

An oil painting of a dark wooden gate, possibly made of weathered planks, set against a backdrop of lush greenery and flowers. A small bird is perched on the top right corner of the gate. The scene is bathed in warm, golden light, suggesting a sunny day. The painting style is visible, with thick brushstrokes and a rich color palette of greens, yellows, and browns.

TAWNYBRACK GATE

CRAIGSTOWN ROAD
CONNOR

BEAUTIFULLY DETAILED
FAMILY HOMES

An architectural rendering of a residential street in Tawnybrack Gate. The scene shows a curved asphalt road with white dashed lane markings. On the left, a low grey concrete wall separates the road from a row of white houses with dark roofs. A red car is parked on the left. On the right, a similar low wall separates the road from more white houses with dark roofs. A silver SUV is parked on the right. The sky is blue with scattered white clouds. The text 'WELCOME TO TAWNYBRACK GATE' is overlaid in the upper left.

WELCOME TO TAWNYBRACK GATE

...WHERE THE ENTRANCE MAKES
A REASSURING STATEMENT OF
QUALITY, REFINEMENT AND
CAREFULLY CONSIDERED DESIGN

Nestled on the edge of historic Connor village, TAWNYBRACK GATE enjoys the backdrop of the surrounding countryside and offers a beautiful range of unique village homes with a contemporary flair yet encompassing complementary finishes and details which reflect local building traditions.



St. Saviours Church



Kells Community Garden



Kells Water River



Tardree Forest



Kells & Connor Primary School



A HIGHLY DESIRABLE NEW DESTINATION ON THE EDGE OF THE VILLAGE FEATURING BEAUTIFULLY DETAILED HOMES

These unique homes benefit from an ideal location just off Craigstown Road, a short walk away from the village centre, which includes convenience stores, a library, pharmacy, post office, day care nursery and other local retailers. Also within walking distance is the Kells and Connor Primary School.

Connor is a short drive away from the busy town of Ballymena which boasts some of the best primary and post primary schools in Northern Ireland, along with excellent retail choices featuring big high street names and local specialist boutiques. The town is also renowned for its award winning restaurants, bars and a host of other amenities including social, recreational and education facilities.

Accessibility for commuting is excellent with Ballyclare approximately 9 miles, the A26/M2 link a few minutes' drive with Antrim just over 6 miles and the International Airport, Antrim Area Hospital and Belfast all within easy reach.

The picturesque village surroundings and rural charm create a relaxed ambiance and delightful environment, ensuring that TAWNYBRACK GATE will be a desirable address in which to live.





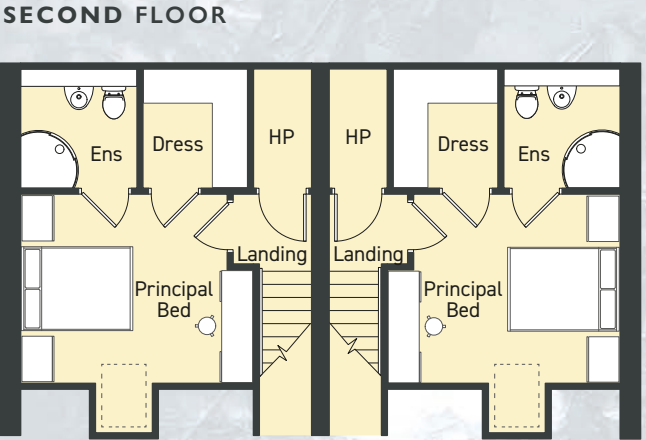
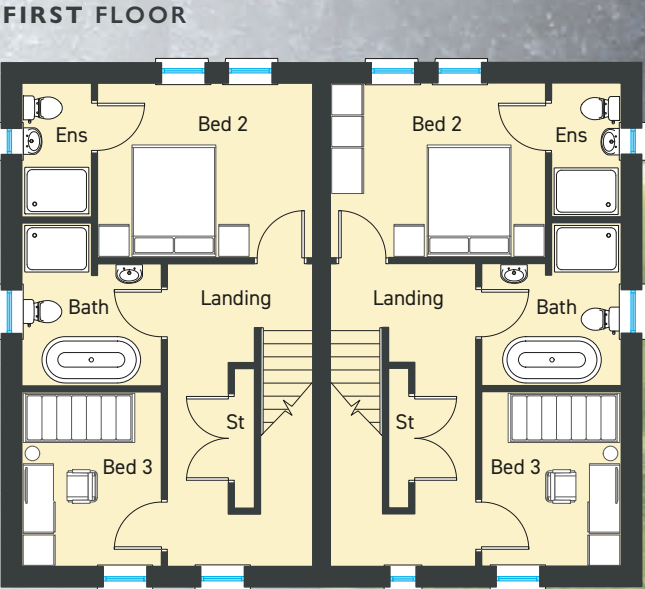
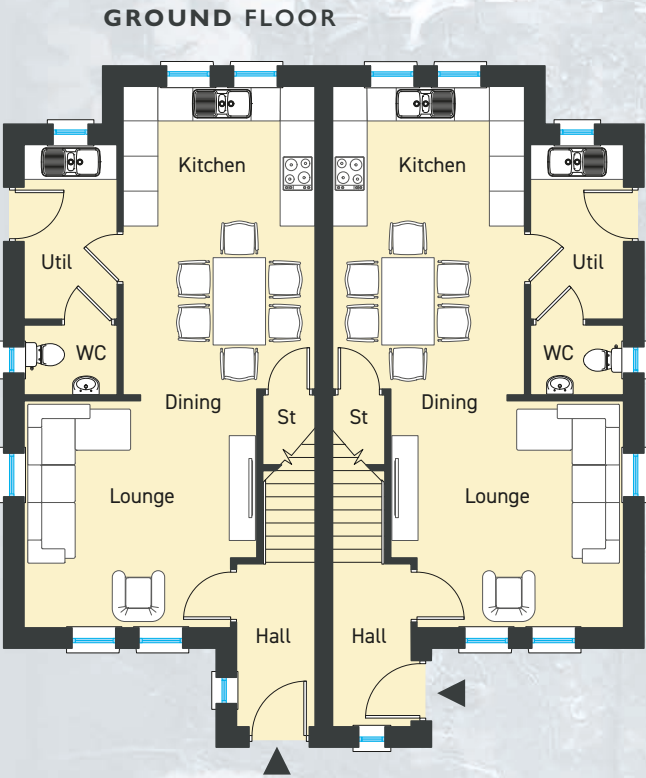
Our carefully selected palette of 3 complementary render colours will ensure that the house types are individual and the street scapes are characterful and varied.

THE ARTHUR

3 BEDROOM • SEMI DETACHED
TOTAL FLOOR AREA: 1234 sq ft



THE ARTHUR • FLOOR PLANS



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall		
Lounge (max)	13'2" x 13'0"	4.04 x 3.95
Kitchen Dining	17'2" x 11'1"	5.25 x 3.37
Utility	10'0" x 5'3"	3.05 x 1.61
WC	5'3" x 3'10"	1.61 x 1.21

Note: The kitchen | dining dimensions on sites 14, 15, 16 and 17 will be 14'3" x 11'1" / 4.35 x 3.37

FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	12'2" x 10'0"	3.73 x 3.05
Ensuite	7'7" x 4'1"	2.35 x 1.25
Bedroom 3	10'0" x 8'0"	3.05 x 2.45
Bathroom (max)	9'2" x 8'0"	2.81 x 2.45

SECOND FLOOR	Ft/Inch	Metres
Principal Bedroom	13'1" x 10'7"	3.99 x 3.25
Ensuite	6'8" x 6'6"	2.05 x 2.00
Dressing Room	6'8" x 5'10"	2.05 x 1.80

NOTE: The kitchen area of site nos. 14, 15, 16, 17 will not be extended as per these plans



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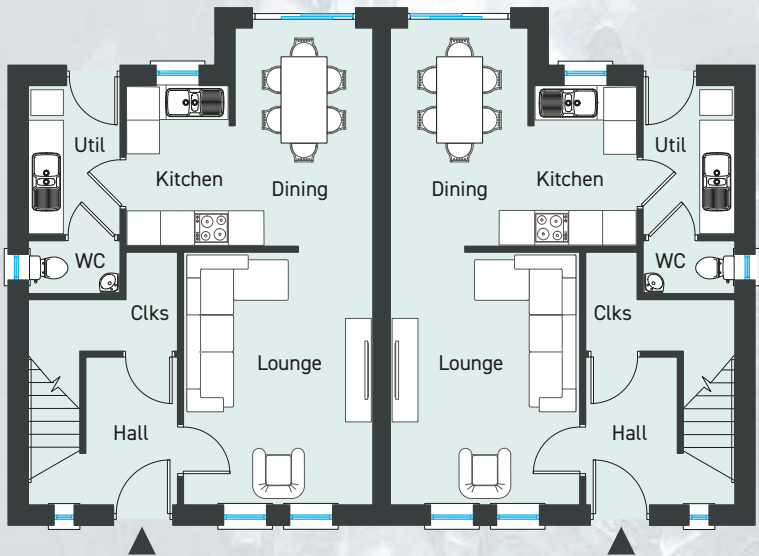
THE BURGH
 3 BEDROOM • SEMI DETACHED
 TOTAL FLOOR AREA: 1232 sq ft



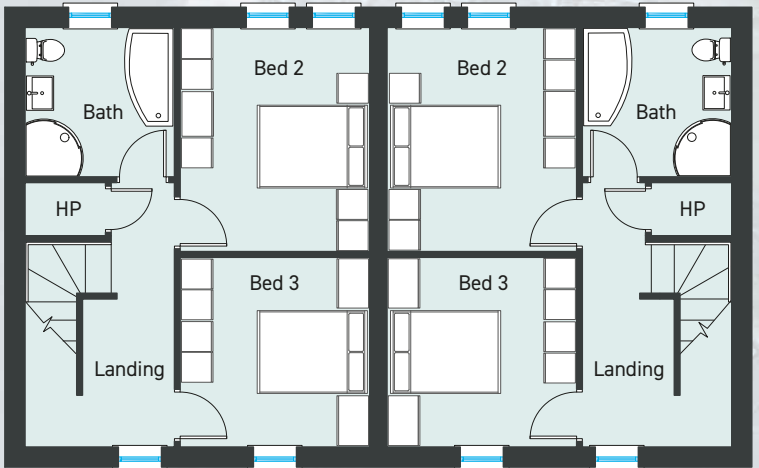
CGI shown for illustrative purposes only

THE BURGH • FLOOR PLANS

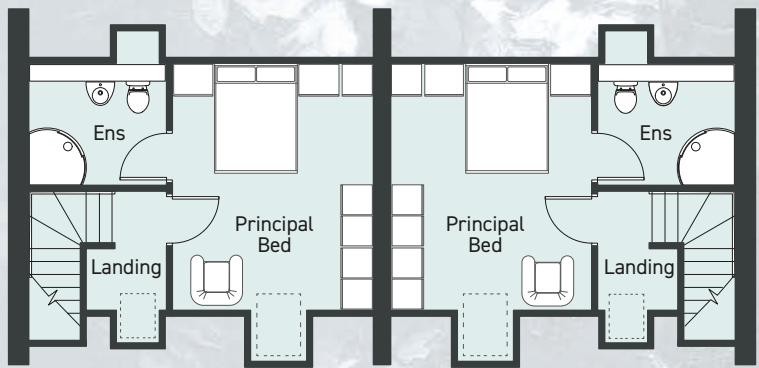
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with cloakroom		
Lounge	14'7" x 11'0"	4.45 x 3.33
Kitchen Dining	14'2" x 12'7"	4.34 x 3.85
Utility	8'7" x 5'5"	2.65 x 1.65
WC	5'5" x 3'1"	1.65 x 0.95

FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	12'11" x 11'0"	3.95 x 3.33
Bedroom 3	11'0" x 11'0"	3.35 x 3.33
Bathroom	8'7" x 8'7"	2.65 x 2.65

SECOND FLOOR	Ft/Inch	Metres
Principal Bedroom	14'1" x 11'9"	4.30 x 3.62
Ensuite	7'8" x 7'0"	2.37 x 2.12

Floor plans are not to scale

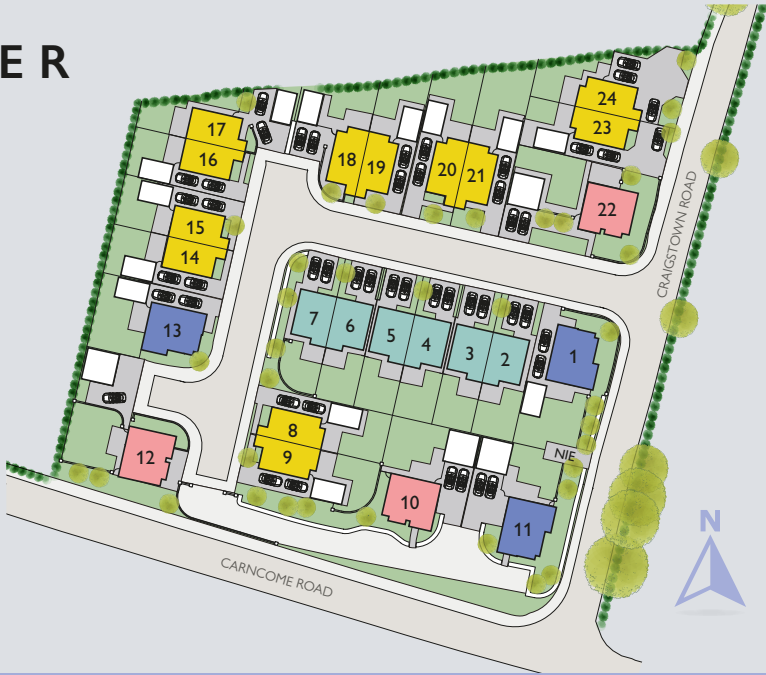




Our carefully selected palette of 3 complementary render colours will ensure that the house types are individual and the street scapes are characterful and varied.

THE CHICHESTER

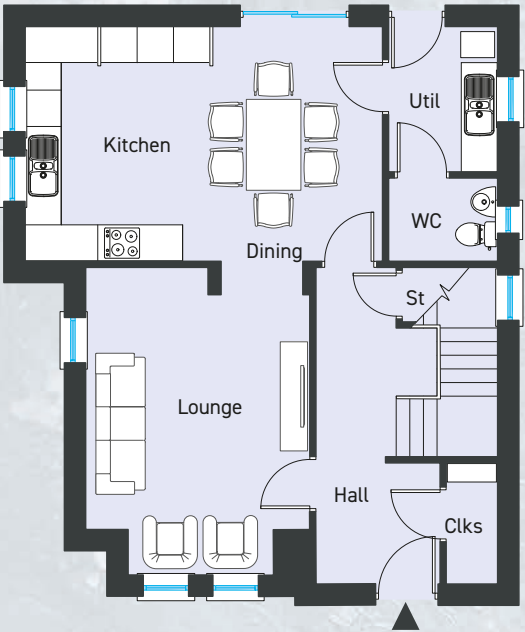
4 BEDROOM • DETACHED
TOTAL FLOOR AREA: 1728 sq ft



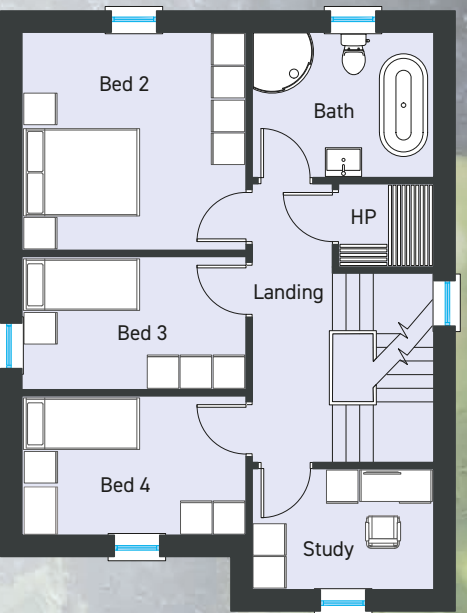
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THE CHICHESTER • FLOOR PLANS

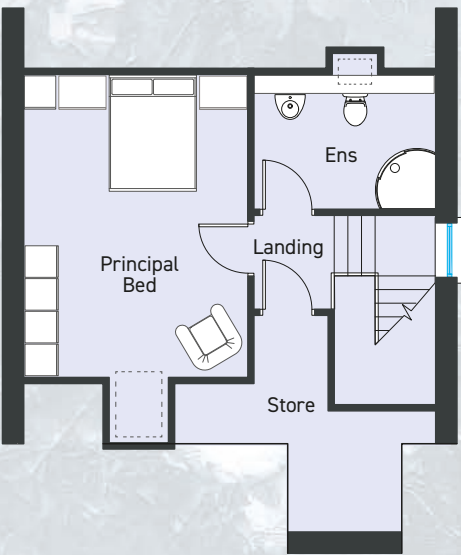
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NOTE: Site 11 will be a handed version of these plans

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with cloakroom		
Lounge (max)	16'8" x 12'3"	5.12 x 3.75
Kitchen Dining	19'6" x 12'9"	5.95 x 3.93
Utility	8'1" x 6'1"	2.46 x 1.86
WC	6'1" x 4'6"	1.86 x 1.38

FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	12'3" x 12'0"	3.75 x 3.66
Bedroom 3	12'3" x 7'2"	3.75 x 2.20
Bedroom 4	12'3" x 7'7"	3.75 x 2.35
Study	10'0" x 6'7"	3.06 x 2.05
Bathroom	10'0" x 8'1"	3.06 x 2.45

SECOND FLOOR	Ft/Inch	Metres
Principal Bedroom	16'4" x 12'1"	5.00 x 3.70
Ensuite	9'9" x 7'4"	3.00 x 2.25

Floor plans are not to scale



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THE DELANEY

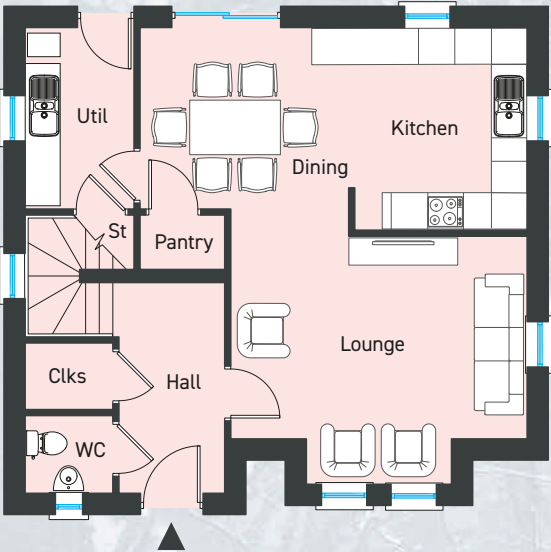
4 BEDROOM • DETACHED
TOTAL FLOOR AREA: 1619 sq ft



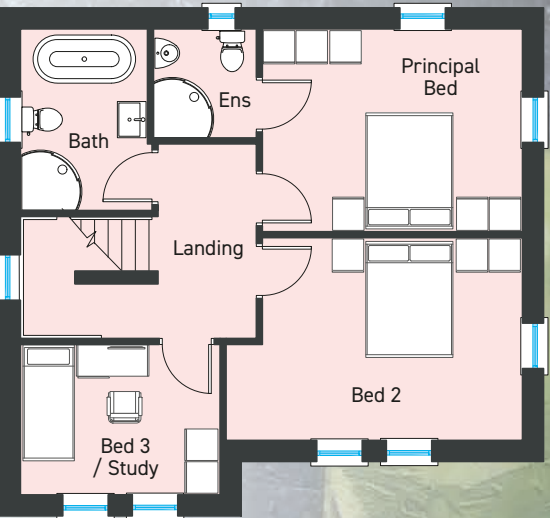
CGI shown for illustrative purposes only

THE DELANEY • FLOOR PLANS

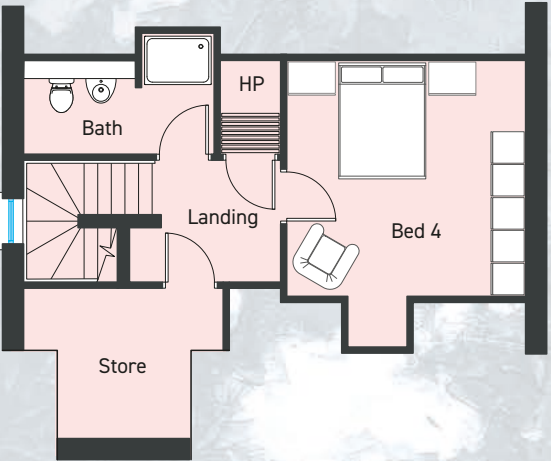
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NOTE: Site nos. 10 and 12 will be a handed version of these plans

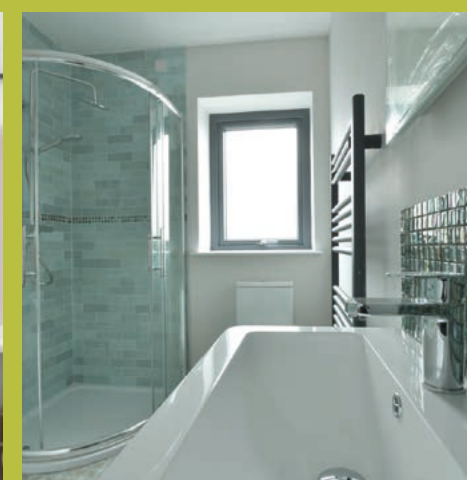
Floor plans are not to scale

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with cloaks and WC		
Lounge	16'2" x 13'6"	4.95 x 4.15
Kitchen Dining	21'2" x 11'2"	6.45 x 3.41
Utility	10'0" x 6'1"	3.05 x 1.86
Pantry	4'6" x 3'0"	1.40 x 0.90

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	14'3" x 11'2"	4.35 x 3.40
Ensuite	6'1" x 5'7"	1.86 x 1.72
Bedroom 2	16'2" x 11'2"	4.95 x 3.41
Bedroom 3 / Study	11'0" x 8'3"	3.36 x 2.53
Bathroom	10'0" x 7'1"	3.05 x 2.15

SECOND FLOOR	Ft/Inch	Metres
Bedroom 4	12'11" x 12'8"	3.95 x 3.90
Shower Room	6'1" x 5'1"	1.85 x 1.55

QUALITY SPECIFICATION



LUXURY SPECIFICATION

KITCHENS & UTILITY ROOMS

- Choice from range of fitted contemporary soft closing kitchen units, handles, worktops and tiled upstands
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer, dishwasher
- Under unit lighting
- Choice from range of Karndean flooring to kitchen area

BATHROOMS, ENSUITES & WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to kitchen/dining area, bathroom and ensuite
- Fitted Karndean flooring
- Fully tiled shower enclosures
- Thermostatically controlled showers
- Tiled splashback panel with wall mounted sinks
- Vanity unit to bathroom
- Tiled splash back to area over bath
- Heated towel rail to bathroom & ensuite

INTERNAL FEATURES

- Media wall to lounge area with electric fire and recess for TV
- Painted handrail to stairs
- Interior painted finish to walls and ceilings
- Painted interior doors with quality doormongery
- Painted skirting and architrave
- Fitted carpet with underlay to lounge, stairs, landing and bedrooms
- Fitted Karndean flooring to entrance hall
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV point, telephone points and usb charging point
- Wired for satellite TV
- Wired for security alarm
- Oil fired central heating

EXTERNAL FEATURES

- Painted render in complimentary tones
- External lighting to front and rear doors
- Outside water tap
- Composite front and rear doors
- Seamless aluminium guttering and PVC downpipes
- Front gardens turfed, rear gardens topsoiled and sown out
- Bitmac parking areas & footpaths
- Close boarded timber fencing to boundaries with parkland fencing to selected areas
- Detached garages are available as an optional extra - price on request

WARRANTY

10 year structural defect insurance by Global Home Warranties





LOCATION MAP

NOT TO SCALE



SALES REPRESENTATION BY

DEVELOPED BY

**Lynn+
Brewster**

TALiS
CONSTRUCTION LTD

028 2563 7733

lynnandbrewster.com

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