

The Oaks

3 & 5 Bedroom Homes in Ballinderry | PHASE 1



The Oaks

I

**Contemporary style
& traditional build.**

This is your place, to call home.

Location Map

On Your Doorstep

- Ballyronan Marina | 5M | 9 Min
- Cookstown | 8M | 15 Min
- Ronan Valley Golf Club | 8M | 12 Min
- Meadowbank Sports Arena | 8M | 13 Min
- Magherafelt | 9M | 15 Min
- Greenvale Leisure Centre | 9M | 16 Min
- Mayola Park Golf Club | 11M | 18 Min

Easy Access To

- Belfast International Airport | 25M | 39 Min
- Rushmere Shopping Centre | 26M | 38 Min
- Belfast City Centre | 39M | 48 Min
- George Best Belfast City Airport | 40M | 46 Min
- Derry/Londonderry | 47M | 1 Hour 5 Min

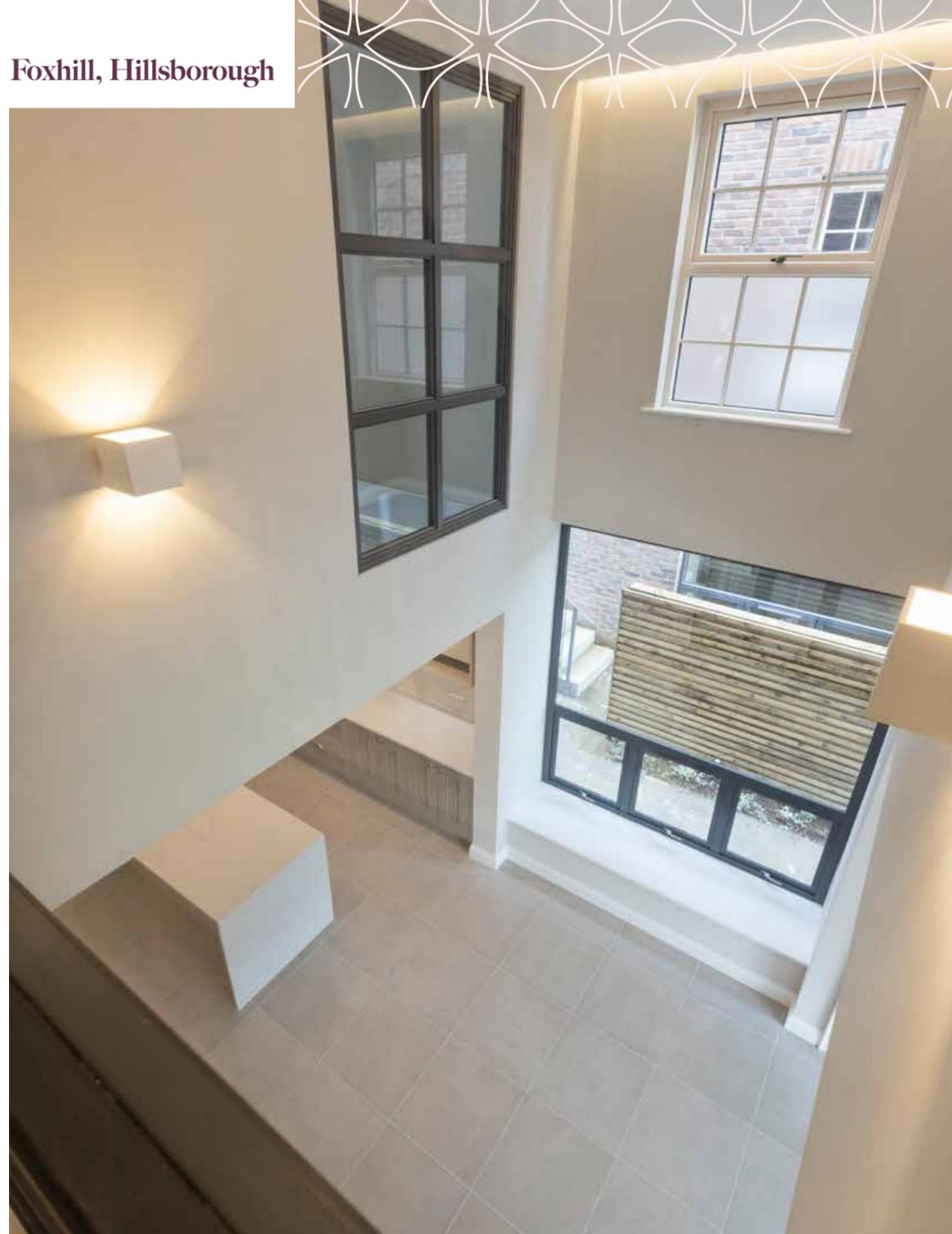




Years of dedicated building experience.

At Ballygood Estates we have years of dedicated building experience. We deliver high quality new homes for young couples, families and downsizers alike. We are passionate about home building and the real difference it can make to your quality of life. We take great pride in spending time and paying attention to the finer details when we build a place you can finally call home.

Foxhill, Hillsborough



Cotton Mount, Mallusk



Previous Developments

- Ferry Quarter, Strangford
- Cotton Mount, Mallusk
- Manse Manor, Mallusk
- Belgravia Court, Hillsborough
- Shelling Mews, Lisburn
- Foxhill, Hillsborough
- Castle Hill Road, Belfast



Manse Manor, Newtownabbey

Ferry Quarter, Strangford



Foxhill, Hillsborough



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Site Map



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The Willow
3 Bedroom Semi-Detached
Site Nos | 15 | 20 | 23 | 26



The Larch
3 Bedroom Semi-Detached
Site Nos | 14 | 21 | 22 | 27



The Maple
3 Bedroom Semi-Detached
Site Nos | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 12a | 16 | 17 | 18 | 19 | 24 | 25 | 28 | 29



The Elm
3/5 Bedroom Bungalow
Site Nos | 1 | 2 | 3

The Willow

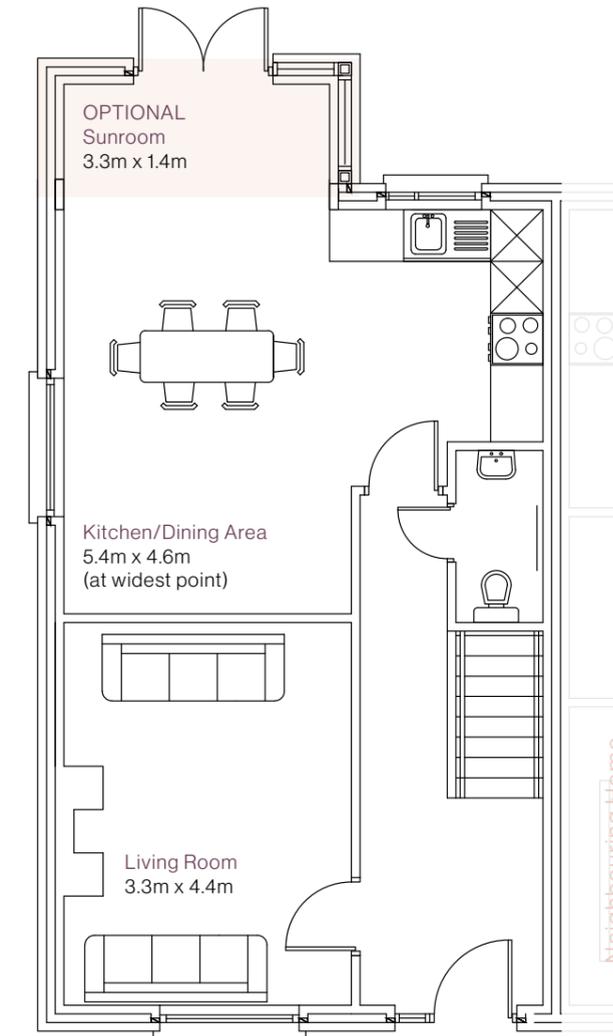
3 Bedroom Semi-Detached

Family Home with Master Ensuite, Open Plan Kitchen/ Dining Area and separate Living Room with optional Sunroom.

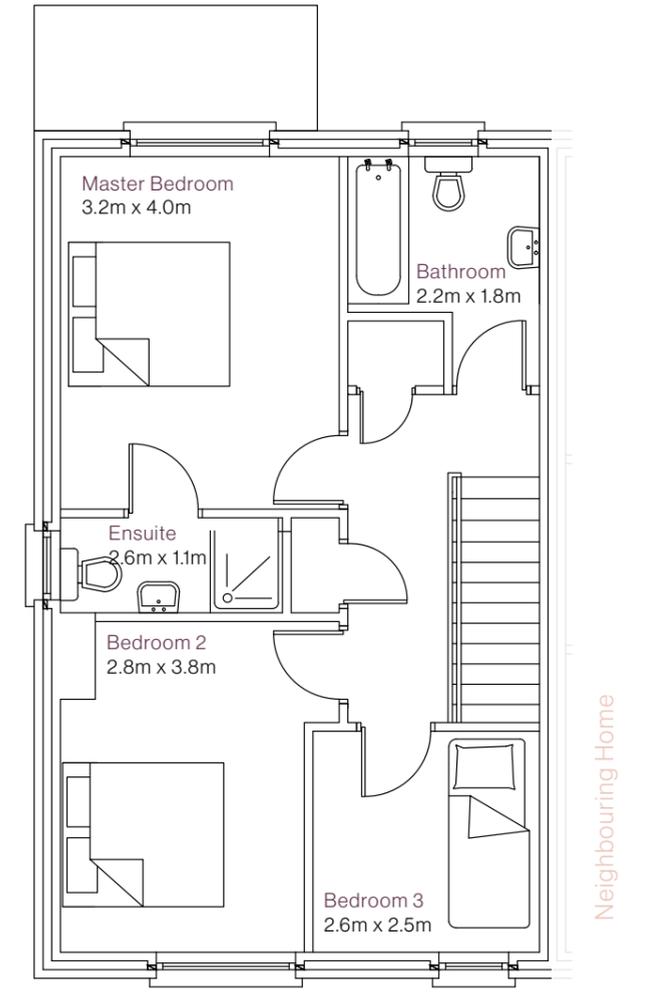
Site Nos | 15 | 20 | 23 | 26



Ground Floor



First Floor



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The Larch

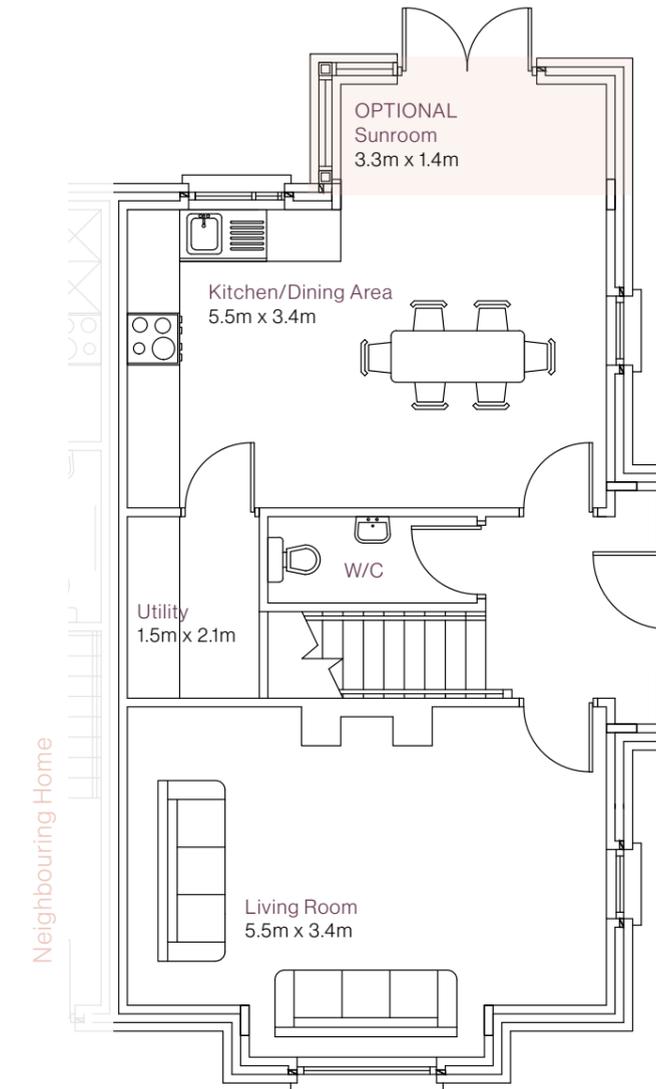
3 Bedroom Semi-Detached

Family Home with Master Ensuite, Open Plan Kitchen/Dining Area and separate Utility and Living Room with optional Sunroom.

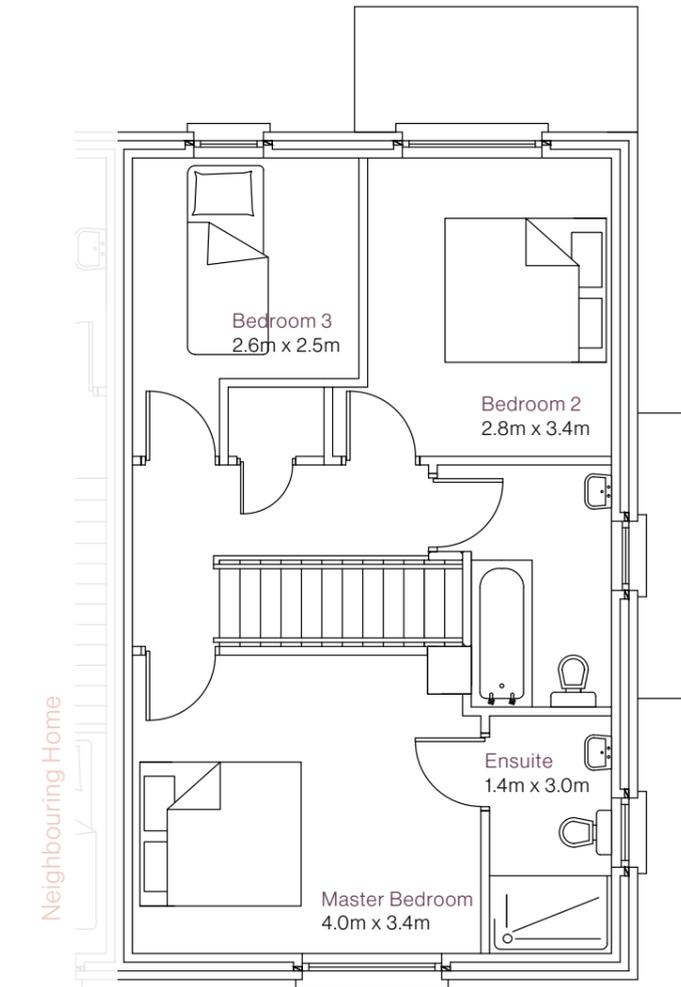
Site Nos | 14 | 21 | 22 | 27



Ground Floor



First Floor



The Oaks

The Maple

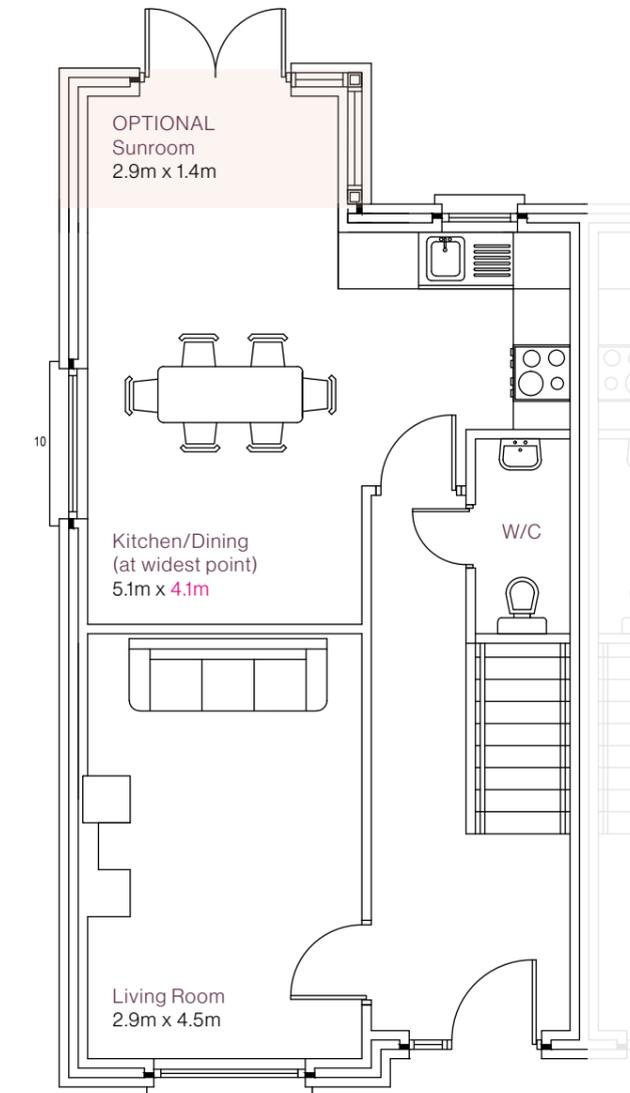
3 Bedroom Semi-Detached

Family Home with Master Ensuite, Open Plan Kitchen/ Dining Area and separate Living Room with optional Sunroom.

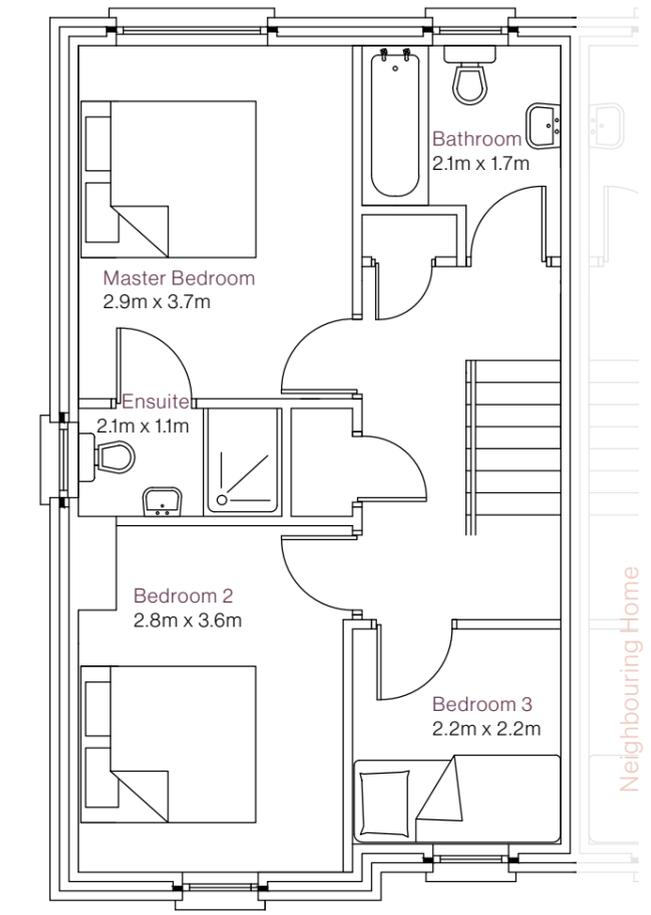
Site Nos | 4 | 5 | 6 | 7 | 8 | 9 |
10 | 11 | 12 | 12a | 16 | 17 | 18 | 19 |
24 | 25 | 28 | 29



Ground Floor



First Floor



The Oaks

The Elm

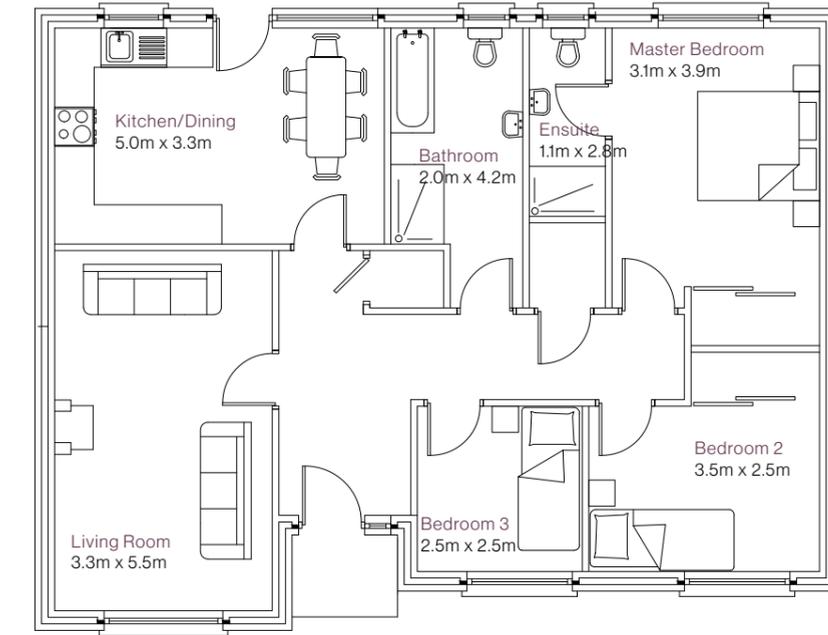
3/5 Bedroom Bungalow

One level living Family Home with Master Ensuite, Open Plan Kitchen/Living Area and separate Living Room with optional Roof Conversion.

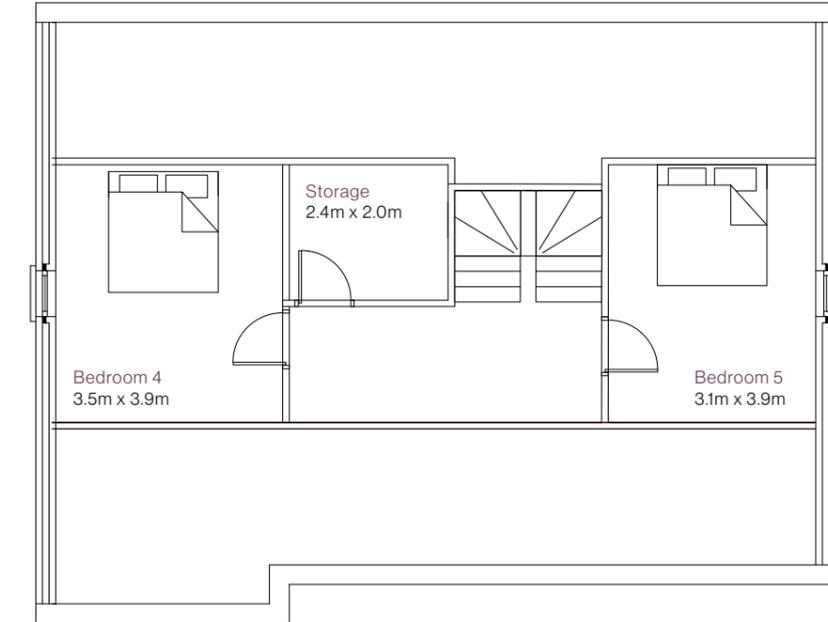
Site Nos | 1 | 2 | 3



Ground Floor



Optional Roof Conversion



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Specification of your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year warranty.

Kitchen

High quality units with choice of doors, worktops and handles

Integrated appliances to include electric hobs, electric oven, extractor hood, fridge/freezer and dishwasher (where applicable)

Space for washing machine and tumble dryer in utility room (where applicable)

Concealed under lighting to kitchen units

Bathrooms, Ensuites & WC's

Contemporary white sanitaryware with chrome fittings

Optional shower in bathroom

Floor Covering & Tiling

Tiled floor to kitchen areas, entrance hall, bathroom, ensuites and WC

Carpet to living area, stairs, landing & bedrooms

Tiled shower enclosure, with tiled splash back to sinks and baths

Internal Finishes

Internal décor, walls and ceiling painted

Pre selected fitted stove

Bevelled / Moulded skirting & architraves

Painted internal doors with quality ironmongery

Heating / Plumbing

Pressurised hot and cold water system, oil fired central heating with energy efficient combi boiler and thermostatically controlled radiators / heating with time clock

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Specification of your new home.

Electrical

Comprehensive range of electrical sockets incorporating USB charging points, switches, TV and Telephone points. Wiring for future satellite points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to Kitchen and Bathrooms. Feature external lighting to front and rear.

External Specification

Front gardens turfed

Rear garden seeded

Driveway finished with tarmac

uPVC double glazed windows and doors with lockable system

Pvc fascia and soffit boards

Outside water tap

Boundary fencing

Optional Sunroom

If you would like to add a sunroom to your new home please check that you have selected a suitable site and housetype. Not all sites are suitable to have a sunroom added.

Optional Garage

If you would like to add a garage to your new home please check that you have selected a suitable site and housetype. Not all sites are suitable to have a garage added.

Additional Options

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

There will be an nominal service charge payable to maintain the development.

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All Sales Enquiries to:



Paul Birt Estate Agents

028 7930 1116

sorcha@paulbirt.co.uk

www.paulbirt.co.uk

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