit
of superb connections

CGI shown for illustration purposes only

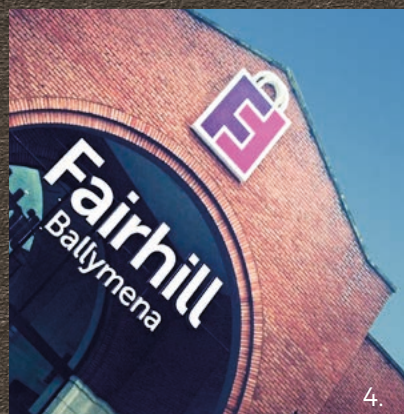


CONTEMPORARY FAMILY LIVING

Kilmakee Hall offers a sought after combination of attractively designed homes and excellent built quality with a generous turnkey finish.

Situated on the Doury Road, Ballymena, Kilmakee Hall is ideally located to benefit from the convenience of Ballymena's vibrant town centre whilst enjoying the peacefulness of a development located on the outskirts of the town. Four miles to the East is the picturesque village of Broughshane where you can enjoy great food and atmosphere at the Thatch Inn. Travelling a similar distance in the opposite direction, you have the Galgorm Resort & Spa with its stunning gardens and facilities in which to relax and unwind.

For those who enjoy the great outdoors and fitness, the Seven Towers Leisure Centre, Ballymena Golf Club and Football and Rugby Clubs are all within easy reach as well as the walking, running and cycling opportunities within the local People's Park. Ballymena has a superb selection of primary and secondary level schools and a comprehensive road and commuter network for those who need to travel further afield.



1. Galgorm Castle Golf Course
2. Galgorm, Hotel and Spa
3. The River Braid
4. Fairhill Shopping Centre
5. The Braid, Museum and Arts Centre
6. Ballymena Mini Rugby



KILMAKEE HALL
DOURY ROAD, BALLYMENA

SITE LAYOUT & LOCATION MAP

- NOT TO SCALE



THE SCHOOL RUN

Dunclug Primary School.....	0.5 mile
Braidside Integrated Primary & Nursery.....	0.9 mile
St Brigids Primary School	1.4 miles
Ballymena Primary School.....	1.5 miles
Kirkinriola Primary School.....	1.7 miles
St Louis Grammar School	1.8 miles
Ballymena Academy.....	2.4 miles
Cambridge House.....	2.7 miles

OUT AND ABOUT

People's Park.....	1 mile
Ballymena United Football Club.....	1.7 miles
Ballymena Town Centre.....	2 miles
Ecos Park.....	2 miles
Ballymena Rugby Club.....	2.3 miles
Seven Towers Leisure Centre.....	2.3 miles
Ballymena Golf Club.....	2.9 miles
Galgorm Resort & Spa.....	4.3 miles



THE
ABERCORN
Render Version



THE
ABERCORN
Brick Version



THE
BLACKTHORN
Render Version



THE
BLACKTHORN
Brick Version



THE
CURRAN
Render Version



THE
DARNLEY
Brick Version



THE
DARNLEY
Render Version



THE
DERAMORE
Render Version

THE ABERCORN

KILMAKEE HALL

DOURY ROAD, BALLYMENA



3 BEDROOM SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

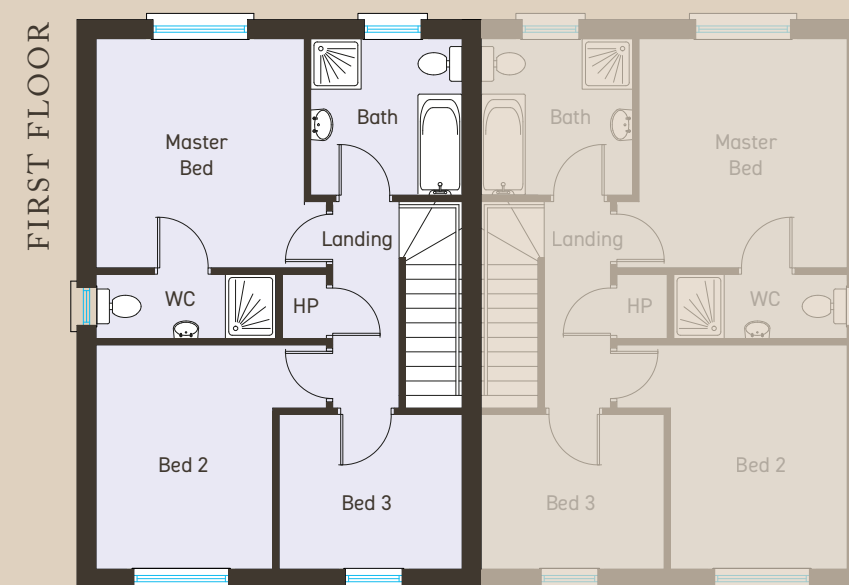
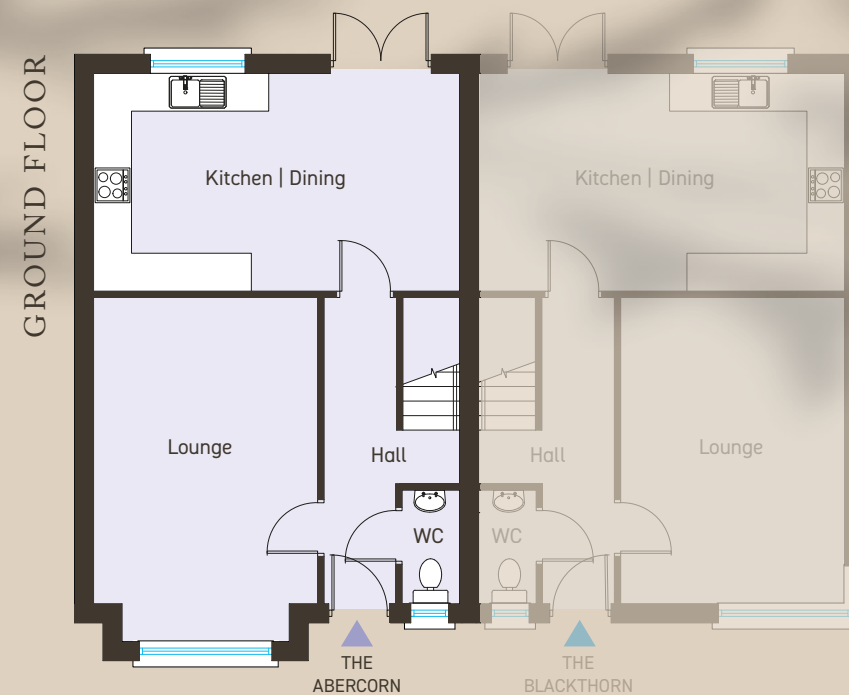
RENDER VERSION: 15, 20, 22, 31, 38

BRICK VERSION: 13, 17, 29, 33, 36, 40



KILMAKEE HALL

DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC					
Kitchen Dining	ft	19'1" x 11'4"	m	5.80 x 3.45	
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55	

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30	
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02	
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80	
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45	
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40	

THE ABERCORN(A)

KILMAKEE HALL

DOURY ROAD, BALLYMENA



3 BEDROOM SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

RENDER VERSION: 5

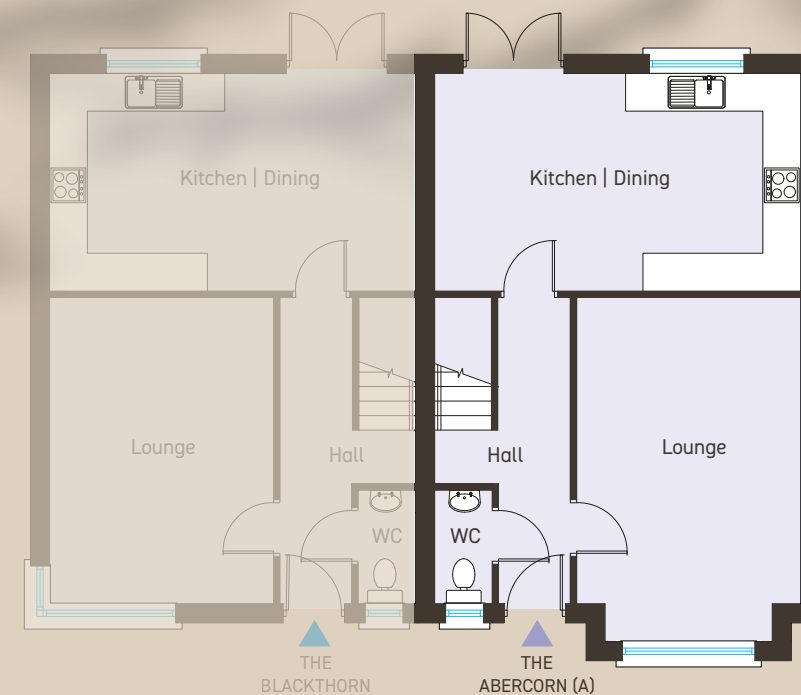
BRICK VERSION: 3, 7, 24



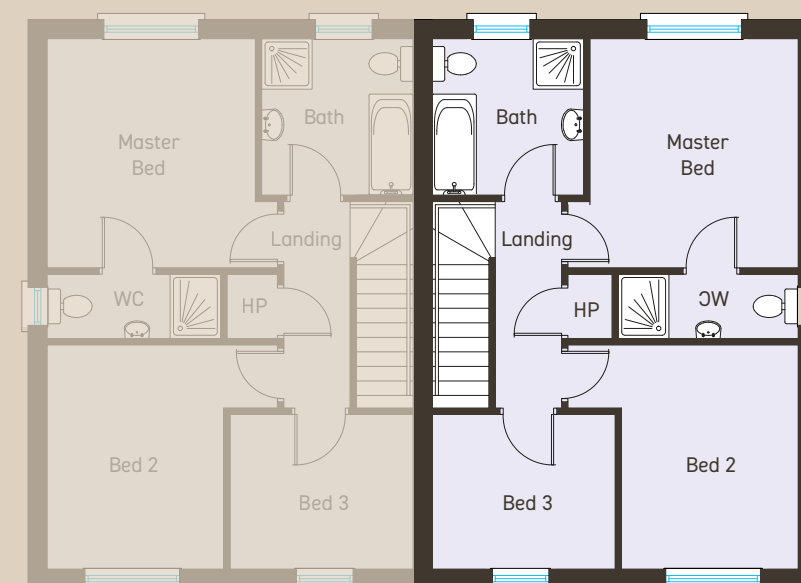
KILMAKEE HALL

DOURY ROAD, BALLYMENA

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC					
Kitchen Dining	ft	19'1" x 11'4"	m	5.80 x 3.45	
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55	

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30	
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02	
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80	
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45	
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40	

THE BLACKTHORN

KILMAKEE HALL
DOURY ROAD, BALLYMENA



3 BEDROOM
SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

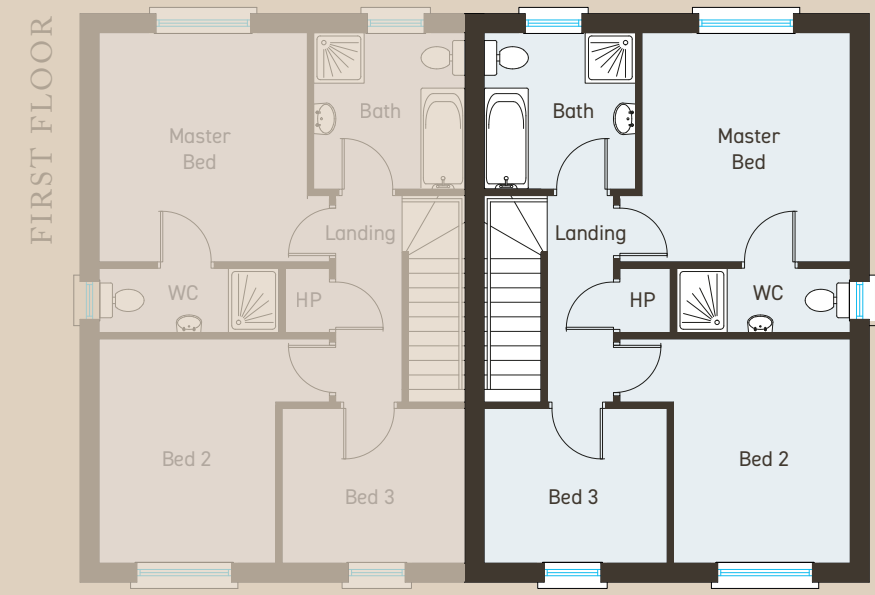
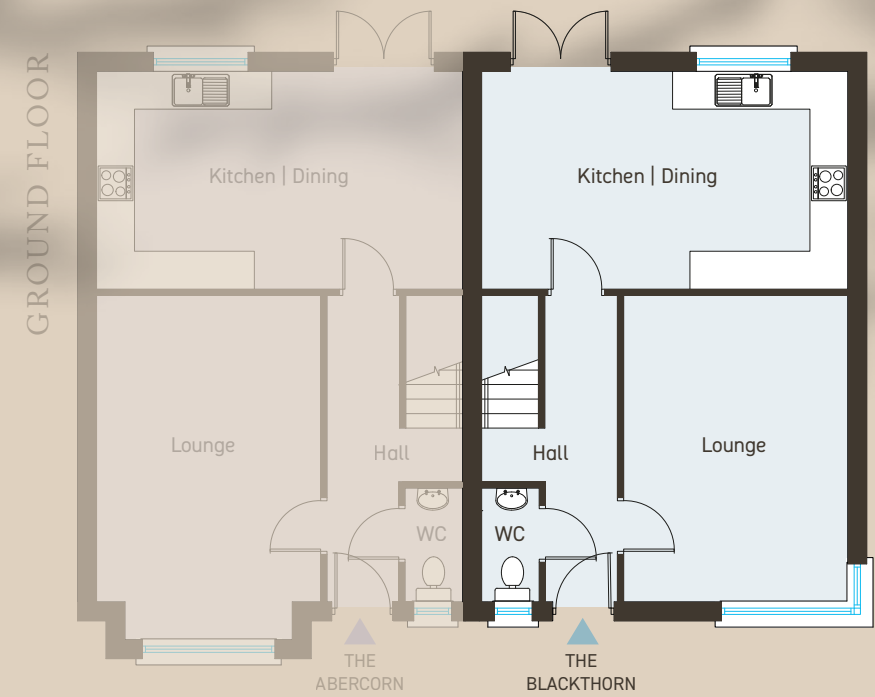
RENDER VERSION: 14, 19, 21, 30, 37

BRICK VERSION: 12, 16, 28, 32, 35, 39



CGI shown for illustration purposes only

KILMAKEE HALL
DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen Dining	ft	19'1" x 11'4"	m	5.80 x 3.45
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40

Site layout is not to scale. Floor plans are not to scale

THE BLACKTHORN(A)

KILMAKEE HALL
DOURY ROAD, BALLYMENA



3 BEDROOM
SEMI DETACHED HOME

Total floor area: 1050 sq ft approx

SITE Nos.

RENDER VERSION: 6

BRICK VERSION: 4, 8, 25



CGI shown for illustration purposes only

KILMAKEE HALL
DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC					
Kitchen Dining	ft	19'1" x 11'4"	m	5.80 x 3.45	
Lounge	ft	15'10" x 11'7"	m	4.85 x 3.55	

FIRST FLOOR

Master Bedroom	ft	11'10" x 10'9"	m	3.62 x 3.30
Ensuite	ft	9'4" x 3'4"	m	2.85 x 1.02
Bedroom 2	ft	11'7" x 9'2"	m	3.55 x 2.80
Bedroom 3	ft	9'6" x 8'1"	m	2.90 x 2.45
Bathroom	ft	8'4" x 7'10"	m	2.52 x 2.40

Site layout is not to scale. Floor plans are not to scale



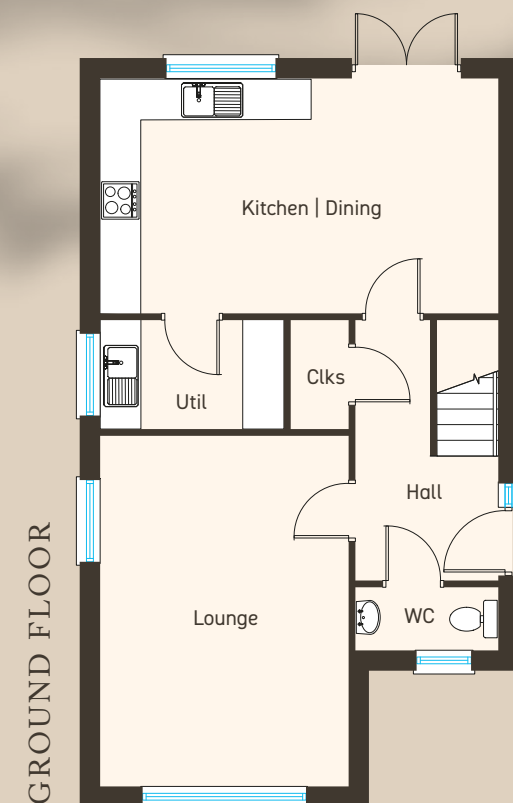
4 BEDROOM
DETACHED HOME

Total floor area: 1220 sq ft approx

SITE Nos. 2, 9, 10

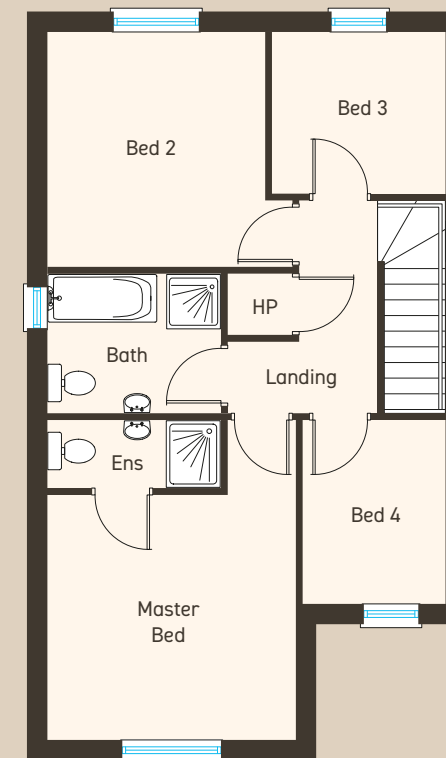


CGI shown for illustration purposes only



GROUND FLOOR

Note: Site 2 will be a handed version of these plans



FIRST FLOOR

GROUND FLOOR

Entrance Hall with separate WC and Cloakroom					
Kitchen Dining	ft	19'3" x 11'4"	m	5.85 x 3.45	
Lounge	ft	16'10" x 11'11"	m	5.15 x 3.65	
Utility	ft	8'5" x 5'3"	m	2.55 x 1.60	

FIRST FLOOR

Master Bedroom	ft	11'11" x 11'9"	m	3.65 x 3.60	
Ensuite	ft	8'4" x 3'4"	m	2.55 x 1.00	
Bedroom 2	ft	11'4" x 10'6"	m	3.45 x 3.20	
Bedroom 3	ft	8'4" x 7'9"	m	2.55 x 2.37	
Bedroom 4	ft	8'10" x 6'10"	m	2.70 x 2.10	
Bathroom	ft	8'4" x 6'8"	m	2.55 x 2.05	

KILMAKEE HALL

DOURY ROAD, BALLYMENA



4 BEDROOM DETACHED HOME

Total floor area: 1430 sq ft approx

SITE Nos.

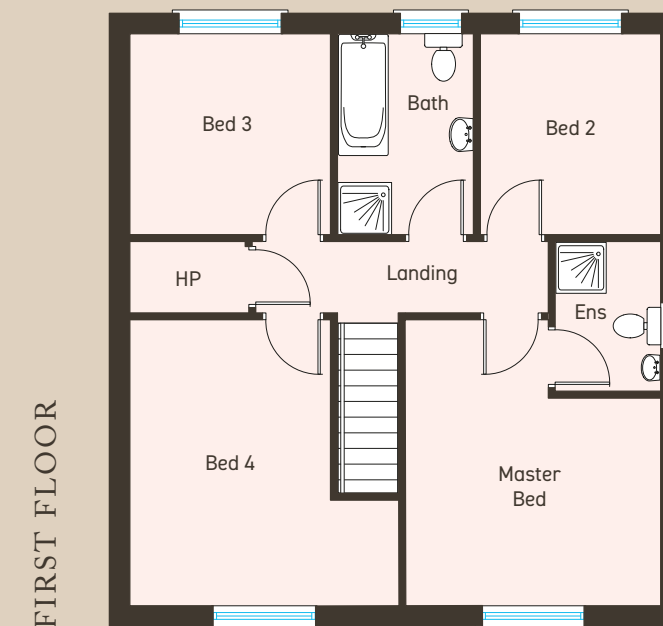
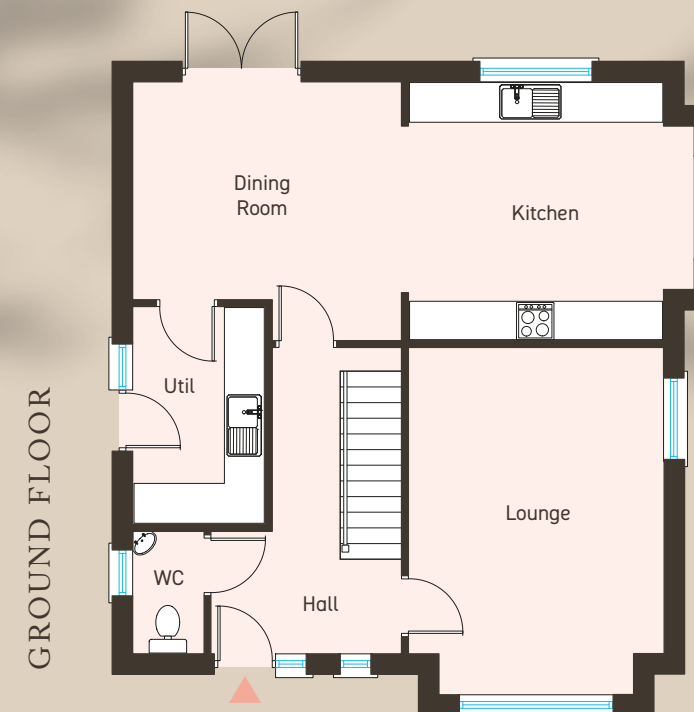
BRICK VERSION: 1, 18, 34



CGI shown for illustration purposes only

KILMAKEE HALL

DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen (plus bay)	ft	12'3" x 12'3"	m	3.75 x 3.75
Dining	ft	12'11" x 12'3"	m	3.95 x 3.75
Lounge (plus bay)	ft	14'9" x 12'3"	m	4.50 x 3.75
Utility	ft	10'6" x 6'5"	m	3.20 x 1.95

FIRST FLOOR

Master Bedroom	ft	12'3" x 10'0"	m	3.75 x 3.05
Ensuite	ft	7'3" x 5'1"	m	2.20 x 1.55
Bedroom 2	ft	9'8" x 8'8"	m	2.95 x 2.65
Bedroom 3	ft	9'8" x 9'8"	m	2.95 x 2.95
Bedroom 4	ft	13'9" x 12'11"	m	4.20 x 3.95
Bathroom	ft	9'8" x 6'7"	m	2.95 x 2.00

Site layout is not to scale. Floor plans are not to scale

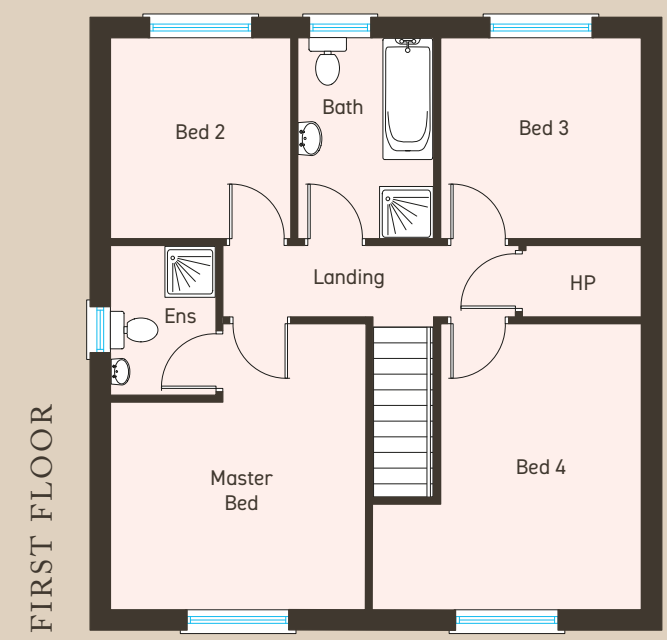
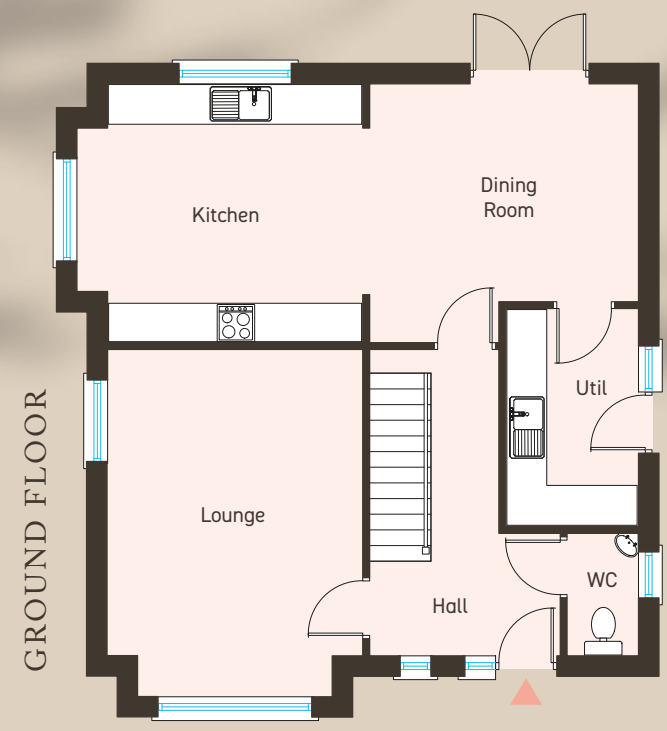


4 BEDROOM
DETACHED HOME

Total floor area: 1430 sq ft approx
SITE Nos.
RENDER VERSION: 23
BRICK VERSION: 26



CGI shown for illustration purposes only



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen (plus bay)	ft	12'3" x 12'3"	m	3.75 x 3.75
Dining	ft	12'11" x 12'3"	m	3.95 x 3.75
Lounge (plus bay)	ft	14'9" x 12'3"	m	4.50 x 3.75
Utility	ft	10'6" x 6'5"	m	3.20 x 1.95

FIRST FLOOR

Master Bedroom	ft	12'3" x 10'0"	m	3.75 x 3.05
Ensuite	ft	7'3" x 5'1"	m	2.20 x 1.55
Bedroom 2	ft	9'8" x 8'8"	m	2.95 x 2.65
Bedroom 3	ft	9'8" x 9'8"	m	2.95 x 2.95
Bedroom 4	ft	13'9" x 12'11"	m	4.20 x 3.95
Bathroom	ft	9'8" x 6'7"	m	2.95 x 2.00

Site layout is not to scale. Floor plans are not to scale

KILMAKEE HALL
DOURY ROAD, BALLYMENA



4 BEDROOM
DETACHED HOME

Total floor area: 1410 sq ft approx

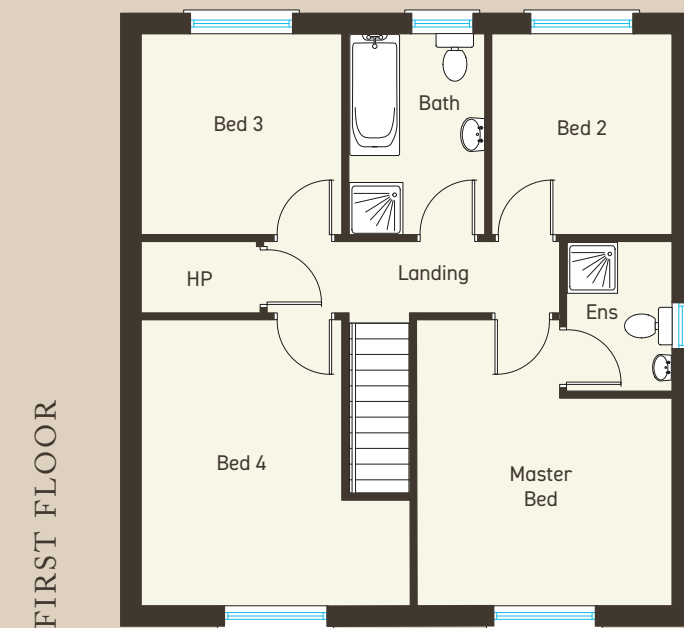
SITE Nos.

RENDER VERSION: 11 & 27



CGI shown for illustration purposes only

KILMAKEE HALL
DOURY ROAD, BALLYMENA



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen	ft	12'3" x 12'3"	m	3.75 x 3.75
Dining	ft	12'11" x 12'3"	m	3.95 x 3.75
Lounge (plus bay)	ft	14'9" x 12'3"	m	4.50 x 3.75
Utility	ft	10'6" x 6'5"	m	3.20 x 1.95

FIRST FLOOR

Master Bedroom	ft	12'3" x 10'0"	m	3.75 x 3.05
Ensuite	ft	7'3" x 5'1"	m	2.20 x 1.55
Bedroom 2	ft	9'8" x 8'8"	m	2.95 x 2.65
Bedroom 3	ft	9'8" x 9'8"	m	2.95 x 2.95
Bedroom 4	ft	13'9" x 12'11"	m	4.20 x 3.95
Bathroom	ft	9'8" x 6'7"	m	2.95 x 2.00

Site layout is not to scale. Floor plans are not to scale

Quality SPECIFICATION

KITCHEN AND UTILITY (where applicable)

- Quality fitted kitchen/utility with 5 piece shaker style doors in choice of colours and complementary handles
- Choice of quality worktops from range
- Integrated Indesit appliances to include hob, oven, extractor and dishwasher
- Plumbed for washing machine

BATHROOM, ENSUITE AND WC

- Complementary white sanitary ware with chrome taps and fittings
- Leakproof shower pod with chrome fittings in bathroom and ensuite
- Tiled splashback around bath and basins
- Fitted mirror with lighting in bathroom/ensuite*

FLOORING

- Tiled flooring to kitchen, utility and hall in a choice of colours from supplier
- Carpets with underlay to bedrooms, lounge, stairs and landing in a choice of colours from supplier
- Tiling to bathroom, ensuite and wc floors in a choice of colours from supplier

INTERNAL FEATURES

- Electrical specifications to current regulations with a choice of options
- USB socket fitted to kitchen*
- Spot lights fitted to kitchen, bathroom and en-suite*
- Light Oak internal doors with chrome handles
- White painted balustrade and light oak handrail
- White painted skirting boards and architraves
- Walls and ceilings painted
- Dummy chimney breast with inset electric fire*

EXTERNAL FEATURES

- Where applicable to the site in a mix of brick or white render finish to house
- Black roof tiles
- Anthracite uPVC double glazed windows
- Composite front door
- Tarmac driveway*
- Enclosed rear garden*
- Concrete posts & boarded fencing where applicable

WARRANTY

10 year NHBC warranty

*excludes sites 35-40



WE HAVE CHOSEN ONE LOCAL AND TRUSTED SUPPLIER FOR EACH TURNKEY FINISH SELECTION

FIREPLACES

Coulter Fireplaces,
141 Ballymena Road,
Cullybackey,
BT43 5QS

KITCHENS

Dunlop Furniture Systems
300 Gortgole Road,
Rasharkin,
Ballymena
BT44 8TQ

SANITARY WARE

**Robert McKendry
Plumbing Supplies**
7A Carniny Road,
Ballymena
BT43 5LA

CARPET

Smallcost Carpets
18A Railway Street,
Ballymena
BT42 2AD

TILES

Just Tiles N Bathrooms
22A Pennybridge
Industrial Estate
Ballymena
BT42 3HB

APPLIANCES

Donaghy Bros,
34-40 Maghera Street,
Kilrea,
BT51 5QN



KILMAKEE HALL
DOURY ROAD, BALLYMENA

NOTES:



KILMAKEE HALL
DOURY ROAD, BALLYMENA

NOTES:

DEVELOPER



Established in 1995 DSB Developments Ltd
is a family run private house building company.

With over 25 years' experience
and registered with NHBC since we started, we pride
ourselves with high quality homes for our clients.

JOINT SELLING AGENTS

**Lynn+
Brewster**

028 2563 7733
lynnandbrewster.com

360°
properties

028 2565 4744
360propertiesni.com

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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.

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