



Green Hall Park

MOIRA ROAD - GLENNAVY

A SMALL DEVELOPMENT OF 16 SEMI DETACHED HOMES



Computer Visual

Green Hall Park

MOIRA ROAD - GLENNAVY

Running alongside the grassy banks of the Glenavy River, the small farming village of Glenavy offers homeowners something truly special.



Glenavy Parish Church



Cabbage Patch Mace, Glenavy



Glenavy River

Whether it's enjoying a picnic at Moira Demesne, kayaking on Lough Neagh, or buying locally sourced produce from Glenavy's very own artisan food store, the Cabbage Patch, this location has it all and more.

The beauty of this area is also reflected in the clear waters of the Glenavy River. Thanks to the opportunity to enjoy a peaceful walk along the Riverside Trail, admire the local scenery and wildlife, or spend the day angling, there's something for everyone.

What's more, with easy access to a range of towns and cities, including Belfast, Lisburn and Lurgan, and just a 10-mile drive to the International Airport, travelling has never been simpler.

Situated just off the Moira Road, this new development, consisting of 16 semi-detached homes, boasts the ideal location for first-time buyers, families or young professionals with the desire to lay down roots in a quaint village.

Green Hall Park offers homeowners the best of both worlds: a picturesque rural setting and a tight-knit community feel, whilst having every amenity you could possibly need just minutes from your front door – a petrol station, primary school, garden centre, youth club, pharmacy and restaurant.

Welcome the opportunity to relax and unwind at the end of a busy day.

Full of charm and steeped in a wealth of history, it's easy to see why so many people are choosing to call this place home.



Lough Neagh



House Types A & B



Type A - Ground Floor		Type A - First Floor	
Living	18'4" x 15'5"	Master Bed	13'1" x 11'2"
Kitchen/ Dining	18'4" x 10'0"	Ensuite	10'0" x 4'11"
Utility Area	8'0" x 3'3"	Bedroom 2	10'2" x 10'0"
WC	6'1" x 3'3"	Bedroom 3	10'0" x 7'10"
		Bathroom	8'0" x 6'9"

Total Floor Area - 1165 sq ft approx.

Type B - Ground Floor		Type B - First Floor	
Living	13'5" x 11'8"	Master Bed	13'5" x 11'8"
Kitchen/ Dining	17'10" x 9'4"	Ensuite	9'0" x 4'2"
Utility Area	7'6" x 3'3"	Bedroom 2	10'0" x 9'4"
WC	6'1" x 3'3"	Bedroom 3	9'4" x 7'7"
		Bathroom	9'8" x 5'10"

Total Floor Area - 1023 sq ft approx.



House Type C



Ground Floor	
Living Room	14'5" x 11'3"
Kitchen / Dining	14'3" x 11'3"
Utility	8'0" x 6'9"
WC	5'9" x 3'1"

Total Floor Area - 1048 sq ft approx.

First Floor	
Master Bedroom	11'9" x 11'3"
Ensuite	6'11" x 5'11"
Bedroom 2	10'5" x 10'4"
Bedroom 3	10'4" x 7'7"
Bathroom	6'9" x 7'7"

Specification



Careful attention to detail in every element of their design and construction gives these homes their distinctive charm. The use of natural materials alongside ample internal accommodation offers bright and contemporary living.

Each room is light and spacious reflecting the refined elegance of these exceptional homes.

These images reflect the style of finish at Green Hall Park and are used for illustrative purposes.



Kitchen & Utility Room

- A choice of quality kitchen doors, work top finishes and handles will be available
- Integrated appliances to include electric hob, electric oven, extractor unit, fridge/freezer and dishwasher
- Energy efficient downlighting to ceilings

Internal Features

- Internal decor, walls and ceilings painted
- Painted moulded skirting and architrave
- Panelled internal doors with quality ironmongery
- Inglenook with cast iron wood burning stove
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and terrestrial channels
- Provision made for future satellite connections
- Oil fired central heating with energy efficient boiler
- Thermostatically controlled radiators

Bathroom, En-suite and WC

- Contemporary white designer sanitary ware with chrome fittings
- Energy efficient downlighting to ceilings

Floor Covering and Tiling

- Ceramic wall and floor tiling to kitchen/dining areas
- Ceramic floor tiling to bathrooms, en-suites and WC's
- Full height tiling to shower enclosures around baths
- Splash back tiling to bathroom, en-suites and wash hand basins
- Carpeting to lounge, bedrooms, hall, stairs and landing

External Features

- Traditional construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing
- Bitmac driveway
- Composite front door with fanlight feature over
- Rear gardens top soiled
- Common areas and front gardens landscaped
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door



Location Map

Distances To...

Belfast	17 miles
Lisburn	9 miles
Glenavy	1 miles
Moira	8 miles
Lurgan	15 miles
Craigavon	17 miles
Portadown	20 miles
Banbridge	25 miles
Hillsborough	16 miles
International Airport	10 miles
City Airport	18 miles



Site Layout

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