




BALLYHANNON MEWS

Portadown



Situation & Location

Ballyhannon Mews is a development of detached family homes in Portadown's most exclusive location.

The external design retains a classical Georgian style, complemented by their superior finish and architectural detailing. Every material from the natural slate roofs, heritage hand made brick, hardwood entrance door, brushed chrome switches and sockets, has been hand picked.

Each home also offers the latest in modern living and luxury. The kitchens are fully tailored to the exact tastes and needs of each homeowner.

An extensive choice of floor coverings are provided as standard throughout.



FEATURES & SPEC

INTERNAL FEATURES

- * Choice of luxury kitchen units, door handles and work tops.
- * Fitted bathroom and en-suites in contemporary white with partial wall tiling.
- * 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.
- * 8-ring gas range, hob, fridge freezer and dishwasher.
- * Tiling in hallway, kitchen, WC, utility room, bathroom and en-suites.
- * Deep pile carpet on stairs, landing and bedrooms.
- * Engineered wood flooring in lounge.

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.

EXTERNAL FEATURES

- * 10 year structural guarantee.
- * Heritage hand made brick.
- * Black seamless aluminium guttering and downpipes.
- * Natural slate roof.
- * Garden lawns top soiled, levelled and seeded.
- * Perimeter rear garden surrounded in 6 foot timber fencing.

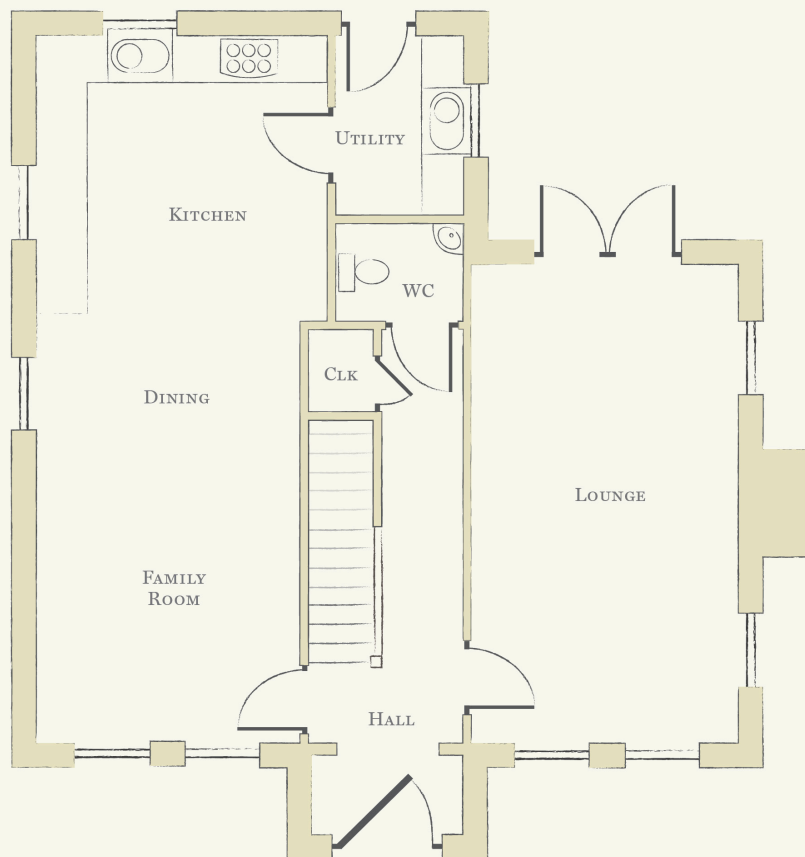


CORTLAND

4 Bedroom Detached
1,442 sq. feet / 134 m²

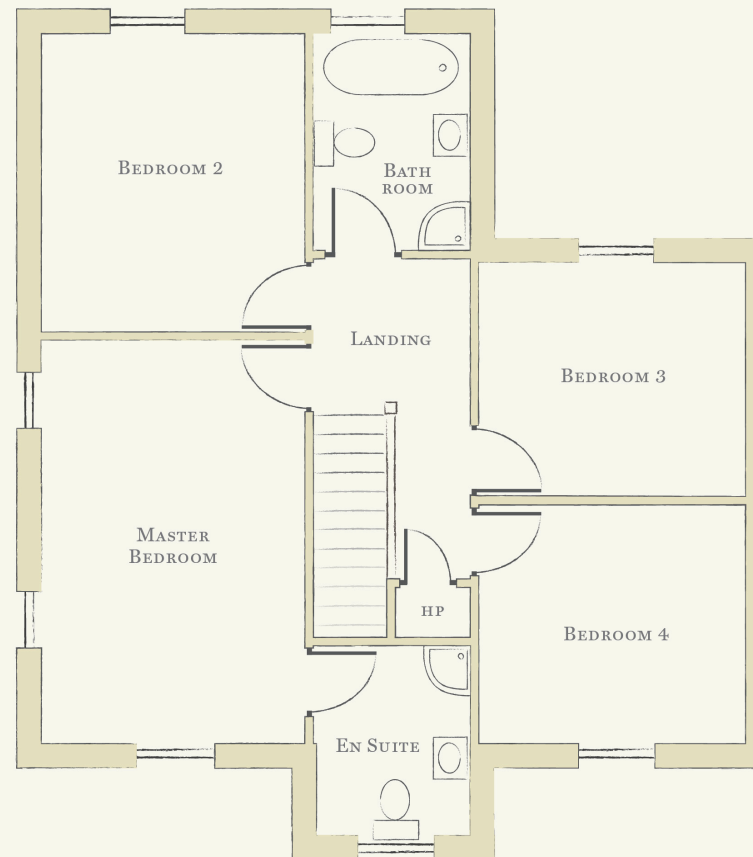


CORTLAND



GROUND FLOOR DIMENSIONS

Lounge	19'4" x 10'9"	5.9m x 3.3m
Family/Dining	16'11" x 10'7"	5.2m x 3.2m
Kitchen	11'7" x 11'8"	3.5m x 3.6m
Utility Room	7'3" x 5'2"	2.2m x 1.6m
WC	3'11" x 5'2"	1.2m x 1.6m



FIRST FLOOR DIMENSIONS

Master Bedroom	16'3" x 10'7"	5m x 3.2m
En-Suite	7'8" x 6'1"	2.3m x 1.9m
Bedroom 2	12' x 10'7"	3.7m x 3.2m
Bedroom 3	9'7" x 10'9"	2.9m x 3.3m
Bedroom 4	9'5" x 10'9"	2.9m x 3.3m
Bathroom	8'9" x 6'2"	2.7m x 1.9m



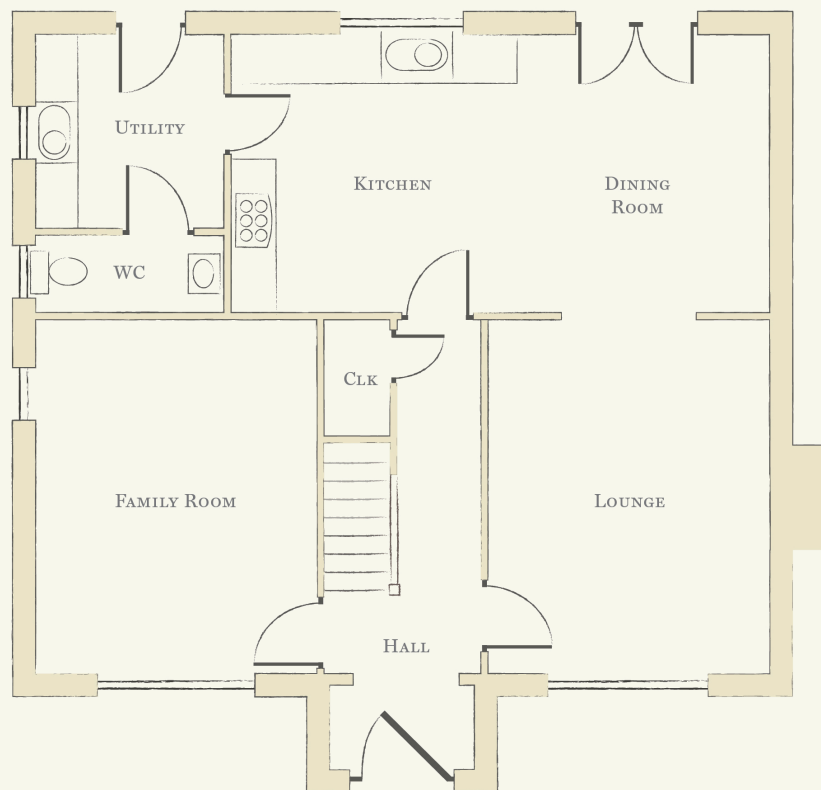


FALSTAFF

5 Bedroom Detached
1,718 sq. feet / 159 m²

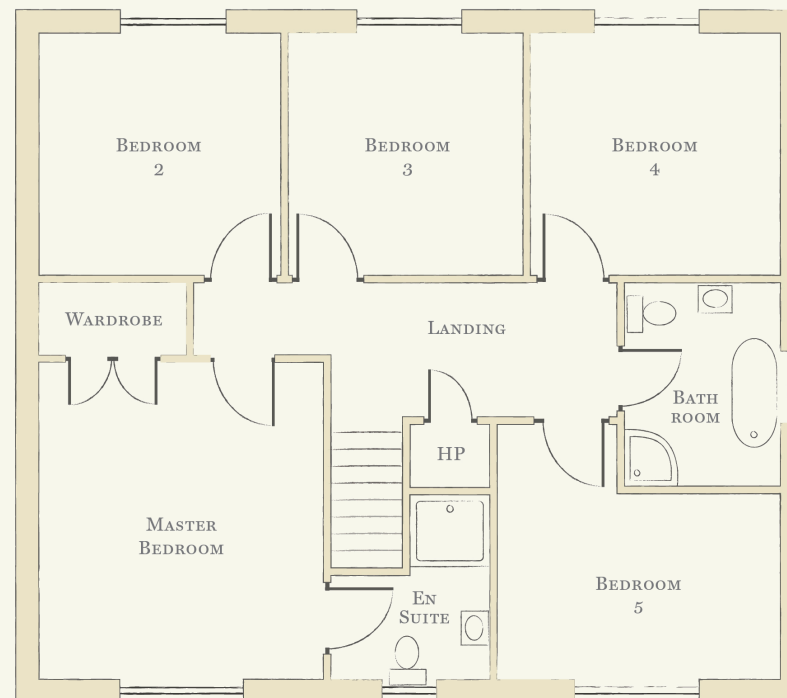


FALSTAFF



GROUND FLOOR DIMENSIONS

Family Room	15' x 11'6"	4.5m x 3.5m
Lounge	15' x 11'6"	4.5m x 3.5m
Kitchen	11'9" x 22'10"	3.6m x 7m
Utility Room	8'2" x 8'	2.5m x 2.5m
WC	3'3" x 8'	1m x 2.5m



FIRST FLOOR DIMENSIONS

Master Bedroom	13'3" x 11'11"	4m x 3.7m
En-Suite*	7'9" x 6'8"	2.4m x 2m
Bedroom 2	10'2" x 10'2"	3.1m x 3.1m
Bedroom 3	10'2" x 9'10"	3.1m x 3m
Bedroom 4	10'2" x 10'6"	3.1m x 3.2m
Bedroom 5*	10'8" x 11'10"	3.3m x 3.6m
Bathroom	8'6" x 6'6"	2.6m x 2m

*Longest Point



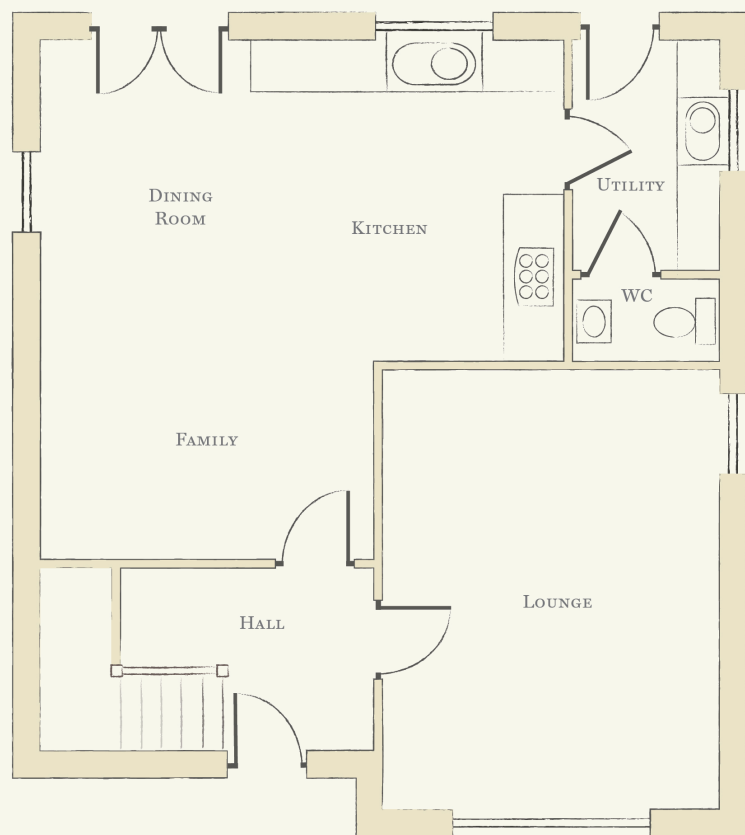


HANBURY

4 Bedroom Detached
1,432 sq. feet / 133 m²

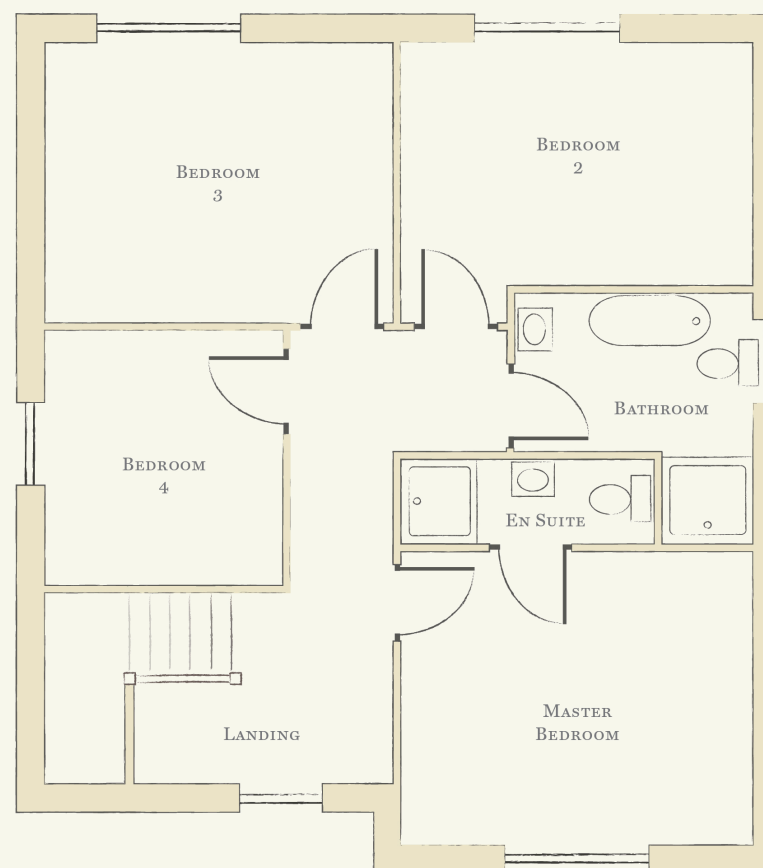


HANBURY



GROUND FLOOR DIMENSIONS

Lounge	16'6" x 12'8"	5m x 3.9m
Family Room	7'5" x 12'7"	2.3m x 3.9m
Kitchen/Dining	12'1" x 19'9"	3.7m x 6m
Utility Room	8'8" x 5'7"	2.7m x 1.7m
WC	3'1" x 5'7"	1m x 1.7m



FIRST FLOOR DIMENSIONS

Master Bedroom	10'7" x 12'9"	3.2m x 3.9m
En-Suite	3' x 9'1"	0.9m x 2.8m
Bedroom 2*	10'1" x 12'9"	3.1m x 3.9m
Bedroom 3	10'1" x 12'7"	3.1m x 3.8m
Bedroom 4	9'2" x 8'11"	2.8m x 2.7m
Bathroom*	8'11" x 8'11"	2.7m x 2.7m

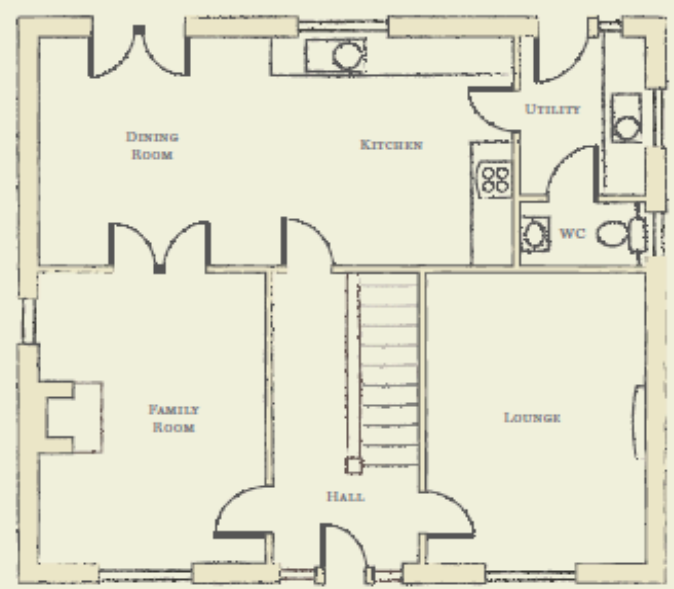
*Longest Point





DOCKNEY

4 Bedroom Detached
1750 sq. feet / 162.58 m²



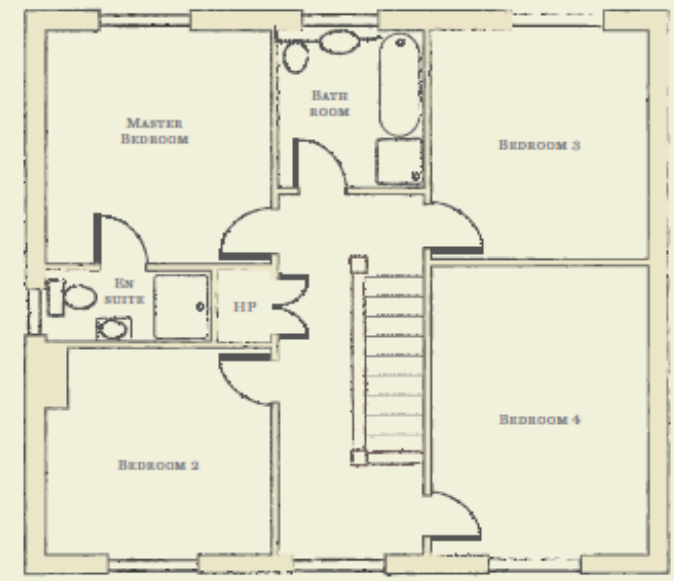
GROUND
FLOOR PLAN

GROUND FLOOR DIMENSIONS

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

FIRST FLOOR DIMENSIONS

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

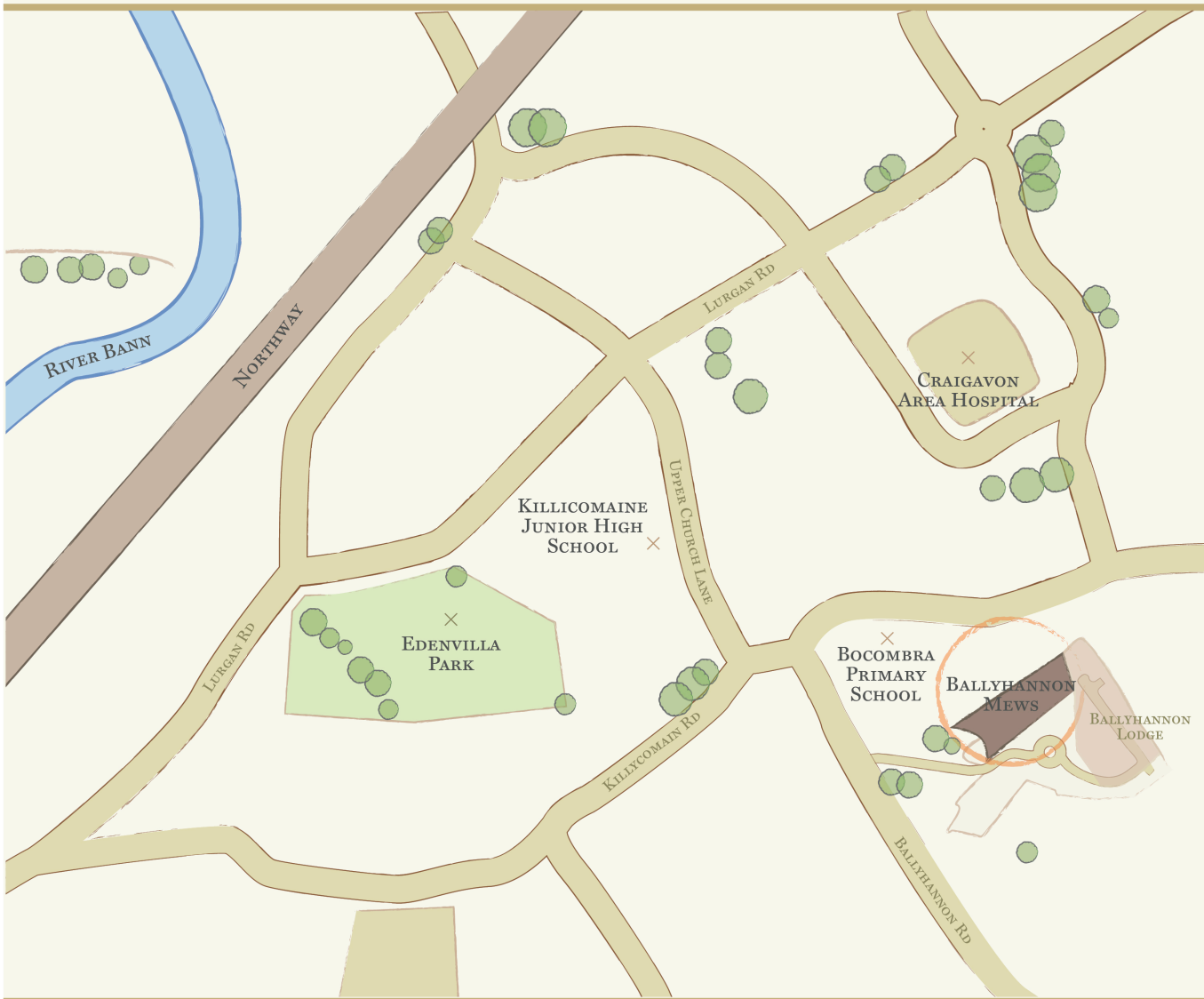


FIRST
FLOOR PLAN

SITE MAP

- CORTLAND
- FALSTAFF
- HANBURY
- MILLER
- DOCKNEY





BALLYHANNON MEWS

The development is situated within comfortable distance to Portadown Town Centre, commanding a superb semi-rural location and yet close to all local amenities. The area boasts several excellent schools serving all ages.