

An oil painting of a wooden gate with a bird perched on top, surrounded by flowers and greenery. The gate is dark brown with a white rectangular frame. The background is a lush green landscape with various flowers, including purple and blue ones. A small brown bird is perched on the top right corner of the gate. The overall style is impressionistic with visible brushstrokes.

# TAWNYBRACK GATE

CRAIGSTOWN ROAD  
CONNOR

BEAUTIFULLY DETAILED  
FAMILY HOMES

An architectural rendering of a residential street entrance. The scene shows a paved road with white dashed lines leading into a row of white, two-story houses with black roofs. The houses have multiple windows and some have small awnings. A low concrete wall runs along the side of the road. The sky is blue with scattered white clouds. The overall atmosphere is clean and modern.

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.

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



St. Saviours Church



Kells Community Garden



Kells Water River



Tardree Forest



Kells & Connor Primary School



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.

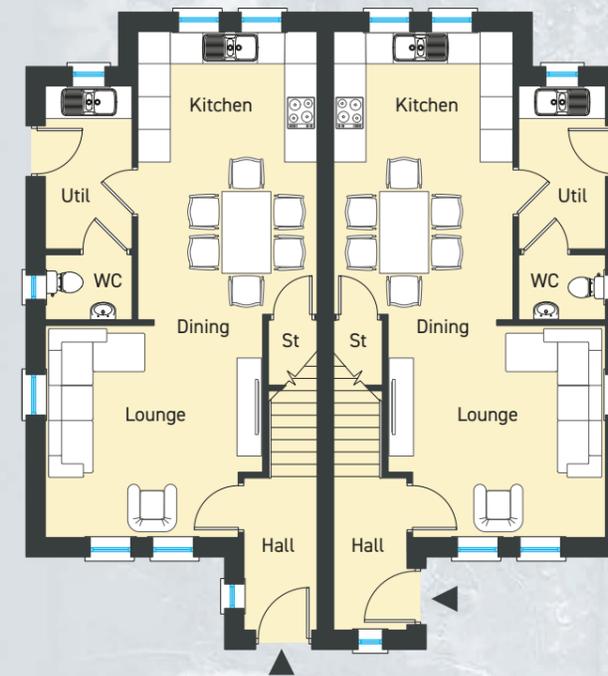
The picturesque village surroundings and rural charm create a relaxed ambiance and delightful environment, ensuring that TAWNYBRACK GATE will be a desirable address in which to live.



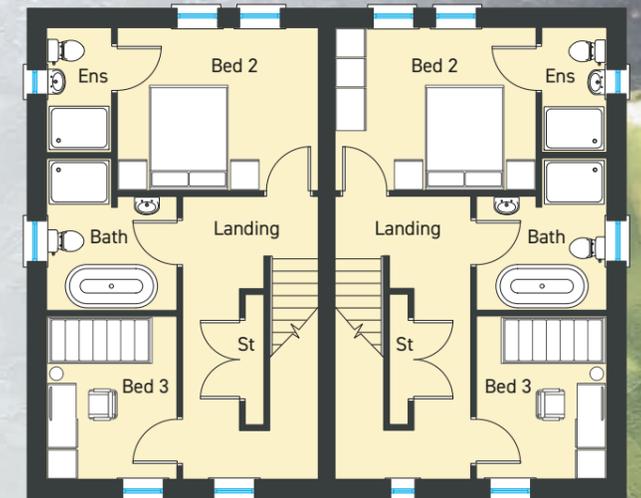


Our carefully selected palette of 3 complementary render colours will ensure that the house types are individual and the street scapes are characterful and varied.

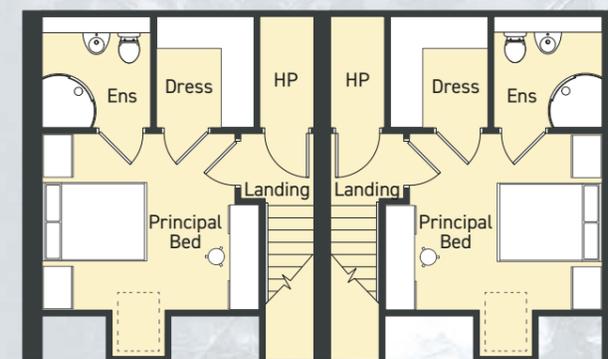
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

THE ARTHUR

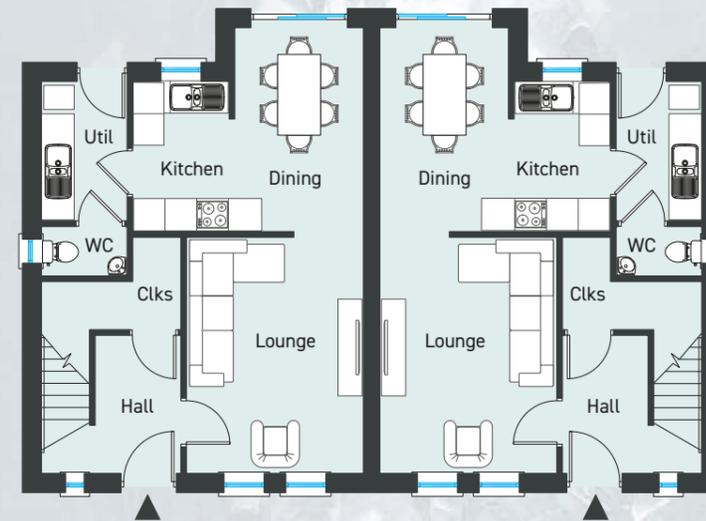
3 BEDROOM • SEMI DETACHED  
TOTAL FLOOR AREA: 1234 sq ft



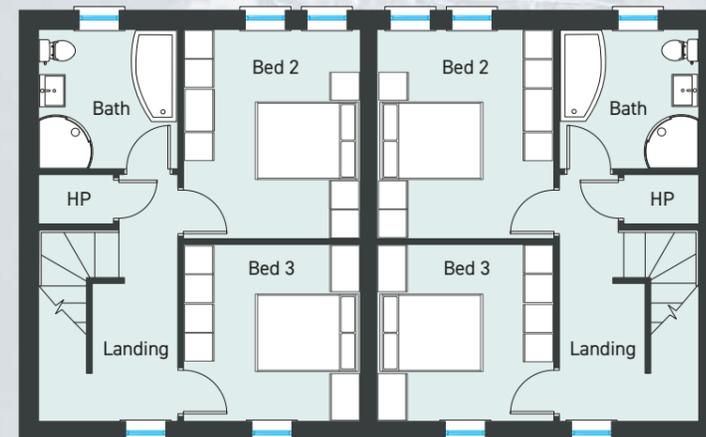


Our carefully selected palette of 3 complementary render colours will ensure that the house types are individual and the street scapes are characterful and varied.

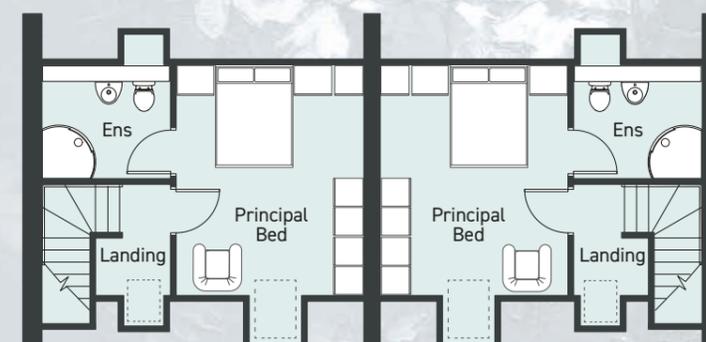
GROUND FLOOR



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

THE BURGH

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







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.

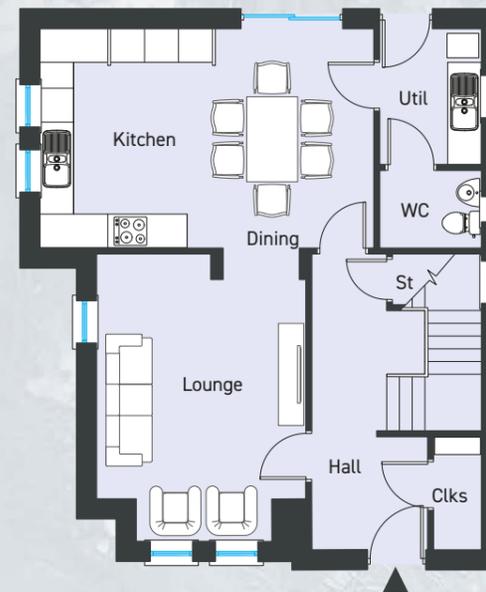
## THE CHICHESTER

4 BEDROOM • DETACHED  
TOTAL FLOOR AREA: 1728 sq ft

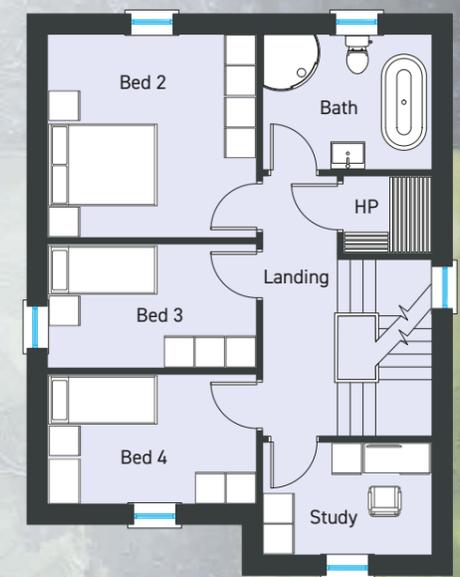


## THE CHICHESTER • FLOOR PLANS

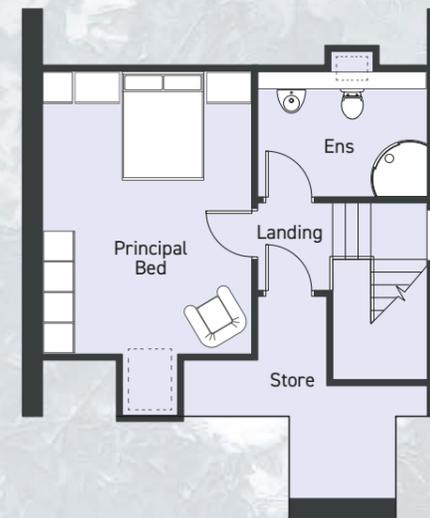
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



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

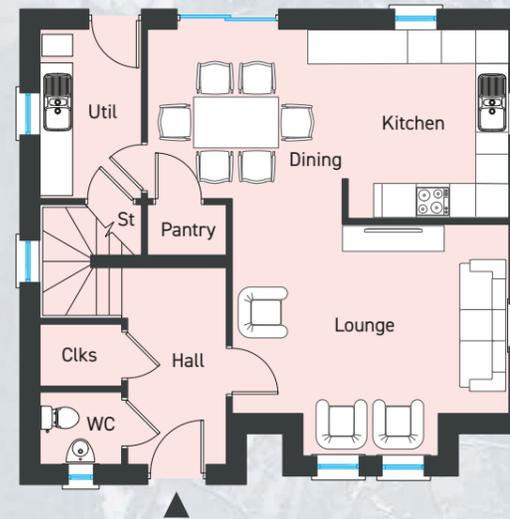
SECOND FLOOR	Ft/Inch	Metres
Principal Bedroom	16'4" x 12'1"	5.00 x 3.70
Ensuite	9'9" x 7'4"	3.00 x 2.25

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

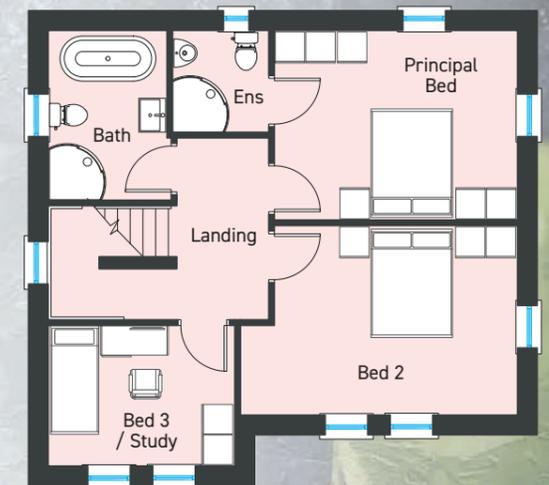


Our carefully selected palette of 3 complementary render colours will ensure that the house types are individual and the street scapes are characterful and varied.

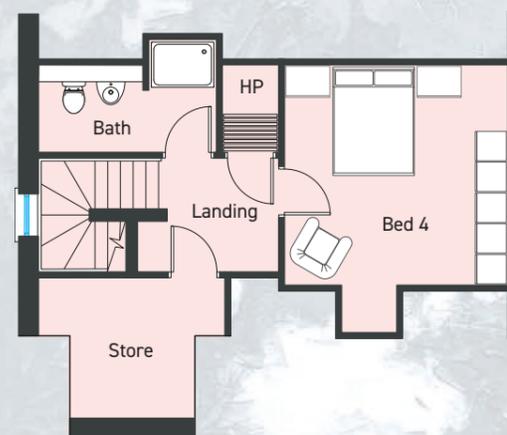
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

THE DELANEY

4 BEDROOM • DETACHED  
TOTAL FLOOR AREA: 1619 sq ft



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

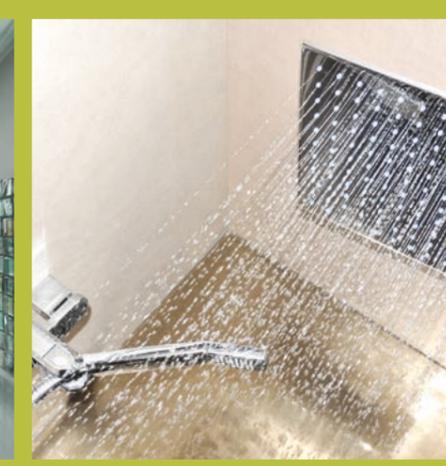
FIRST FLOOR

	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



## 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

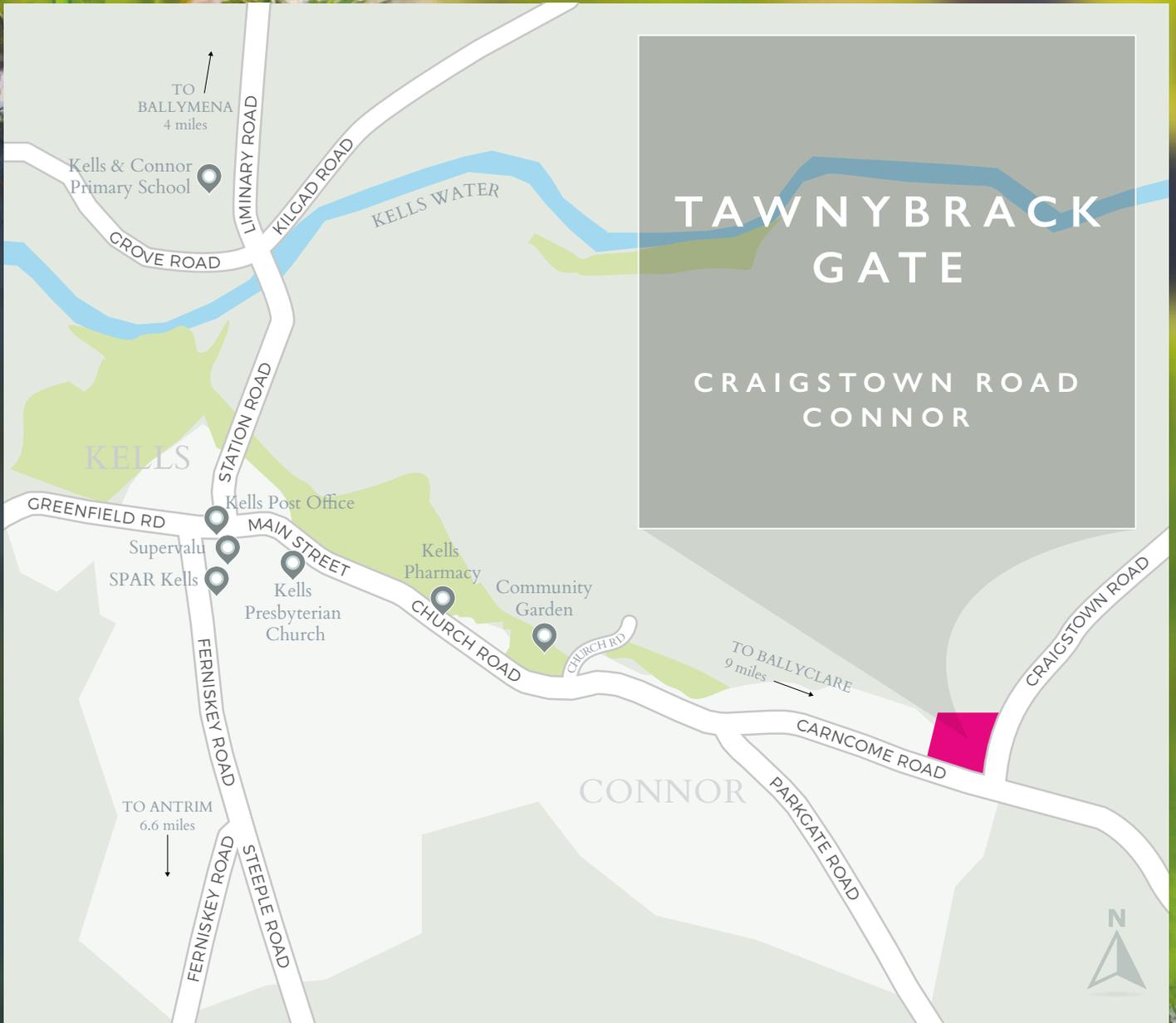
10 year structural defect insurance by Global Home Warranties





# LOCATION MAP

NOT TO SCALE



SALES REPRESENTATION BY

DEVELOPED BY

**Lynn+  
Brewster**

**TALiS**  
CONSTRUCTION LTD

**028 2563 7733**  
lynnandbrewster.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

**B L O C K**  
creative property marketing