

N1

MOIRA ONE

Detached
HOMES







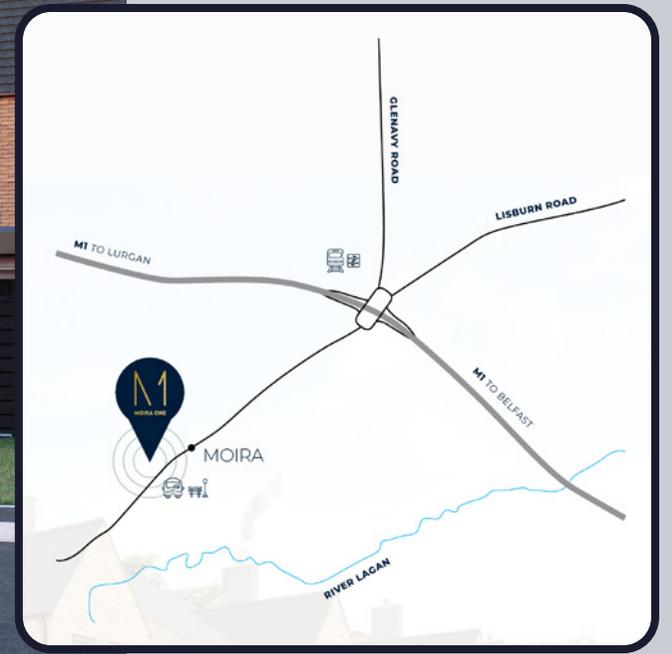
Deluxe 21st century living immersed in heritage

Escape the frenetic pace of 21st century living and retreat to the restful surroundings of Moira One, just minutes from the thriving, historic village of Moira. Enveloped in rolling countryside, Moira boasts a strong sense of community, plus a thriving gastronomic and boutique shopping scene.

The perfect place to embark on a new adventure, its historic atmosphere and bold, modern outlook make it popular with families and young professionals alike. Located just minutes from the M1 motorway, you're less than half an hour away from the centre of Belfast and 20 minutes from the International Airport.

Location





Fall In Love With Moira

As vibrant as it is charming, the historic Georgian village of Moira offers the complete package for commuters. Everything you need is on your doorstep, from great schools and healthcare to a vibrant local community that supports a sense of belonging.

Jump in the car, and you can be in Belfast in under 30 minutes, or checking in for business travel from Belfast International Airport in even less.



Bus Stop
1 min walk



Moira Train Station
7 mins drive



Moira Centre
13 mins walk

Supervalu
13 mins walk

Tesco Superstore
11 mins drive



The Fat Gherkin
16 mins walk

Wine & Brine
16 mins walk

The Stillhouse
18 mins walk



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16 mins walk

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16 mins walk

The Stillhouse
18 mins walk



Belfast International Airport
27 mins drive

Belfast City Airport
30 mins drive

Dublin Airport
1hr 30 mins drive



The Fat Gherkin
16 mins walk

Wine & Brine
16 mins walk

The Stillhouse
18 mins walk



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Join the green energy revolution with Mayfair Zero

Mayfair Zero is our new concept for green living. Each new home in Moira One will incorporate the very latest in renewables, featuring solar PV panels which will be flush to the roof, making them unobtrusive and stylish.

We also go one step further: your new home will be future proofed with wiring for future installation of a battery energy storage system, electric vehicle charging point and other energy efficient technology.

Combined, these features work together to provide a Grade A energy rating which enables you to make significant savings each year on your utility bills.

An Encom Energy advisor will be available to discuss your needs and talk you through the technology available.



* - Battery storage & EV charging point available as optional extras

How does it work?



With up to 8 x roof integrated all black solar panels, you can save up to £1000-£1500 per annum on your home energy bills.*

A 25yr solar panel warranty and 10yr system warranty comes as standard and there is a solar battery to help further reduce energy costs.

Optional extras include a smart home battery storage system and EV charging point, all controlled through your Encom Energy Monitoring App.



* Estimates vary and depend on roof orientation, usage and tariff among other things. Full details available from www.encomenergy.co.uk

Moira

**An historic village
with a bold,
modern outlook**

Site Map



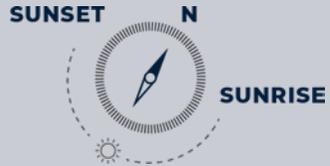
Lurgan

Moira

Home Dimensions



4 Bedroom Detached Home



GROUND FLOOR

KITCHEN

13ft 6" x 10ft 1in

DINING

13ft 6" x 8ft 4"

SNUG

14ft 3" x 11ft 10"

LOUNGE

15ft 4" x 13ft 6"

FAMILY

13ft 8" x 12ft 9"

UTILITY

12ft 2" x 7ft

FIRST FLOOR

MASTER BEDROOM

11ft 8" x 10ft 8"

MASTER EN SUITE

8ft 4" x 6ft 6"

DRESSING ROOM

8ft 6" x 7ft 6"

BEDROOM 1

13ft 2" x 10ft 1"

BEDROOM 2

10ft 8" x 10ft 3"

BEDROOM 3

13ft 6" x 10ft 8"

BEDROOM 3 EN SUITE

10ft 8" x 3ft 9"

BATHROOM

11ft 6" x 7ft





Outdoor Living

**Bifold patio doors provide
access to beautiful outside
spaces**







Key Specifications

**Experience a turnkey package
like no other at Moira One,
with each property finished
to an impeccable standard for
luxury, modern living.**

A Superior Finish

GENERAL FEATURES

- A range of contemporary internal doors ranging from sliding glazed door (family room to entrance hall), glazed panelled door (family room to entrance hall) to panelled style.
- All skirting and architrave finished in premium eggshell paint.
- Walls and ceilings decorated throughout using luxury, low-VOC emulsion paint.
- Choice of premium quality floor tile to Porch / Entrance Hall, Kitchen / Dining / Lounge, Utility, Bathroom, Ensuites, W.C.
- Choice of quality carpets to family room, snug, bedrooms, stairs and landing (optional upgrades available).
- Efficient low-energy recessed lighting in Entrance Hall / Kitchen / Dining / Lounge.
- BT compatible.
- Energy Efficient natural gas fired central heating.
- Underfloor heating to Ground Floor
- Fully installed security alarm

KITCHEN

- High quality units with choice of traditional/ contemporary doors in a range of colours.
- Luxury quartz worktops with matching upstands and splashback.
- Premium branded appliances to include- 5 zone gas hob, electric oven, extractor fan, integrated dishwasher, fridge/freezer.
- Quooker flex chrome tap (optional upgrades available)
- Undercounter soft close pull out waste bin
- Full bifold doors with access to rear garden.

UTILITY ROOM

- High quality units with choice of traditional/ contemporary doors in a range of colours, laminate worktops and upstands.
- Range of low level and tall housing storage units (where applicable).
- Single bowl stainless steel sink and taps
- Plumbed for free standing washing machine and tumble dryer.

BATHROOM/ENSUITES

- Deluxe hotel-style bathrooms.
- Free standing slipper bath
- Fully tiled walls and floors reflect your distinctive taste.
- Wall hung vanity units.
- Crisp, white sanitaryware with chrome accents.
- Family bathrooms feature over-bath drench shower.
- Ensuites have separate glazed enclosure and drench shower.

EXTERNAL FEATURES

- Bitmac double driveways with sufficient parking
- Stylish low-maintenance paving to selected outdoor areas.
- Finished lawns with turf for instant kerb appeal.
- Privacy walls on selected properties.
- Tall fencing as standard.
- Feature lighting to front, gable and rear
- External power socket
- External water tap
- Composite front door

GARAGES

- Traditional cavity wall construction
- Black aluminium roller door
- Side service door
- Light fittings & power sockets as standard

SMART TECHNOLOGY

- App controlled heating system with digital thermostats
- Prewired for electric car charging point

ENERGY EFFICIENCY

- 8X in-roof solar panels.
- Prewired for electric car charging point
- Range of solar upgrades available on request
- EPC Grade A.

WARRANTY

- 10-year NHBC warranty.



MOIRA ONE

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