



CARBET ROAD

— PORTADOWN —

EXQUISITELY DESIGNED COUNTRY HOMES
ON INDIVIDUAL PLOTS

TRADITIONALLY STYLED
FAMILY RESIDENCES, CRAFTED TO THE
HIGHEST QUALITY...



CR
CARBET ROAD

A SUPERB PLACE
TO CALL HOME



COUNTRY HOMES

OFFERING THE SERENITY OF
COUNTRY LIVING



- 1- OXFORD ISLAND
- 2- NATIONAL CYCLE NETWORK
- 3- CRAIGAVON LAKES
- 4- LOUGH NEAGH DISCOVERY CENTRE
- 5- RUSHMERE SHOPPING
- 6- LOUGH NEAGH
- 7- LOUGH NEAGH DISCOVERY CENTRE

Welcome to CARBET ROAD

Eight grand individual detached homes of timeless quality and luxury, blending elements of traditional heritage with contemporary design.

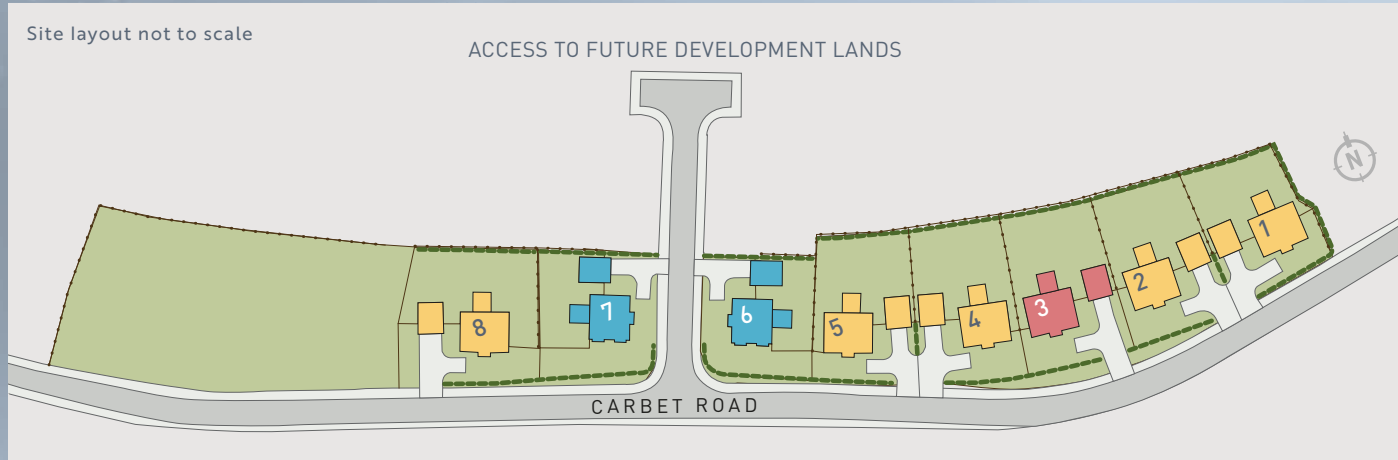
These stunning homes tastefully capture the essence of countryside living. Each house is set within its own road frontage site in this countryside location. The traditional character of the exterior is carried through to the interiors where well proportioned rooms combine with modern, comfortable open plan living to create the perfect family homes.

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local primary schools, shops, cafes and eateries are within a few minutes drive, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach not to mention the convenience of the M1 motorway on your doorstep.



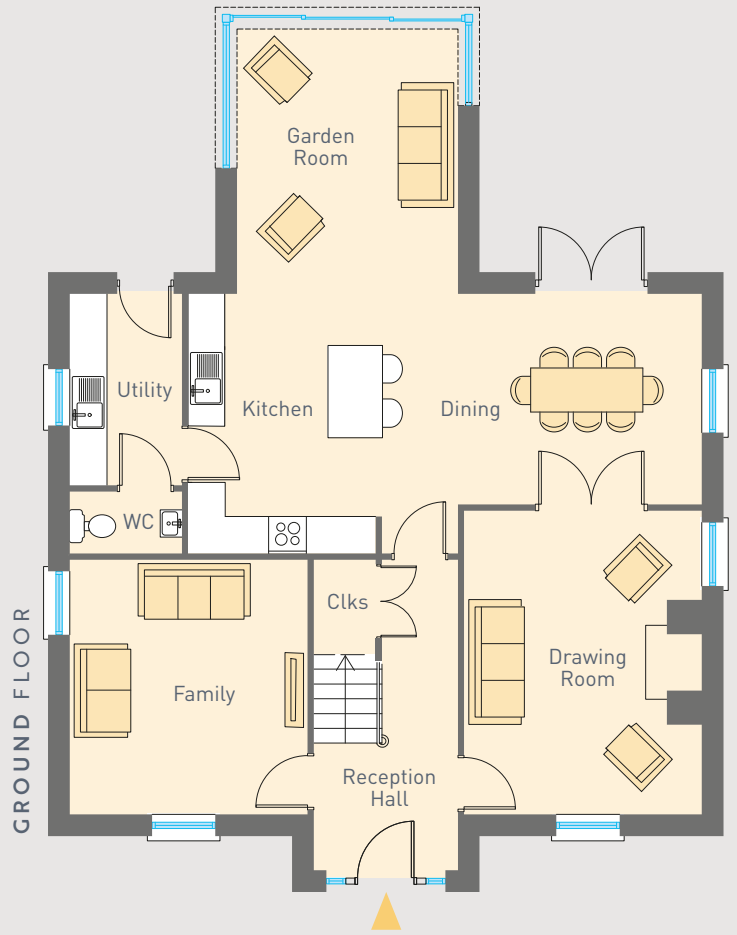
THE DICKSON

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 2032 SQ FT (INC GARDEN ROOM)



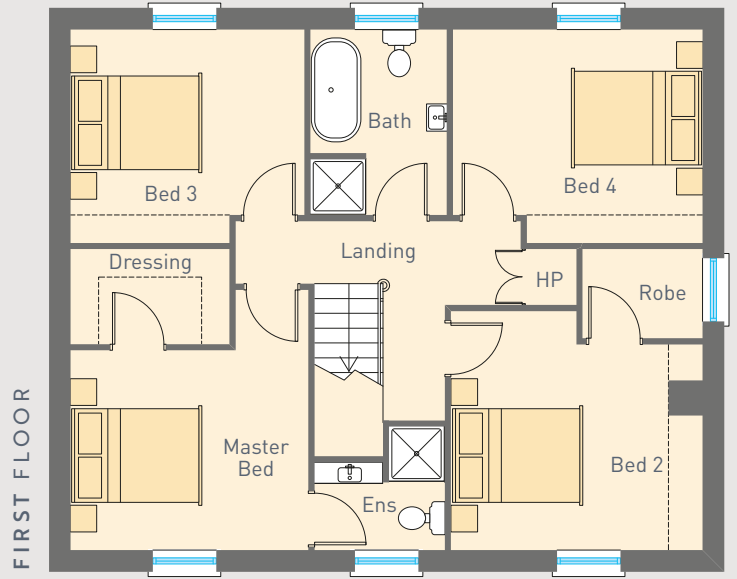
GROUND FLOOR

| | | | |
|-------------------------------|-------|---|-------|
| Reception Hall with Cloakroom | | | |
| Drawing Room | | | |
| ft | 16'1" | x | 12'6" |
| m | 4.90 | x | 3.80 |
| Family Room | | | |
| ft | 13'6" | x | 12'6" |
| m | 4.10 | x | 3.80 |
| Kitchen | | | |
| ft | 14'5" | x | 13'8" |
| m | 4.40 | x | 4.20 |
| Dining | | | |
| ft | 12'7" | x | 11'2" |
| m | 3.80 | x | 3.40 |
| Garden Room | | | |
| ft | 14'1" | x | 11'9" |
| m | 4.30 | x | 3.60 |
| Utility | | | |
| ft | 9'10" | x | 6'0" |
| m | 3.00 | x | 1.80 |
| WC | | | |



FIRST FLOOR

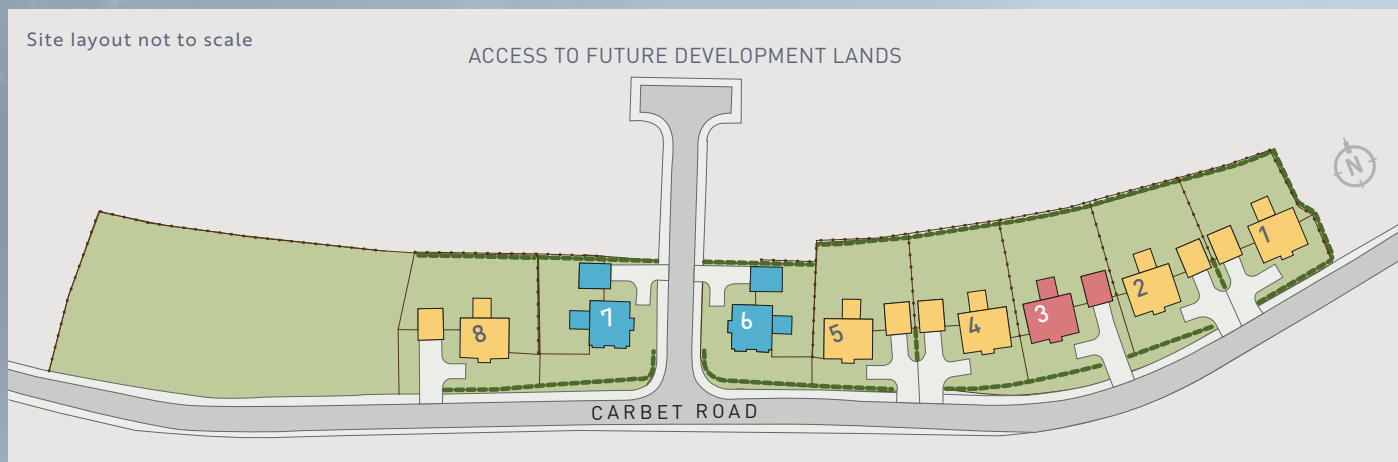
| | | | |
|----------------|-------|---|-------|
| Master Bedroom | | | |
| ft | 12'6" | x | 10'6" |
| m | 3.80 | x | 3.20 |
| Dressing | | | |
| ft | 6'9" | x | 6'3" |
| m | 2.10 | x | 1.90 |
| Ensuite (Max) | | | |
| ft | 6'6" | x | 6'6" |
| m | 2.00 | x | 2.00 |
| Bedroom 2 | | | |
| ft | 13'2" | x | 12'6" |
| m | 4.00 | x | 3.80 |
| Bedroom 3 | | | |
| ft | 12'6" | x | 11'6" |
| m | 3.80 | x | 3.50 |
| Bedroom 4 | | | |
| ft | 13'2" | x | 11'6" |
| m | 4.00 | x | 3.50 |
| Bathroom | | | |
| ft | 9'10" | x | 7'3" |
| m | 3.00 | x | 2.20 |





THE RUDDELL

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 2032 SQ FT (INC GARDEN ROOM)



GROUND FLOOR

Reception Hall with Cloakroom

Drawing Room

ft 16'1" x 12'6" m 4.90 x 3.80

Family Room

ft 13'6" x 12'6" m 4.10 x 3.80

Kitchen

ft 14'5" x 13'8" m 4.40 x 4.20

Dining

ft 12'7" x 11'2" m 3.80 x 3.40

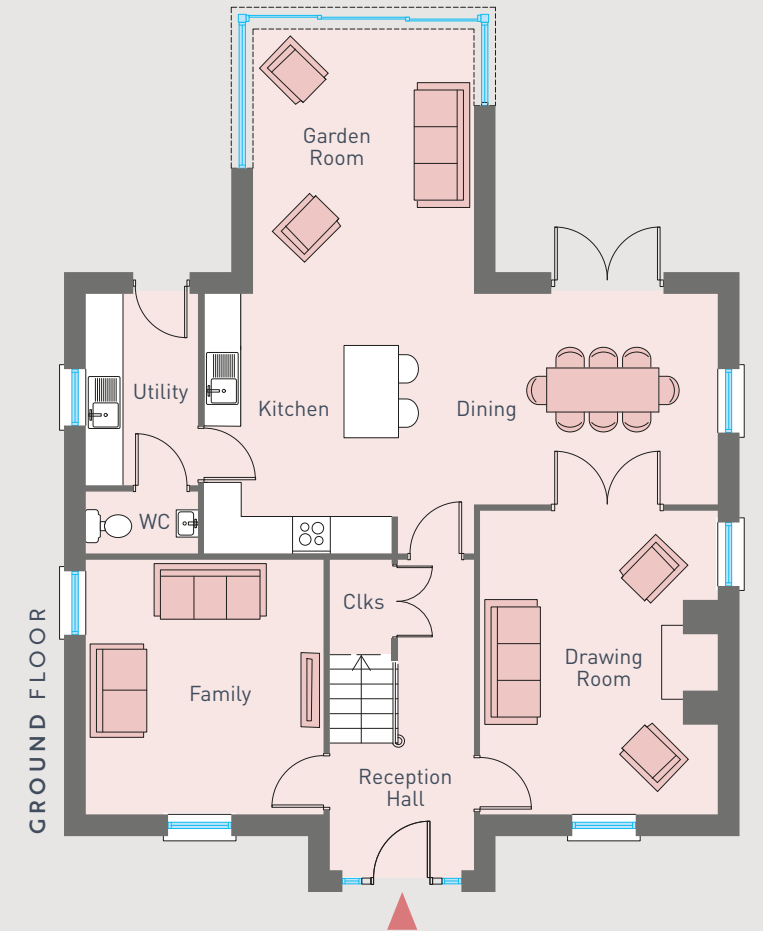
Garden Room

ft 14'1" x 11'9" m 4.30 x 3.60

Utility

ft 9'10" x 6'0" m 3.00 x 1.80

WC



FIRST FLOOR

Master Bedroom

ft 12'6" x 10'6" m 3.80 x 3.20

Dressing

ft 6'9" x 6'3" m 2.10 x 1.90

Ensuite (Max)

ft 6'6" x 6'6" m 2.00 x 2.00

Bedroom 2

ft 13'2" x 12'6" m 4.00 x 3.80

Bedroom 3

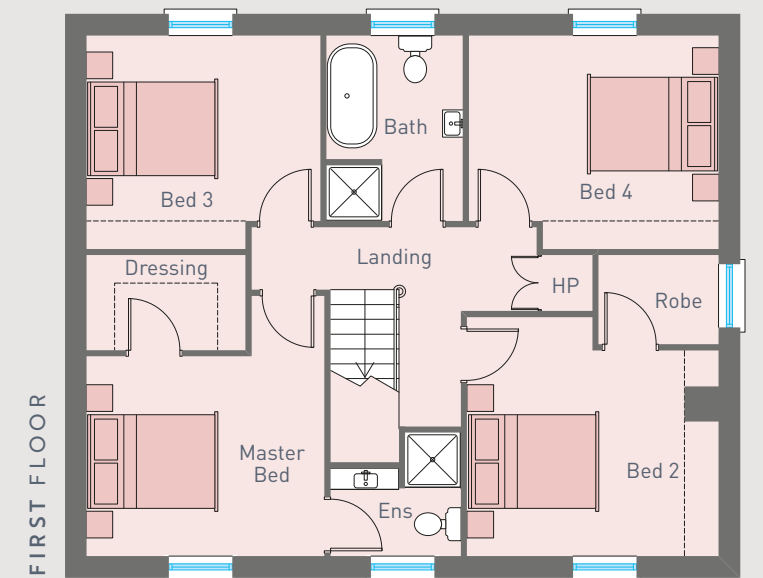
ft 12'6" x 11'6" m 3.80 x 3.50

Bedroom 4

ft 13'2" x 11'6" m 4.00 x 3.50

Bathroom

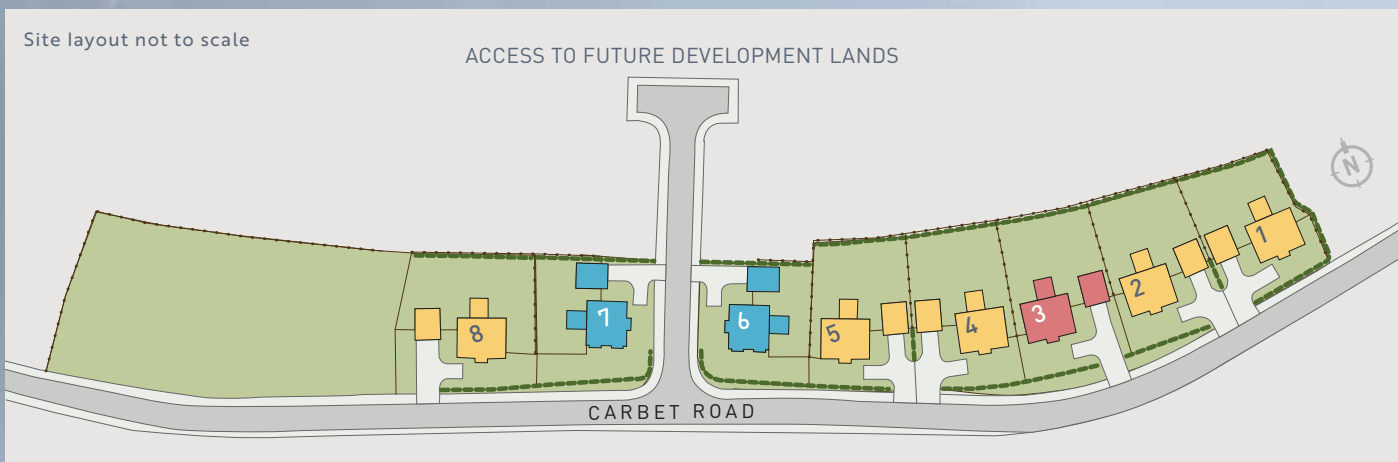
ft 9'10" x 7'3" m 3.00 x 2.20





THE CHAMBERS

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1890 SQ FT (INC GARDEN ROOM)



GROUND FLOOR

Reception Hall with Cloakroom

Drawing Room max
ft 15'5" x 12'8" m 4.70 x 3.90

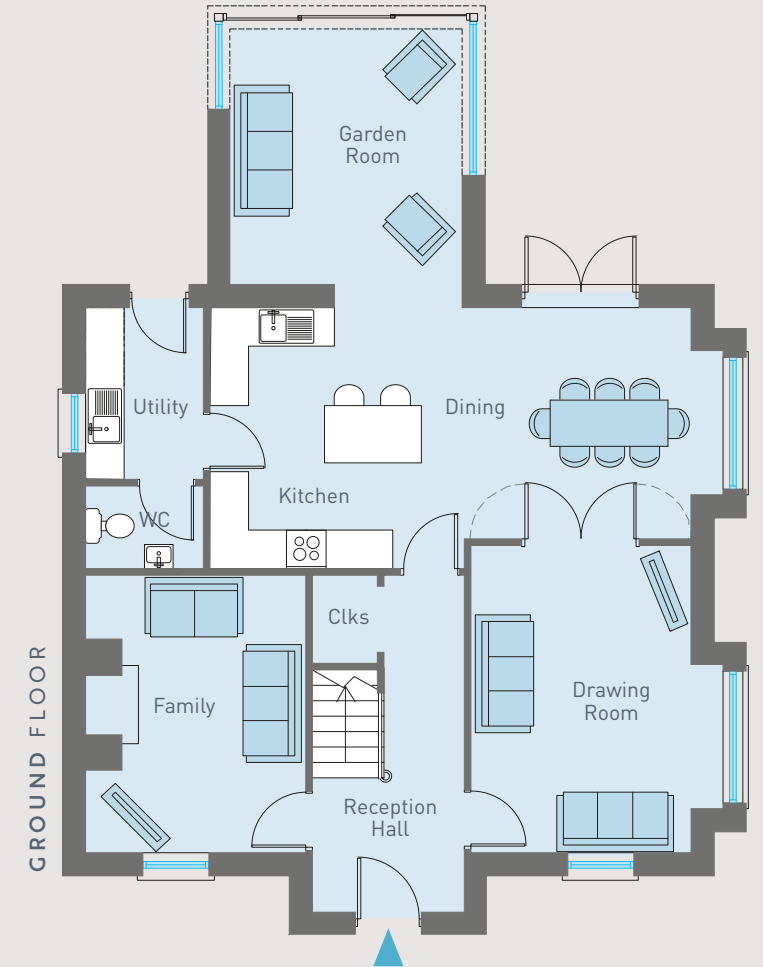
Family Room
ft 14'1" x 11'2" m 4.30 x 3.40

Kitchen Dining (Max)
ft 26'1" x 13'2" m 7.90 x 4.00

Garden Room
ft 14'1" x 11'9" m 4.30 x 3.60

Utility
ft 8'6" x 6'0" m 2.60 x 1.80

WC



FIRST FLOOR

Master Bedroom
ft 13'5" x 11'8" m 4.10 x 3.60

Dressing
ft 6'6" x 5'8" m 2.00 x 1.70

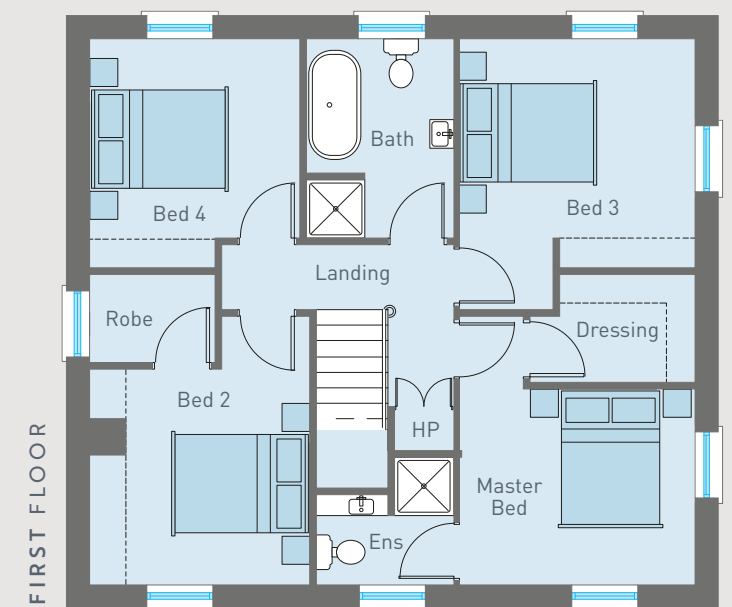
Ensuite
ft 7'6" x 6'3" m 2.30 x 1.90

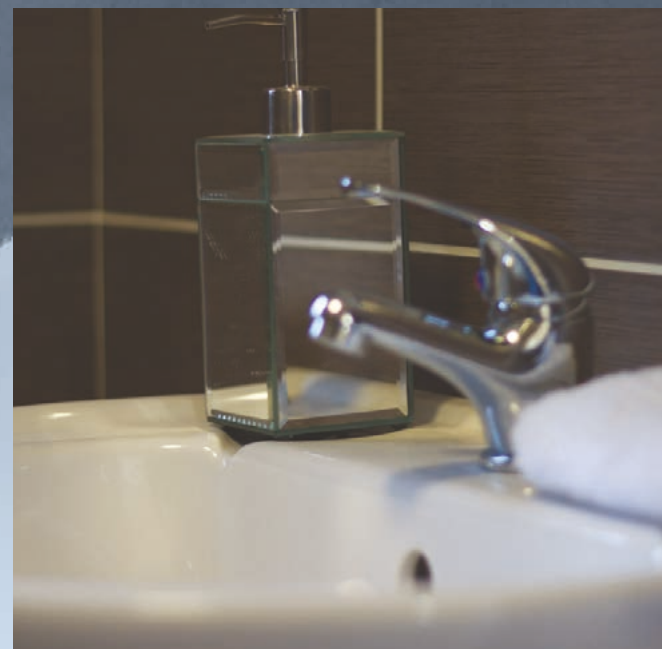
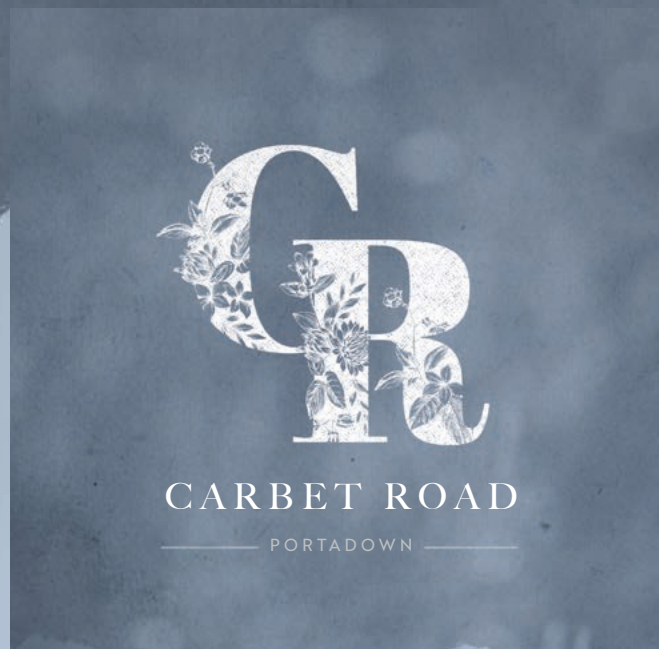
Bedroom 2
ft 13'5" x 10'9" m 4.10 x 3.30

Bedroom 3
ft 13'8" x 11'9" m 4.20 x 3.60

Bedroom 4
ft 11'6" x 10'6" m 3.50 x 3.20

Bathroom
ft 10'2" x 7'6" m 3.10 x 2.30





KITCHEN & UTILITY ROOMS

- Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling to kitchen and dining areas
- Ceramic wall tiling between kitchen units

BATHROOMS, ENSUITES AND WC'S

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Partial wall tiling to bathroom and splashbacks to ensembles and wc

INTERNAL FEATURES

- Interior painted finish to all walls and ceilings and woodwork
- Panelled interior doors with quality ironmongery
- Carpets to lounge, stairs, landing and bedrooms
- Wood burning stove with hearth in either Drawing Room or Family Room
- Mains supply smoke and heat detectors
- Mains supply carbon monoxide detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Oil fired central heating system with a high energy boiler
- Pressurised water system

EXTERNAL FEATURES

- Beautifully designed homes by Alan Patterson Design architects
- 10 year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include brick and render to complement the traditional design
- Outside water tap
- High energy rating uPVC double glazed windows
- PVC composite door
- Feature light to front door

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