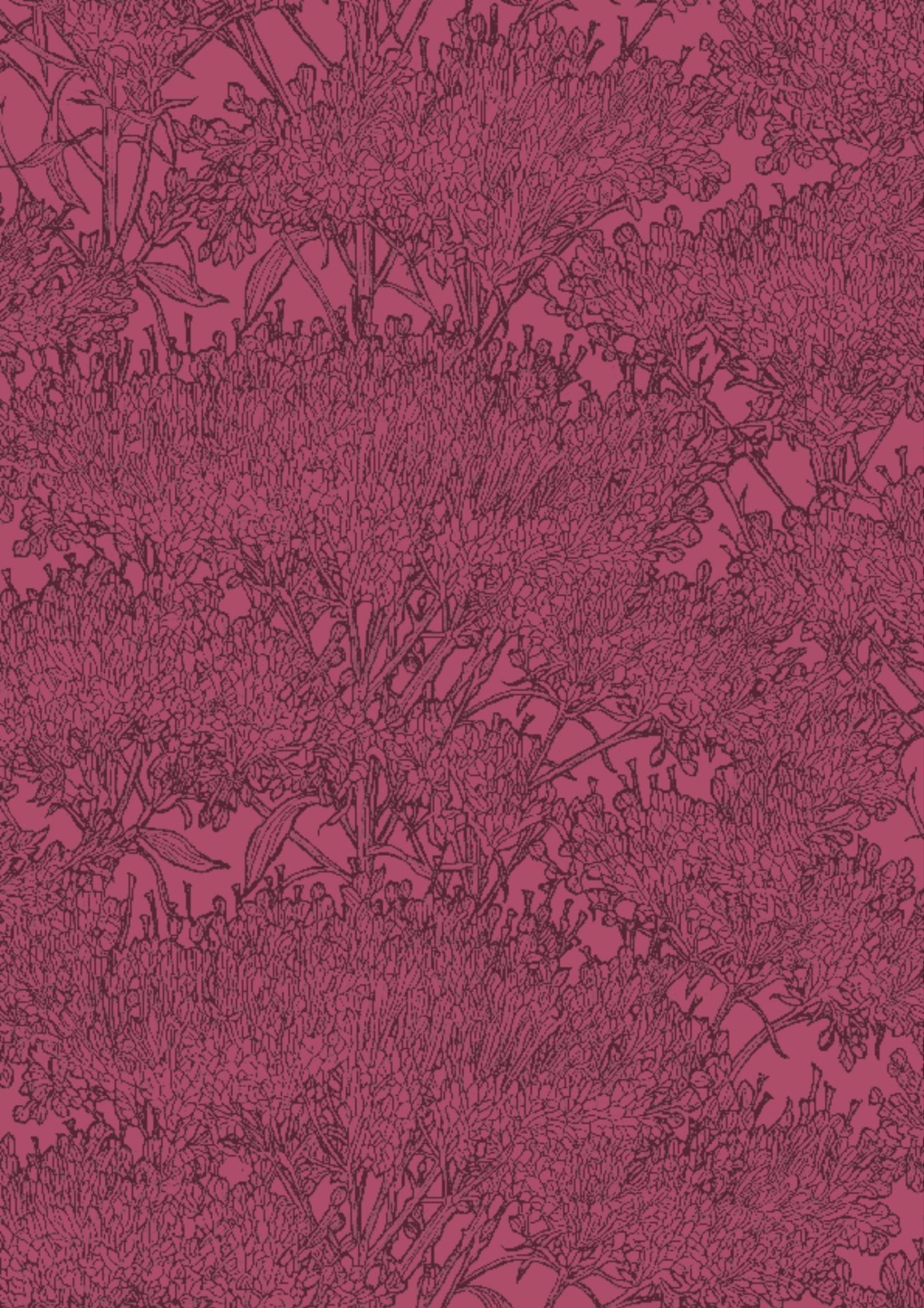




elder vale

BALLYCORR ROAD | BALLYCLARE

BLUE HORIZON



THOUGHTFULLY DESIGNED HOMES
FOR A NEW COMMUNITY

Elder Vale brings Blue Horizon's renowned quality to a choice location, creating a new community of thoughtfully designed, traditionally styled homes minutes walk from the town centre yet perfectly placed to connect with nature.

Elder Vale brings a superb range of meticulously crafted homes featuring sleek high specification kitchens, contemporary bathrooms, and flexible open plan living areas.

Step outside your front door, breathe in the fresh air and discover everything that this lush, green part of County Antrim has to offer.



LIDL

SIXMILE LEISURE CENTRE

SIXMILEWATER PARK

TIR NA NOG PRIMARY SCHOOL

BALLYCLARE RUGBY FOOTBALL CLUB

THE SQUARE

BALLYCLARE SECONDARY SCHOOL

FAIRVIEW PRIMARY SCHOOL

ASDA

BALLYCLARE PRIMARY SCHOOL

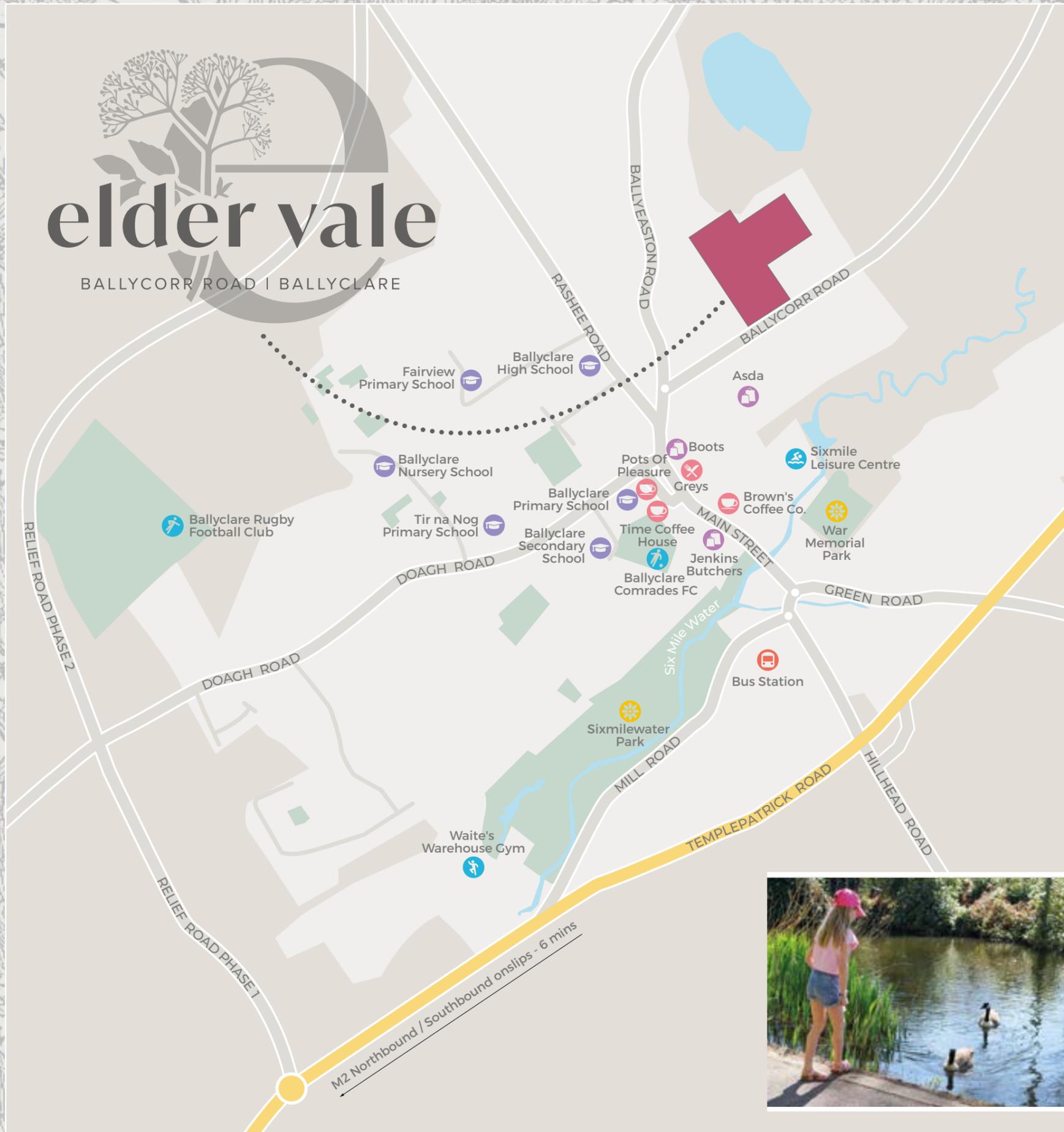
BALLYCLARE HIGH SCHOOL

BALLYCORR ROAD



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BALLYCORR ROAD | BALLYCLARE



A PRIME spot



EATING OUT

- Time Coffee Shop0.4 mile
- Browns Coffee Co.....0.4 mile
- Dunamoy Spa.....2.9 miles
- Sleepy Hollow5.4 miles
- Kingfisher Templepatrick.....5.6 miles
- The Rabbit Templepatrick..... 5.7 miles



THE SCHOOL RUN

- Ballyclare High0.3 mile
- Ballyclare Primary.....0.4 mile
- Jigsaw Nursery0.4 mile
- Ballyclare Secondary.....0.5 mile
- Fairview Primary0.6 mile
- Tir na Nog Primary0.6 mile
- Ballyclare Nursery0.8 mile



SHOPPING

- Asda0.2 mile
- The Square0.3 mile
- Jenkins Butchers.....0.4 mile
- Lidl.....0.5 mile
- Jacksons Butchers..... 2.7 miles
- Tesco Extra Antrim10 miles



SPORTS AND RECREATION

- Ballyclare Comrades FC.....0.4 mile
- Sixmile Leisure Centre.....0.5 mile
- Ballyclare Ladies Netball.....1.0 mile
- Ballyclare Rugby Club1.5 miles
- Templepatrick Cricket Club1.5 miles
- Ballyclare Golf Club2.0 miles
- Parkview Hockey Club.....3.0 miles
- Kingfisher Hilton
- Golf Course5.6 miles



FAMILY DAY OUT

- Sixmile Water Park0.9 mile
- Tardree Forest Park 8.1 miles
- Antrim Castle Gardens.....10.1 miles
- North Antrim Coast43.1 miles
- Glenarriff Forest Park.....24.7 miles



TRANSPORT LINKS

- Ballyclare Bus Station.....0.6 mile
- Templepatrick Park & Ride..... 4.7 miles
- Antrim Train Station 11.2 miles
- International Airport..... 11.4 miles





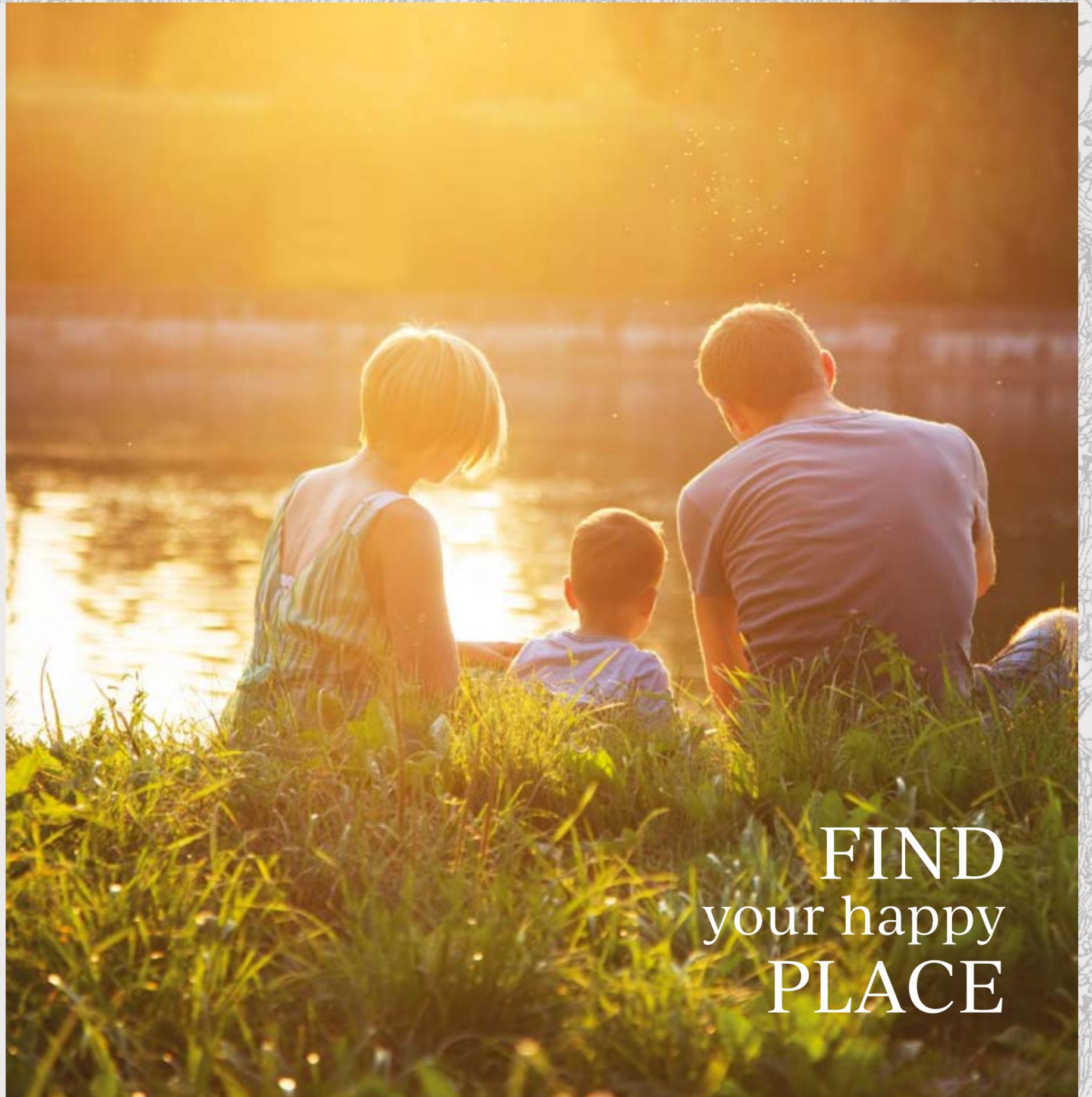
Minutes walk from the town centre,
yet never too far from your happy place



Ballyclare is surrounded by beautiful countryside offering a green escape right on your doorstep.

Discover forest walks, cycle paths, rivers, duck ponds, playparks, golf courses and plenty of big open spaces.

Connecting with nature couldn't be easier - whether it's an early morning run by the river, leisurely dog walks, exploring the pondlife and waterfowl or enjoying picnics with family and friends - there is a happy place for everyone.



FIND
your happy
PLACE



Whether you're planning a special night out or a relaxed pub lunch, the local area has it - and everything in between - all within easy reach.



Traditional tea rooms, welcoming coffee shops, excellent restaurants, renowned pubs and tempting delicatessens, the local dining scene has something for all tastes.

SEEK OUT
something special

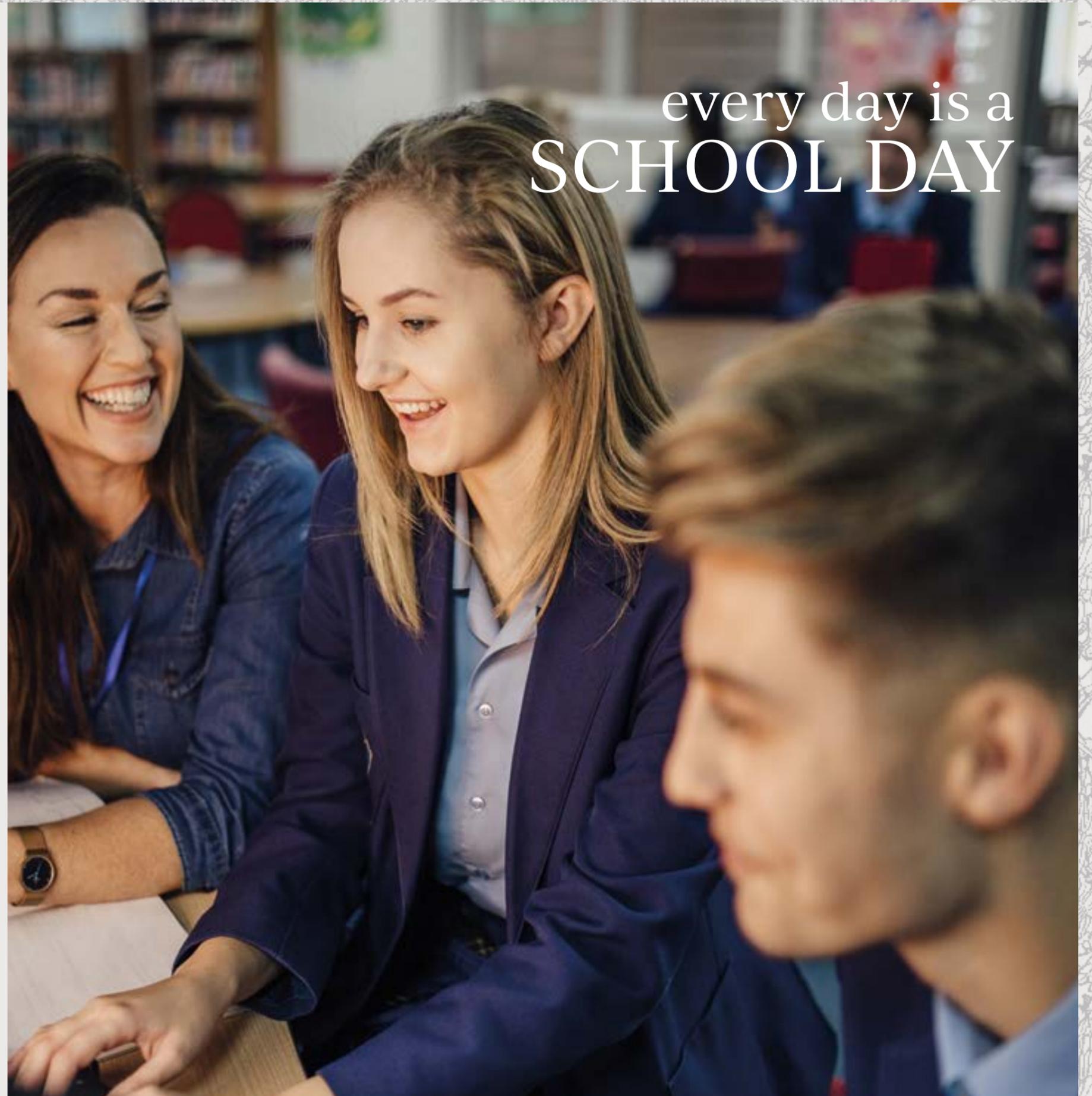


Change the “school run”
into the “school walk”



There are excellent primary and post primary schools within a 9 minute walk from Elder Vale, including Ballyclare High, Ballyclare Secondary, Ballyclare Primary, Tir na Nog Primary and Fairview Primary. For the younger ones, there are also several nurseries within a few minutes walk.

every day is a
SCHOOL DAY



The carefully considered design of Elder Vale
focuses on all of life's essentials

A beautiful safe space, a place we love to call home, and an
environment where sustainability and our own well-being
take priority.

DESIGNED
for life

elder vale

BALLYCORR ROAD | BALLYCLARE



Make an ENTRANCE

Step through your front door into a calm and stylish space. Make a wonderful first impression with a welcoming, light and spacious entrance hall that sets the tone for the whole house with quality finishes and well thought out design features.

The heart of THE HOME

Open plan, spacious kitchens are a natural family hub and the heart of the home.

Individual layouts, stylish doors, worktops and quality appliances are every cook's dream, making plenty of space for entertaining and socialising.





Beautiful finishes STYLISH DETAILS

Relax in light filled living spaces, where every detail is carefully considered and crafted to the highest standard.

The ultimate SANCTUARY

Bedrooms are designed as luxurious retreats, with soft carpet underfoot and well thought out space, where everything has its place.





ELEGANCE and function combine

Bathrooms and ensuites offer the perfect blend of luxury and function with high quality sanitary ware and fittings, creating your own warm, beautiful private place. It's the little things that make the difference - sleek low profile shower trays, beautiful tiling, chrome fittings and heated towel rails offer something out of the ordinary.

QUALITY specification

KITCHENS & UTILITY

- Choose your luxury kitchen finishes from our Elder Vale range at Potter Cowan. You will be invited to book an appointment to design or amend the layout to create your bespoke kitchen.
- Extensive range of colours in both “Shaker”, flat fronted and handleless styling
- LED strip lights under high level units
- Soft close drawer runners and door hinges
- 1.5 bowl sink with chrome mixer tap
- Integrated appliances to include built in combi microwave oven, gas hob, extractor hood, dishwasher and fridge freezer
- Space for freestanding washer dryer in utility or integrated washer dryer in kitchen to houses without utility

BATHROOMS, ENSUITES and WCs

- Contemporary white sanitary ware to bathrooms, ensuites and wcs
- Quality chrome taps and shower valves
- Low profile slim line shower trays
- Thermostatic shower valve

FLOORING AND TILING

- Premium carpet and underlay fitted to lounge, hall, stairs, landing and bedrooms
- Choice of floor tiling to kitchen, dining, family room, utility room, bathroom, ensuite and wc
- Choice of wall tiling to bathroom, ensuite and wc

HEATING

- Gas fired central heating
- Energy efficient boiler
- High output radiators on ground and first floor
- Towel radiators in bathrooms and ensuite
- Fireplace opening to accommodate wood burning stove



INTERNAL FINISHES

- Internal walls painted one colour throughout and ceilings painted white throughout
- Traditional panelled internal doors painted white
- Quality ironmongery to internal doors
- Deep moulded skirting boards and architraves
- Standard roof space will have light and power
- Comprehensive range of electrical sockets, switches, TV points, & telephone points in lounge and hall.
- USB charging points in kitchen and bedrooms
- Recessed low voltage spot lights in kitchen, wc, bathroom & ensuite
- Pre-wired for broadband connection to the supplier of your choice, highspeed fibre connection from Openreach/BT available

EXTERNAL FINISHES

- Traditional cavity wall construction with clay brick and render finish
- Traditional finish roof tiles
- uPVC double glazed windows
- Driveways finished in Bitmac
- Flagged path and patio area
- Front and rear external lighting
- Landscape plan for green space areas incorporating planting and hedging
- An Estate Management Company will be incorporated to serve the needs of all residents



A warm welcome
home is priceless at
the end of a busy day.

BLUE HORIZON
www.bluehorizondevelopments.com

Joint Selling Agents



028 9084 3427
www.reedsrains.co.uk



New Homes

028 9024 4000
www.colliersni.com

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