

STYLISH 3 & 4 BEDROOM
DETACHED & SEMI DETACHED ENERGY EFFICIENT HOMES
LESS THAN 1 MILE FROM THE TOWN CENTRE

CRAIGHILL HEIGHTS

BALLYEASTON ROAD
BALLYCLARE

Welcome
to
CRAIGHILL
HEIGHTS

STYLISH
and extremely energy efficient
for modern living

WELCOME TO THE *neighbourhood*

... and discover a wonderful, more sustainable place to call home.



Craighill Heights promises a return to a more natural way of life where community and nature live side by side.

These beautiful detached and semi detached homes are set on an elevated site less than one mile from Ballyclare Town Centre, featuring views over the town and surrounding countryside and offering convenience to an excellent range of local and high street retailers, supermarkets, coffee shops, bakeries, restaurants and bars.

All of Ballyclare's primary and post primary schools are within a 15 minute walk and the local area features an excellent leisure and recreational facilities, golf and sports clubs.



Sixmilewater Park



Ballyclare Golf Club



Local Farm Shop Produce



Sixmile Leisure Centre



Ballyclare RFC



Ballyclare Secondary School



Ballyclare High School



The Rabbit Hotel, Templepatrick



Location Map & Site Layout

NOT TO SCALE



THE GILLESPIE
4 BED DETACHED
1852 sq ft approx



THE HARTLEY
4 BED DETACHED
1600 sq ft approx



THE FINN
3 BED SEMI DETACHED
1177 sq ft approx



THE LOMOND
3 BED SEMI DETACHED
1246 sq ft approx



RECREATION & LEISURE

Ballyclare Comrades FC	0.8 miles
Sixmilewater Park	1.2 miles
Sixmile Leisure Centre	1.4 miles
Ballyclare Ladies Netball	1.5 miles
Templepatrick Cricket Club	1.9 miles
Ballyclare Golf Club	1.9 miles
Ballyclare RFC	1.9 miles
The Rabbit Spa Resort	6.2 miles
Kingfisher Golf	6.4 miles

THE SCHOOL RUN

Ballyclare High School	0.6 miles
Fairview PS	0.8 miles
Ballyclare PS	0.8 miles
Ballyclare Nursery School,	
Tir na nOg	0.8 miles
Ballyclare Secondary School	0.9 miles

CAFES & RESTAURANTS

Bowns Coffee	0.8 miles
Coffee Roo	0.8 miles
Time Coffee House & Bistro	0.8 miles
Blue Med	0.8 miles
Pots of Pleasure	0.8 miles
Namaste Indian Rest	0.8 miles
Dominos Pizza	0.8 miles
The Clarence	1.0 miles
Five Corners	1.6 miles
Sleepy Hollow	5.8 miles
The Rabbit	6.2 miles
Kingfisher, Templepatrick	6.4 miles

The architectural 3D perspective is for illustration purposes only



THE GILLESPIE

4 BEDROOM DETACHED HOME

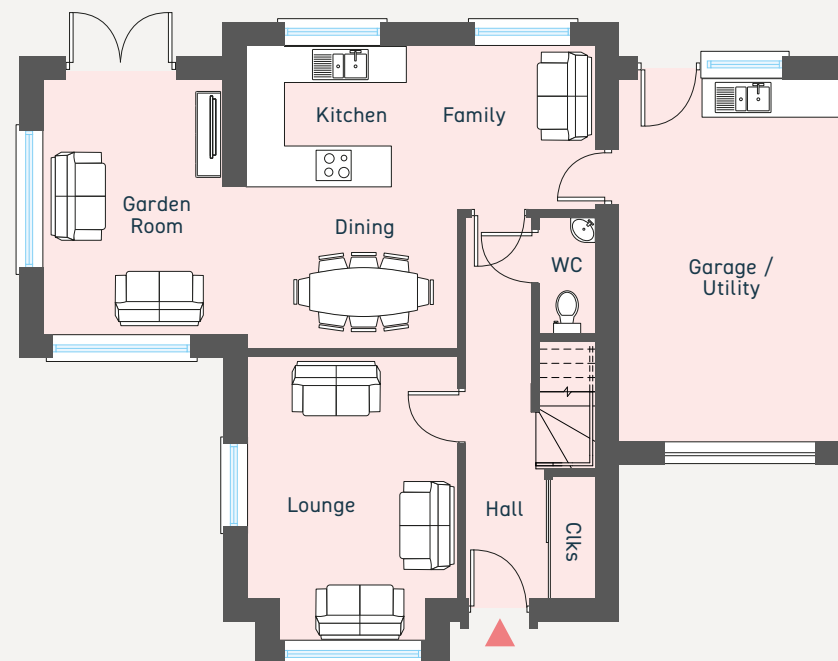
TOTAL FLOOR AREA 1852 sq ft approx (inc garage)

Site numbers: 1, 8, 13, 15, 16, 25



The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.

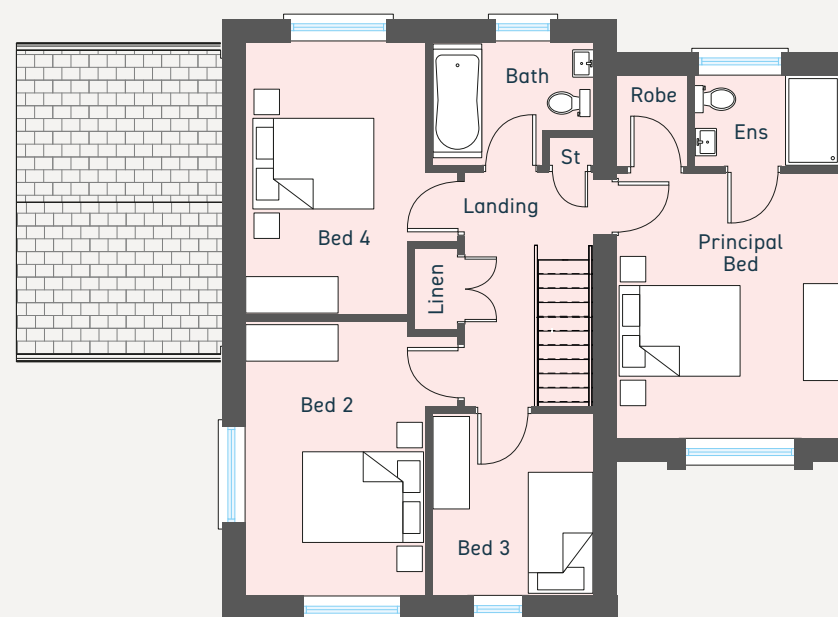
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC			
Lounge into bay			
ft	15'3"	x	11'6"
m	4.67	x	3.50
Kitchen Dining Family (max)			
ft	19'0"	x	16'6"
m	5.78	x	5.03
Garden Room			
ft	13'9"	x	9'9"
m	4.21	x	2.99
Garage Utility			
ft	19'9"	x	12'0"
m	6.04	x	3.67

FIRST FLOOR



FIRST FLOOR

Principal Bedroom			
ft	14'4"	x	12'0"
m	4.39	x	1.50
Ensuite			
ft	7'10"	x	4'10"
m	2.41	x	1.50
Bedroom 2			
ft	14'9"	x	9'10"
m	4.52	x	3.03
Bedroom 3			
ft	9'9"	x	8'9"
m	3.00	x	2.68
Bedroom 4			
ft	14'9"	x	9'10"
m	4.52	x	3.03
Bathroom			
ft	8'9"	x	6'7"
m	2.68	x	2.04

Note: the above floor plans are for sites 8, 13 and 15. Sites 1 & 25 will be handed versions of these plans. Site 16 ground floor will vary slightly due to the position of the garden room.



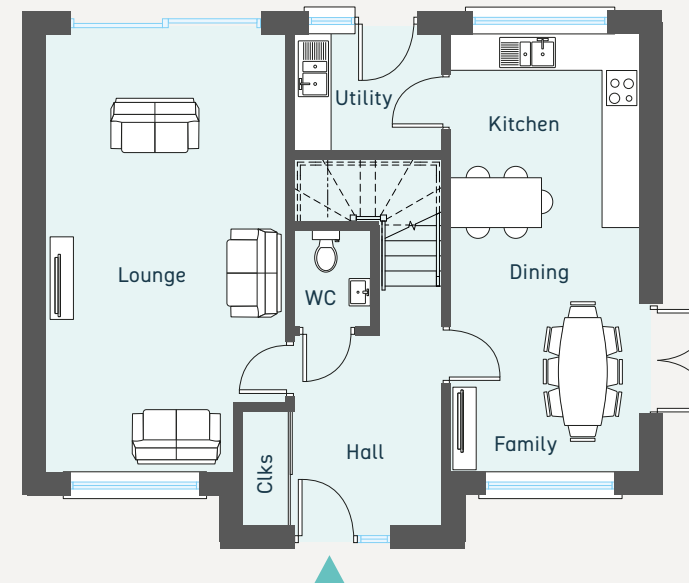
THE HARTLEY

4 BEDROOM DETACHED HOME
TOTAL FLOOR AREA 1600 sq ft approx
Site numbers: 9, 10, 14



The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.

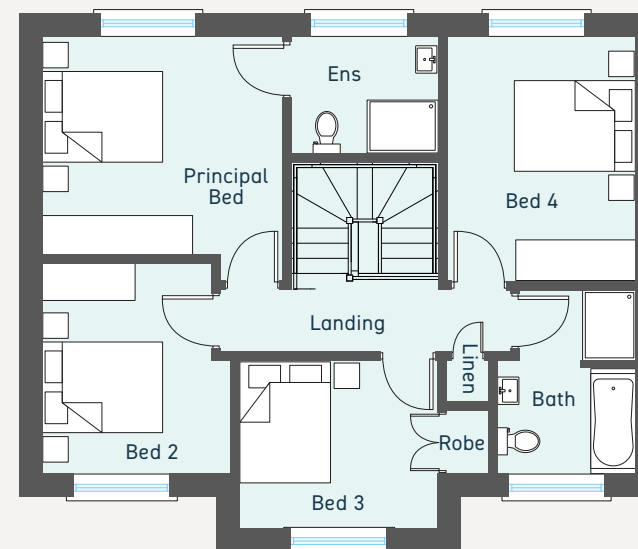
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC			
Lounge (max)			
ft	23'8" x 13'1"	m	7.27 x 3.99
Kitchen Dining Family			
ft	23'8" x 10'3"	m	7.27 x 3.13
Utility			
ft	8'1" x 6'4"	m	2.45 x 1.94

FIRST FLOOR



FIRST FLOOR

Principal Bedroom			
ft	13'2" x 11'9"	m	4.00 x 3.61
Ensuite			
ft	8'0" x 6'4"	m	2.45 x 1.95
Bedroom 2			
ft	11'7" x 9'4"	m	3.55 x 2.84
Bedroom 3			
ft	10'9" x 9'2"	m	3.31 x 2.80
Bedroom 4			
ft	13'3" x 10'3"	m	4.05 x 3.14
Bathroom			
ft	10'0" x 7'6"	m	3.06 x 2.30

Note: site number 14 will be handed version of these plans

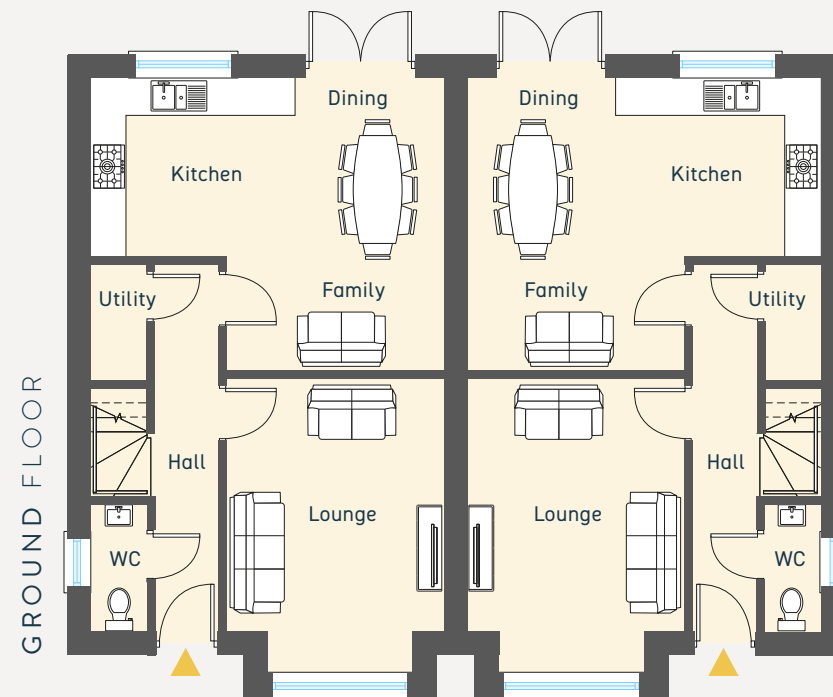


THE FINN

3 BEDROOM SEMI DETACHED HOME
 TOTAL FLOOR AREA 1177 sq ft approx
 Site numbers:
 2, 3, 4, 5, 6, 7, 17, 18, 19, 20, 21, 22, 23, 24

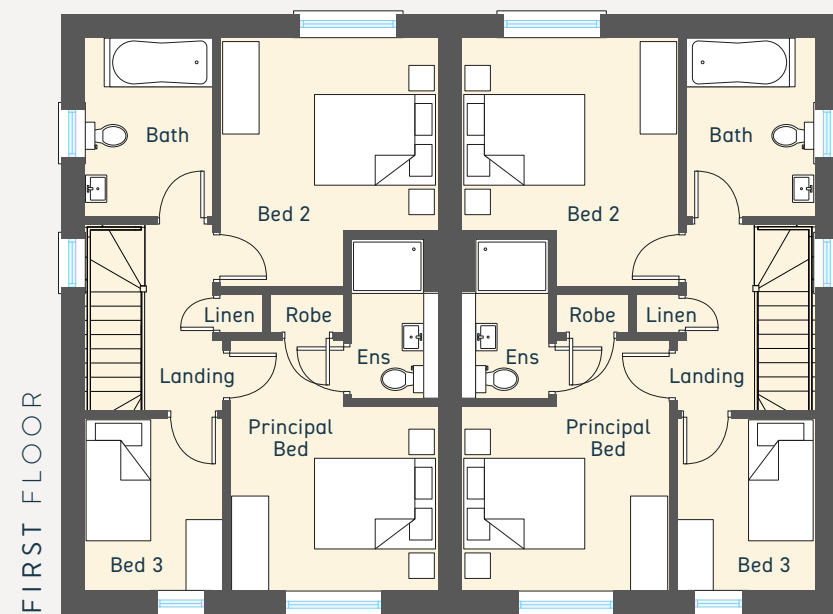


The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.



GROUND FLOOR

Entrance Hall with separate WC			
Lounge into bay			
ft	15'9"	x	11'9"
m	4.85	x	3.62
Kitchen Dining Family (max)			
ft	19'4"	x	15'9"
m	5.90	x	4.84
Utility			
ft	5'9"	x	3'0"
m	1.80	x	0.96



FIRST FLOOR

Principal Bedroom			
ft	11'5"	x	10'1"
m	3.48	x	3.08
Ensuite			
ft	8'7"	x	4'6"
m	2.63	x	1.40
Bedroom 2 (max)			
ft	13'3"	x	11'8"
m	4.03	x	3.64
Bedroom 3			
ft	9'5"	x	7'6"
m	2.88	x	2.30
Bathroom			
ft	9'8"	x	7'0"
m	2.97	x	2.14



THE LOMOND

THE FINN

THE LOMOND & THE FINN

THE LOMOND - site 12

3 BEDROOM SEMI DETACHED HOME

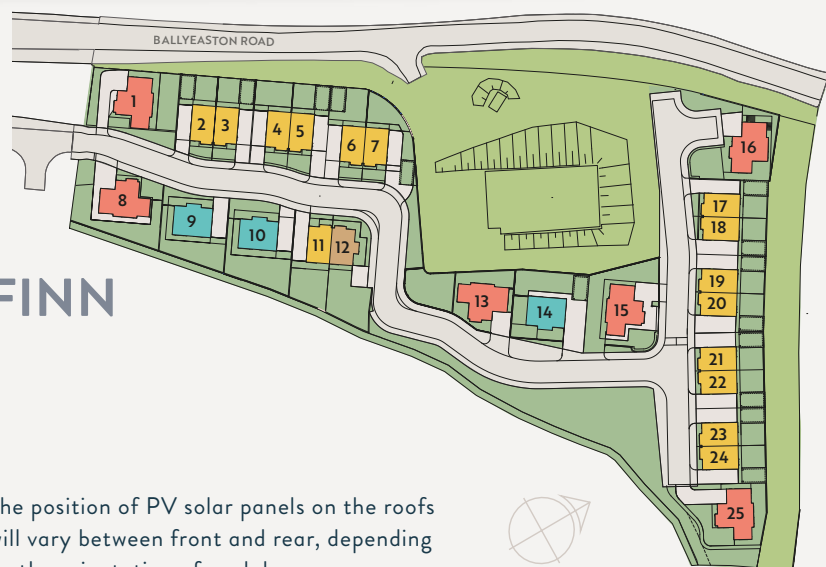
TOTAL FLOOR AREA 1246 sq ft approx

THE FINN - site 11

3 BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA 1177 sq ft approx

The position of PV solar panels on the roofs will vary between front and rear, depending on the orientation of each home.



THE LOMOND - Site 12 GROUND FLOOR

Entrance Hall with separate WC	
Lounge into bay	
ft 19'4" x 12'9"	m 5.90 x 3.94
Kitchen Dining (max)	
ft 19'4" x 10'7"	m 5.90 x 3.26

THE FINN - Site 11 GROUND FLOOR

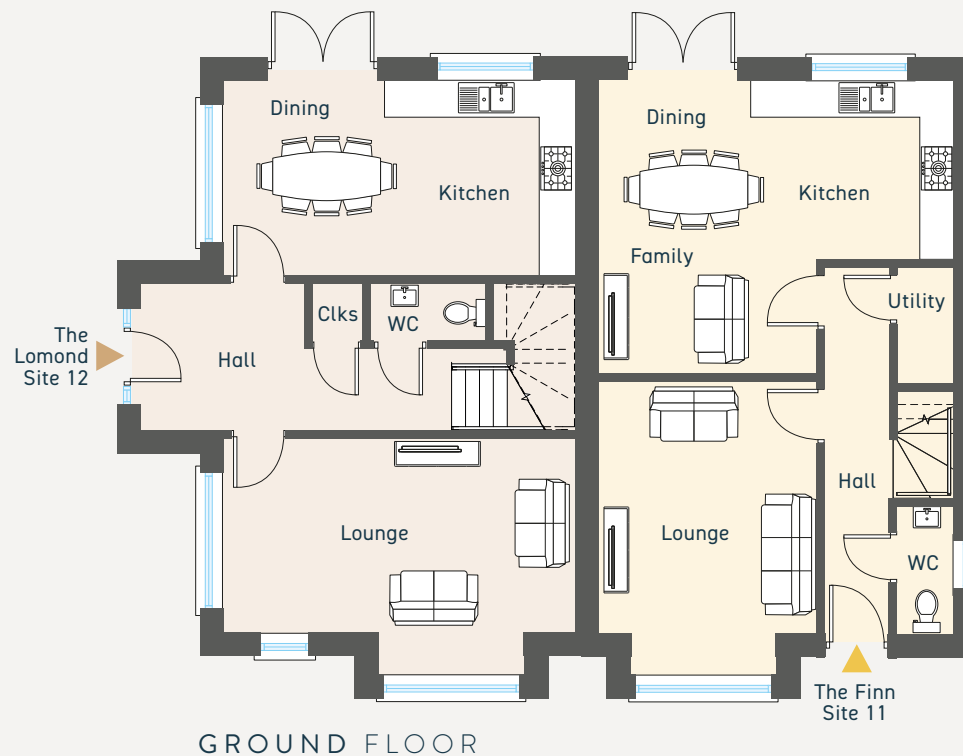
Entrance Hall with separate WC	
Lounge into bay	
ft 15'9" x 11'9"	m 4.85 x 3.62
Kitchen Dining Family (max)	
ft 19'4" x 15'9"	m 5.90 x 4.84
Utility	
ft 5'9" x 3'0"	m 1.80 x 0.96

THE LOMOND - Site 12 FIRST FLOOR

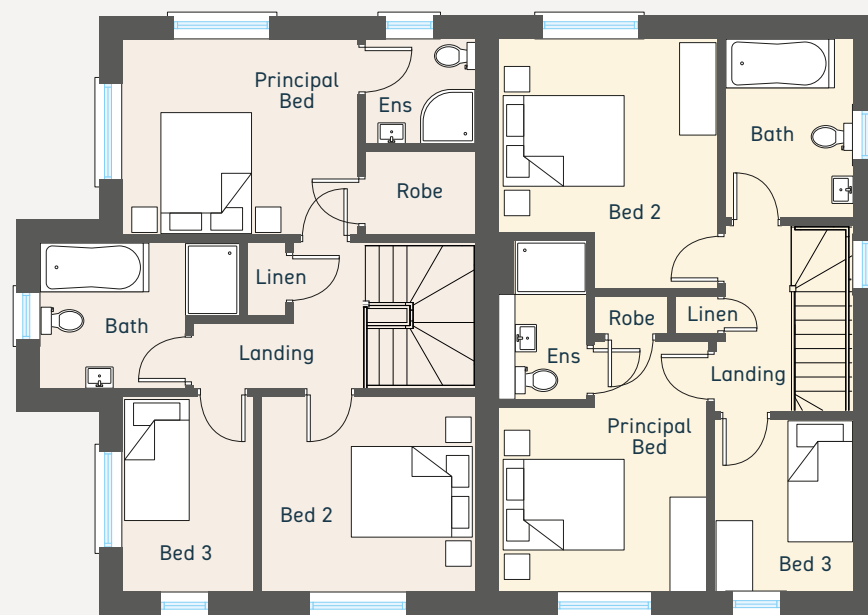
Principal Bedroom	
ft 12'9" x 10'7"	m 3.92 x 3.26
Ensuite	
ft 6'1" x 5'8"	m 1.86 x 1.76
Bedroom 2	
ft 11'9" x 10'7"	m 3.60 x 3.26
Bedroom 3	
ft 10'7" x 7'3"	m 3.26 x 2.20
Bathroom	
ft 7'9" x 7'9"	m 2.39 x 2.39

THE FINN - Site 11 FIRST FLOOR

Principal Bedroom	
ft 11'5" x 10'1"	m 3.48 x 3.08
Ensuite	
ft 8'7" x 4'6"	m 2.63 x 1.40
Bedroom 2 (max)	
ft 13'3" x 11'8"	m 4.03 x 3.64
Bedroom 3	
ft 9'5" x 7'6"	m 2.88 x 2.30
Bathroom	
ft 9'8" x 7'0"	m 2.97 x 2.14



GROUND FLOOR



FIRST FLOOR



Create spaces that tell *a story with contemporary, effortless finishes*

KITCHEN

- High quality units with choice of soft close drawer, door styles and colours. Choice of worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- LED lighting to underside of kitchen units
- Recessed LED down lighters to kitchen ceiling

BATHROOMS, EN-SUITES & WC'S

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower over with screen door where applicable
- Dual drencher shower fitting to ensuite
- Heated chrome towel radiator to main bathroom and ensuite

FLOOR COVERINGS & TILING

- Porcelain tiled floor to kitchen/dining area, utility, hall, bathroom, ensuite and WC
- Full height porcelain wall tiles to shower enclosure
- Porcelain wall tiles to wet areas, bath and sinks
- Carpets with underfelt to lounge, bedrooms, stairs and landing

INTERNAL FEATURES

- Internal décor, walls and ceilings painted 1 colour from palette of colours
- Mains supply smoke, heat and carbon monoxide detectors
- Chamfered skirting and architraves
- Painted internal doors with chrome ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for BT and fibre optic internet to the property
- Natural gas central heating with zoned heating and a highly energy efficient gas boiler
- Pressurised hot water system
- Pre-wired only security system
- High thermal insulation and energy efficiency rating

EXTERNAL FEATURES

- 2.5kW PV solar panels fitted to every home
- Front and rear gardens seeded
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front doors
- Outside water tap
- Boundary fencing to side and rear of gardens
- 10 year Global Homes warranty



Interior images are for illustration purposes only

*your new home
awaits...*



*...at the end
of a busy day*

SELLING AGENT

SimonBrien
NEW HOMES

028 9066 8888

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DEVELOPER



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