



**PRIMROSE
MEWS**

SAINTFIELD ROAD, LISBURN

CONTEMPORARY CONNECTED LIVING



WELCOME TO
**PRIMROSE
MEWS**

An elegant collection of 3 bedroom detached and semi detached homes nestled just off Saintfield Road in a small, private “mews” style development featuring unique walled gardens to selected sites.

These spacious, light-filled homes feature high specification open plan kitchen family areas, contemporary bathrooms and private gardens.

REFINED CITY LIVING IN A PRIVATE EXCLUSIVE LOCATION

A stones throw from beautiful open countryside, yet only a few minutes from the local schools, retail and amenities

of Lisburn City Centre, Primrose Mews represents the very essence of private yet convenient living.

The vibrant and thriving city centre offers a rich array of eateries, shopping and entertainment and for those who love the outdoors and sporting facilities, the local area boasts 2 superb golf courses, excellent rugby, football and hockey clubs as well as beautiful parks and riverside walkways on the Lagan.

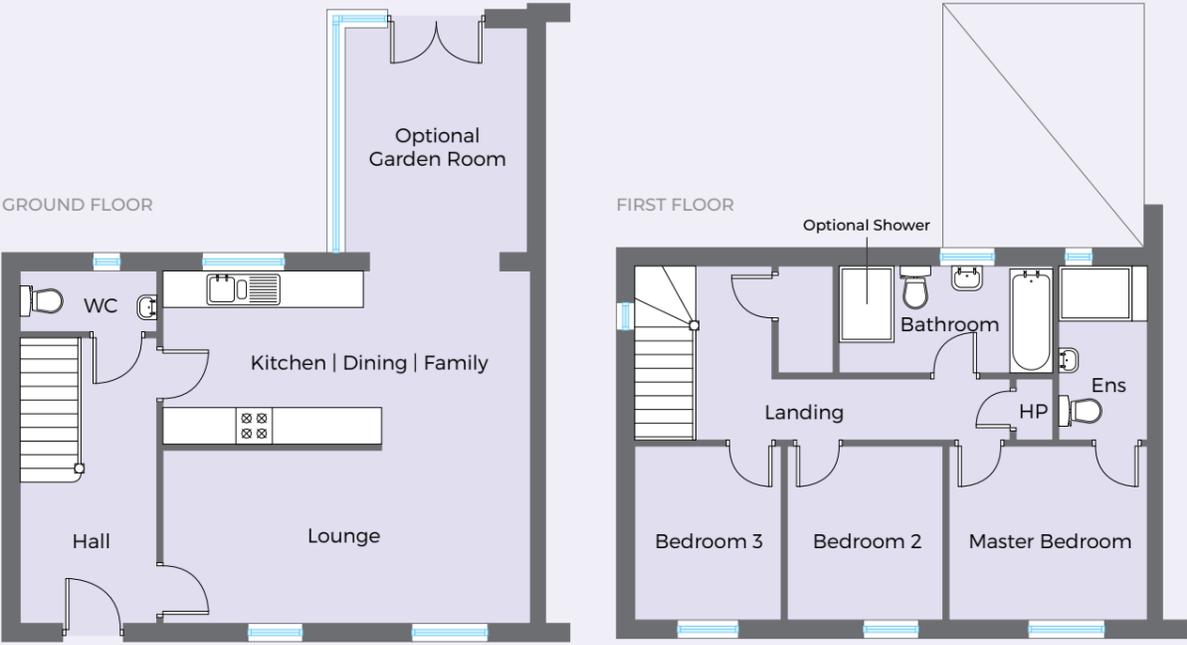
These unique homes at Primrose Mews are also extremely well placed for commuting to all parts north and south via the M1 motorway.

Primrose Mews is all about a relaxed, rewarding lifestyle.





The Crofton



The Crofton (SA/1195)

3 BEDROOM SEMI-DETACHED
 SITE NO. 3
 OPTIONAL GARDEN ROOM



CGI SHOWN FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR	FT AND INCHES	METRES	FIRST FLOOR	FT AND INCHES	METRES
Entrance Hall with WC			Landing		
Lounge	19'8" x 9'4"	6.00m x 2.85m	Master Bedroom	10'7" x 9'4"	3.25m x 2.85m
Kitchen Dining	19'8" x 9'4"	6.00m x 2.85m	Ensuite	9'4" x 4'9"	2.85m x 1.45m
Garden Room	12'1" x 9'10"	3.70m x 3.00m	Bedroom 2	9'4" x 8'4"	2.85m x 2.55m
			Bedroom 3	9'4" x 7'10"	2.85m x 2.40m
			Bathroom	11'5" x 5'8"	3.50m x 1.75m

FLOOR PLANS ARE NOT TO SCALE
 AND ALL DIMENSIONS ARE APPROXIMATE

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The Lanyon



GROUND FLOOR	FT AND INCHES	METRES	FIRST FLOOR	FT AND INCHES	METRES
Entrance Hall with WC			Landing		
Lounge	19'8" x 12'5"	6.00m x 3.80m	Master Bedroom	12'1" x 9'10"	3.70m x 3.00m
Kitchen Dining	16'0" x 12'5"	4.90m x 3.80m	Ensuite	9'10" x 3'7"	3.00m x 1.10m
Garden Room	12'1" x 9'10"	3.70m x 3.00m	Bedroom 2	13'5" x 8'6"	4.10m x 2.60m
			Bedroom 3	9'10" x 7'2"	3.00m x 2.20m
			Bathroom	8'6" x 8'6"	2.60m x 2.60m

The Lanyon (SC/1190)

3 BEDROOM SEMI DETACHED
 SITE NO. 4
 OPTIONAL GARDEN ROOM



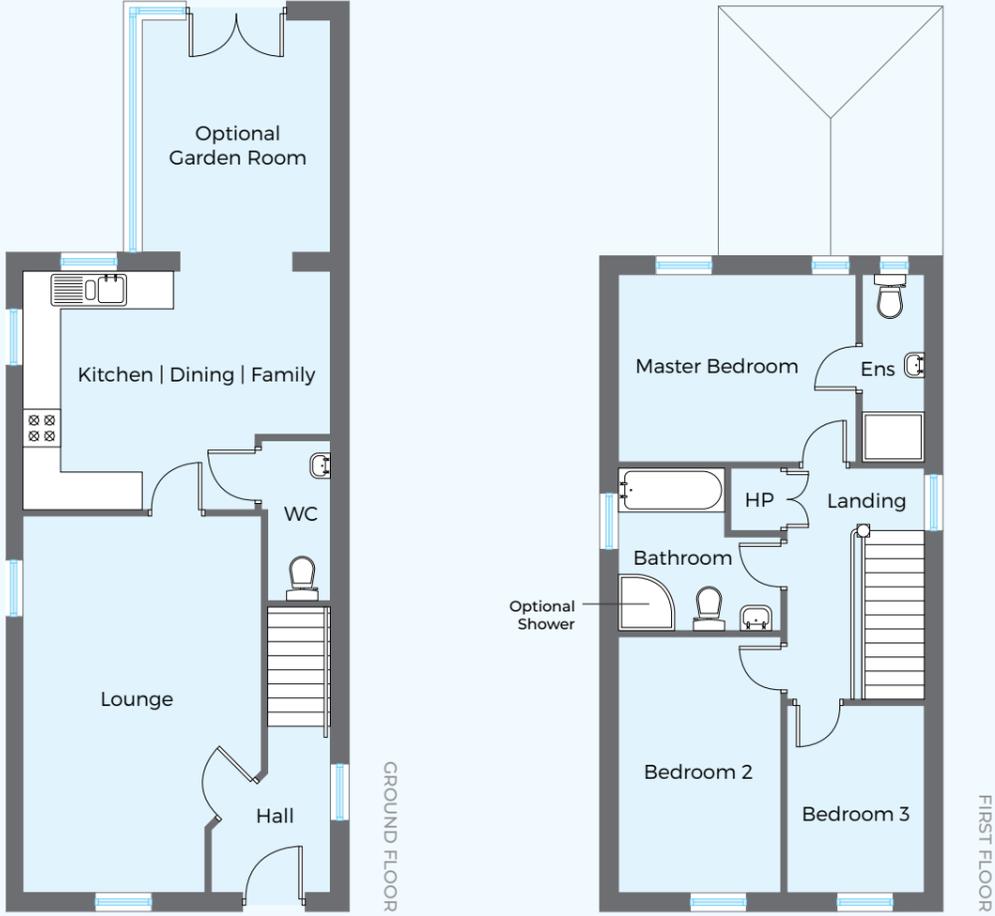
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The Fermoy



The Fermoy (SC/1190)

3 BEDROOM DETACHED
 SITE NO. 5, 6
 OPTIONAL GARDEN ROOM



CGI SHOWN FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR	FT AND INCHES	METRES	FIRST FLOOR	FT AND INCHES	METRES
Entrance Hall with WC			Landing		
Lounge	19'8" x 12'5"	6.00m x 3.80m	Master Bedroom	12'1" x 9'10"	3.70m x 3.00m
Kitchen Dining	16'0" x 12'5"	4.90m x 3.80m	Ensuite	9'10" x 3'7"	3.00m x 1.10m
Garden Room	12'1" x 9'10"	3.70m x 3.00m	Bedroom 2	13'5" x 8'6"	4.10m x 2.60m
			Bedroom 3	9'10" x 7'2"	3.00m x 2.20m
			Bathroom	8'6" x 8'6"	2.60m x 2.60m

Note: Site 6 is a handed version of these plans.

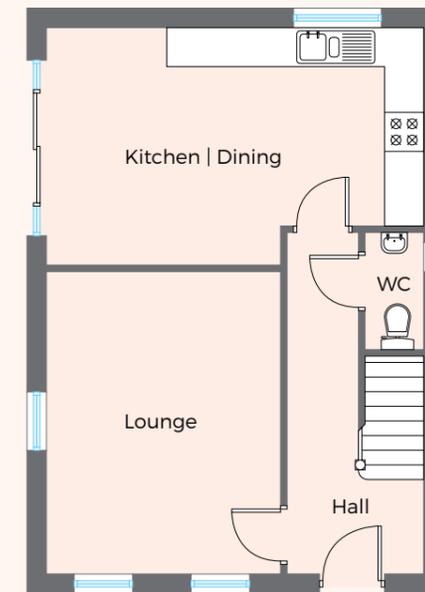
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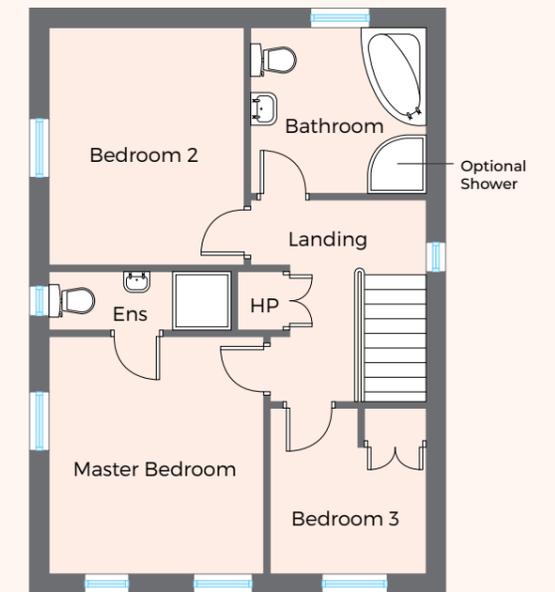




The Bellew



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	FT AND INCHES	METRES	FIRST FLOOR	FT AND INCHES	METRES
Entrance Hall with WC			Landing		
Lounge	15'4" x 11'10"	4.65m x 3.60m	Master Bedroom	11'11" x 10'9"	3.65m x 3.30m
Kitchen Family	19'2" x 11'11"	5.80m x 3.65m	Ensuite	9'2" x 2'11"	2.80m x 0.90m
			Bedroom 2	11'9" x 9'10"	3.65m x 3.00m
			Bedroom 3	8'4" x 7'10"	2.55m x 2.40m
			Bathroom	8'10" x 8'4"	2.70m x 2.55m

Note: Garden Room available as an optional extra

The Bellew (SB/1069)

3 BEDROOM DETACHED

SITE NO. 2

GARDEN ROOM AVAILABLE AS OPTIONAL EXTRA



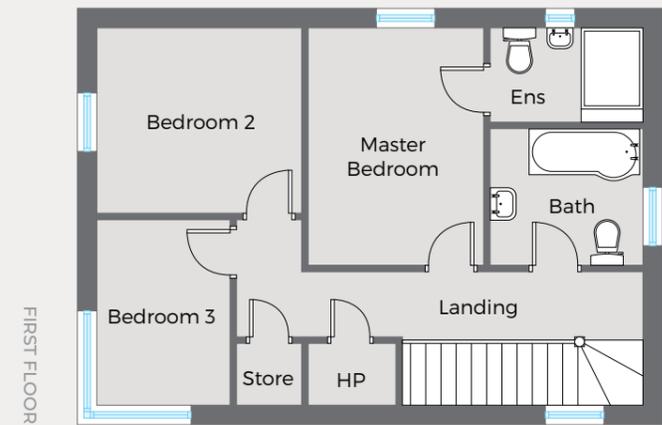
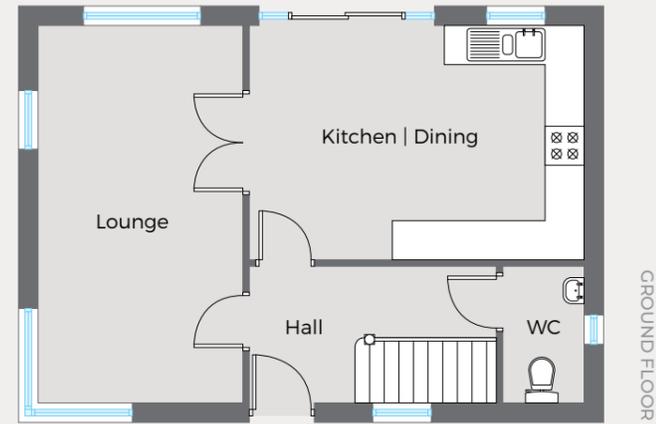
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The Hotham



The Hotham (SD/1069)

3 BEDROOM DETACHED

SITE NO. 1

GARDEN ROOM AVAILABLE AS OPTIONAL EXTRA



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GROUND FLOOR	FT AND INCHES	METRES	FIRST FLOOR	FT AND INCHES	METRES
Entrance Hall with WC			Landing		
Lounge	19'0" x 10'4"	5.80m x 3.15m	Master Bedroom	8'10" x 11'11"	2.70m x 3.65m
Kitchen Dining	16'10" x 11'9"	5.15m x 3.60m	Ensuite	7'6" x 4'9"	2.30m x 1.45m
			Bathroom	7'6" x 6'10"	2.30m x 2.10m
			Bedroom 2	10'4" x 9'4"	3.15m x 2.85m
			Bedroom 3	9'4" x 6'6"	2.85m x 2.00m

Note: Garden Room available as an optional extra

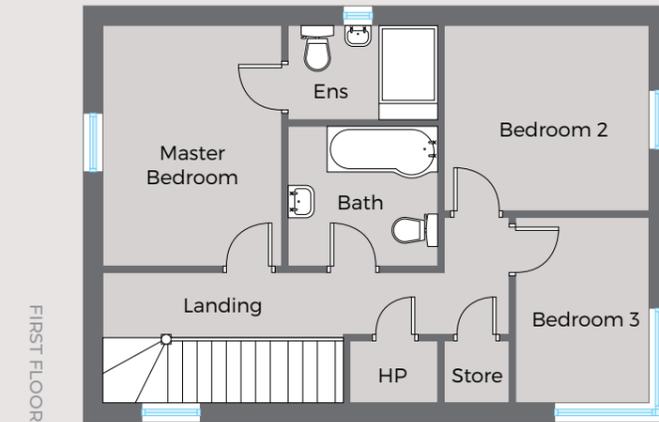
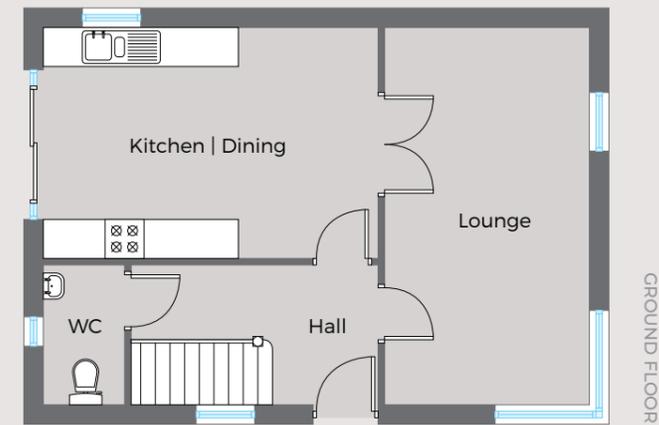
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The Ventry



GROUND FLOOR	FT AND INCHES	METRES	FIRST FLOOR	FT AND INCHES	METRES
Entrance Hall with WC			Landing		
Lounge	19'0" x 10'4"	5.80m x 3.15m	Master Bedroom	9'0" x 12'1"	2.75m x 3.70m
Kitchen Dining	16'10" x 11'7"	5.15m x 3.50m	Ensuite	7'6" x 4'9"	2.30m x 1.45m
			Bedroom 2	10'4" x 9'4"	3.15m x 2.85m
			Bedroom 3	9'4" x 6'8"	2.85m x 2.00m
			Bathroom	7'6" x 6'10"	2.30m x 2.05m

Note: Garden Room available as an optional extra

The Ventry (SE/1069)

3 BEDROOM DETACHED

SITE NO. 7

GARDEN ROOM AVAILABLE AS OPTIONAL EXTRA



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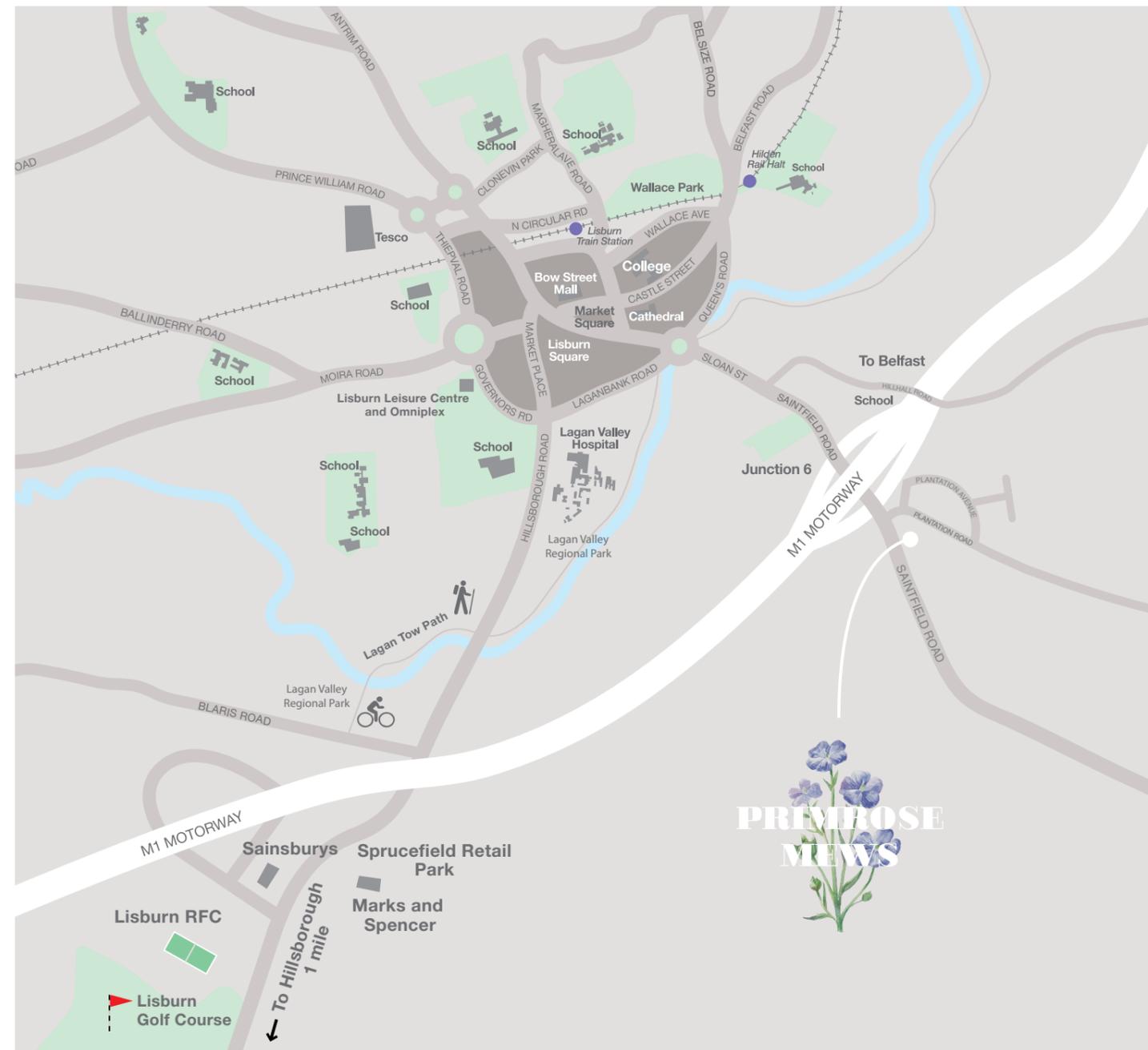
Site Plan

(NOT TO SCALE)



Location Map

(NOT TO SCALE)



THE CROFTON



THE LANYON



THE FERMOY



THE BELLEW



THE HOTHAM



THE VENTRY

Perfectly Placed with Superb Connections

 Dobbies Garden Centre 2 mins	 Bow Street Mall 1.3 miles
Barbour Park Playing Fields 8 mins	Wallace Park 1.4 miles
Largymore Primary School 9 mins	Lisburn Train Station 1.6 miles
Barbour Nursery School 13 mins	Belfast 8.4 miles
St Joseph's Primary School 23mins	Moirá 9.4 miles



EXCEPTIONAL CRAFTSMANSHIP AND ATTENTION TO DETAIL

KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Kitchen appliances to include integrated electric hob, oven, integrated fridge freezer and dishwasher
- Fully tiled floor
- Tiled upstand between worktop and high level units
- Gas hobs are available as an optional extra

BATHROOM, ENSUITE & WC

- Modern white sanitaryware to bathrooms, ensuites and WCs
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

INTERNAL DETAILING

- Pre finished internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, reception room, stairs and landing
- Excellent level of floor, walls and roofspace insulation to latest Building Control regulations
- Gas fired central heating
- Feature flue-less gas fire available as optional extra
- Tiled hall

EXTERNAL FINISHES

- Triple glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Seamless aluminium guttering and uPVC downpipes
- Turfed front gardens, top soiled back gardens
- Decorative gravel driveways
- Timber fencing to rear boundaries where applicable
- Detached garage available on sites 2 - 6 - price on request
- Garden Rooms as standard on The Crofton, The Lanyon and The Fermoy, and can be provided as an optional extra on other sites, subject to survey

WARRANTY

- 10 year warranty

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