

**Lisnisky**

**GATE**

*Portadown*

# SITUATION







## INTRODUCING **Lisnisky Gate**



**IDEALLY LOCATED JUST OFF THE OLD  
LURGAN ROAD, LISNISKY GATE IS A  
DEVELOPMENT OF ONLY SIX DETACHED  
GEORGIAN INSPIRED HOMES**

The carefully planned site layout maximises available space to offer generous plots and parking to each home. Hedging and semi mature tree planting along the entrance and open space has been designed to provide privacy from the outset.

Each home will be finished to the highest of standards including natural slate roofs, heritage door surround, range cookers, freestanding baths, brush chrome switches and sockets and raised ceilings providing a spacious feel throughout.





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## AYLESBURY

4 Bedroom Detached

*1,750 sq. feet / 1,62.58 m<sup>2</sup>*

**a**

## GROUND FLOOR PLAN

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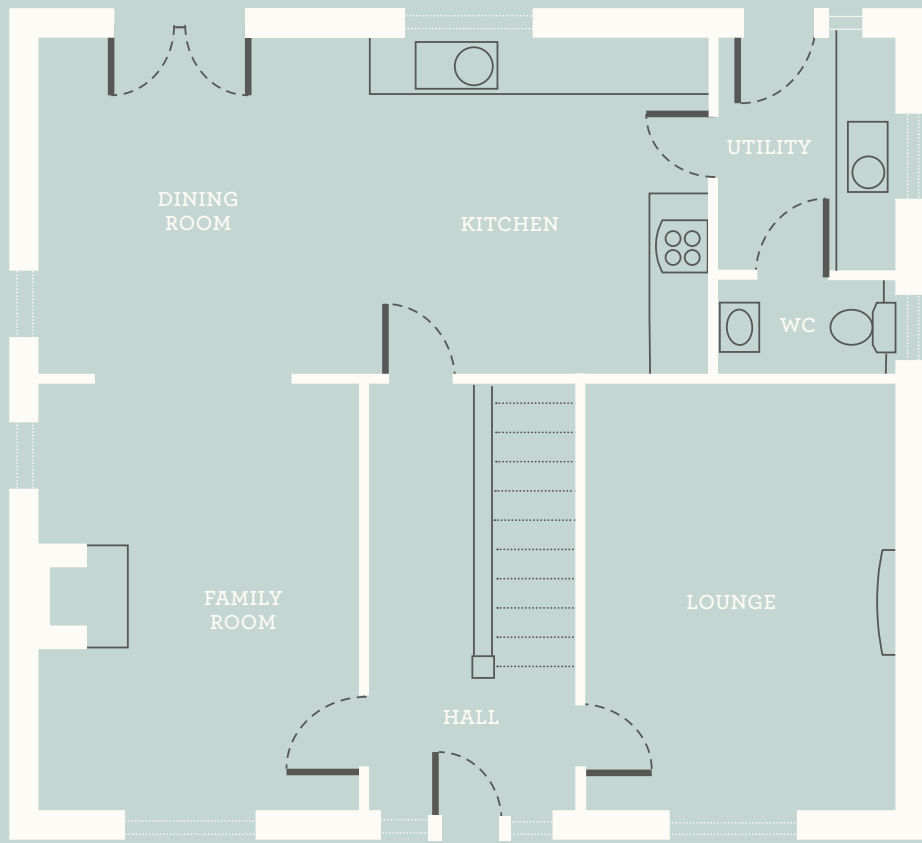
**Lounge**  
14'9" x 11'5"  
4.5m x 3.5m

**Family Room**  
14'9" x 11'1"  
4.5m x 3.38m

**Kitchen/Dining**  
11'8" x 26'6"  
3.56m x 8.08m

**Utility Room**  
8'0" x 6'2"  
2.45m x 1.88m

**WC**  
3'3" x 6'2"  
1m x 1.8m



**b**

## FIRST FLOOR PLAN

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**Master Bedroom**  
12'0" x 11'5"  
3.66m x 3.5m

**En-suite**  
3'6" x 8'5"  
1.09m x 2.59m

**Bedroom 2**  
10'6" x 11'5"  
3.21m x 3.5m

**Bedroom 3**  
11'7" x 11'1"  
3.55m x 3.38m

**Bedroom 4**  
14'9" x 11'1"  
4.51m x 3.38m

**Bathroom**  
8'0" x 9'5"  
2.46m x 2.87m



# FEATURES & SPEC



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## INTERNAL FEATURES

- Choice of luxury kitchen units, door handles and work tops
- Fitted bathroom and en-suites in contemporary white with free standing bath
- Mains pressurised water system including showers
- Interior paint finishes to all internal walls, ceilings and woodwork
- High efficiency Firmus gas heating system and electronic timer
- Range cooker with electric ovens and gas hob
- Integrated fridge freezer and dishwasher
- Tiling in hallway, kitchen, WC, utility room, bathroom and en-suites
- Deep pile carpet on stairs, landing and bedrooms
- Wood effect laminate flooring in lounge and family room
- Raised internal ceiling heights

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## ELECTRICAL FEATURES

- Energy efficient LED down lighting in kitchen/dining and bathrooms
- Feature brushed chrome switches and sockets throughout
- Comprehensive range of electrical, television and telephone points
- Wired for intruder alarm
- Fitted smoke detectors

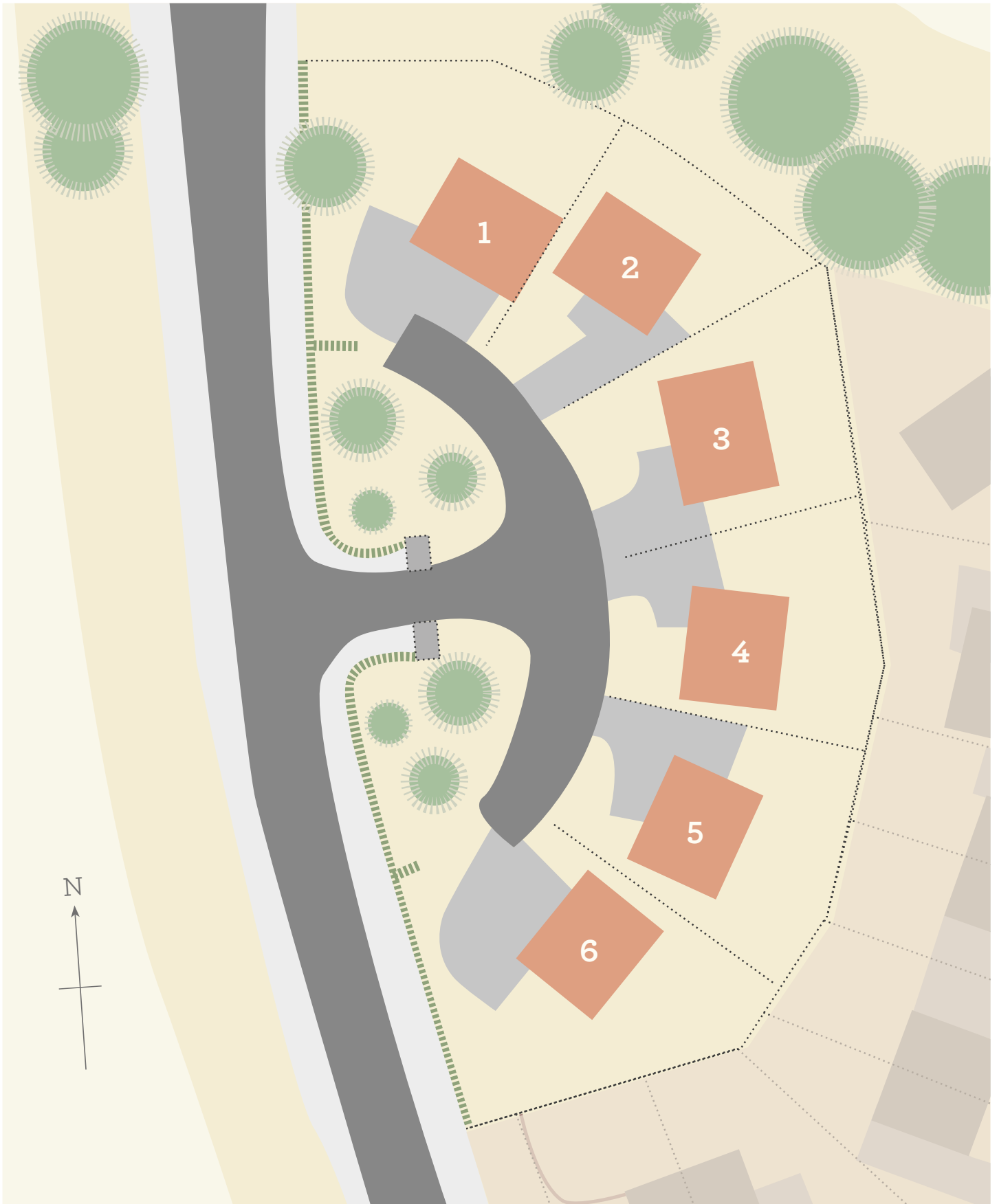
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## EXTERNAL FEATURES

- 10 year structural guarantee
- Black seamless aluminium guttering
- Driveways finished with decorative golden gravel
- Natural slate roof
- Garden lawns top soiled, levelled and seeded
- Perimeter rear garden surrounded in 6 foot timber fencing



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# SITE MAP







**STEADLAND**

*Ideally located just  
off the Old Lurgan Rd,  
Lisnisky Gate  
is a select development  
of Georgian inspired homes  
offering the latest in luxury  
living and convenience.*

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