
Moss Lane

Ballynahinch

M



Introducing Moss Lane

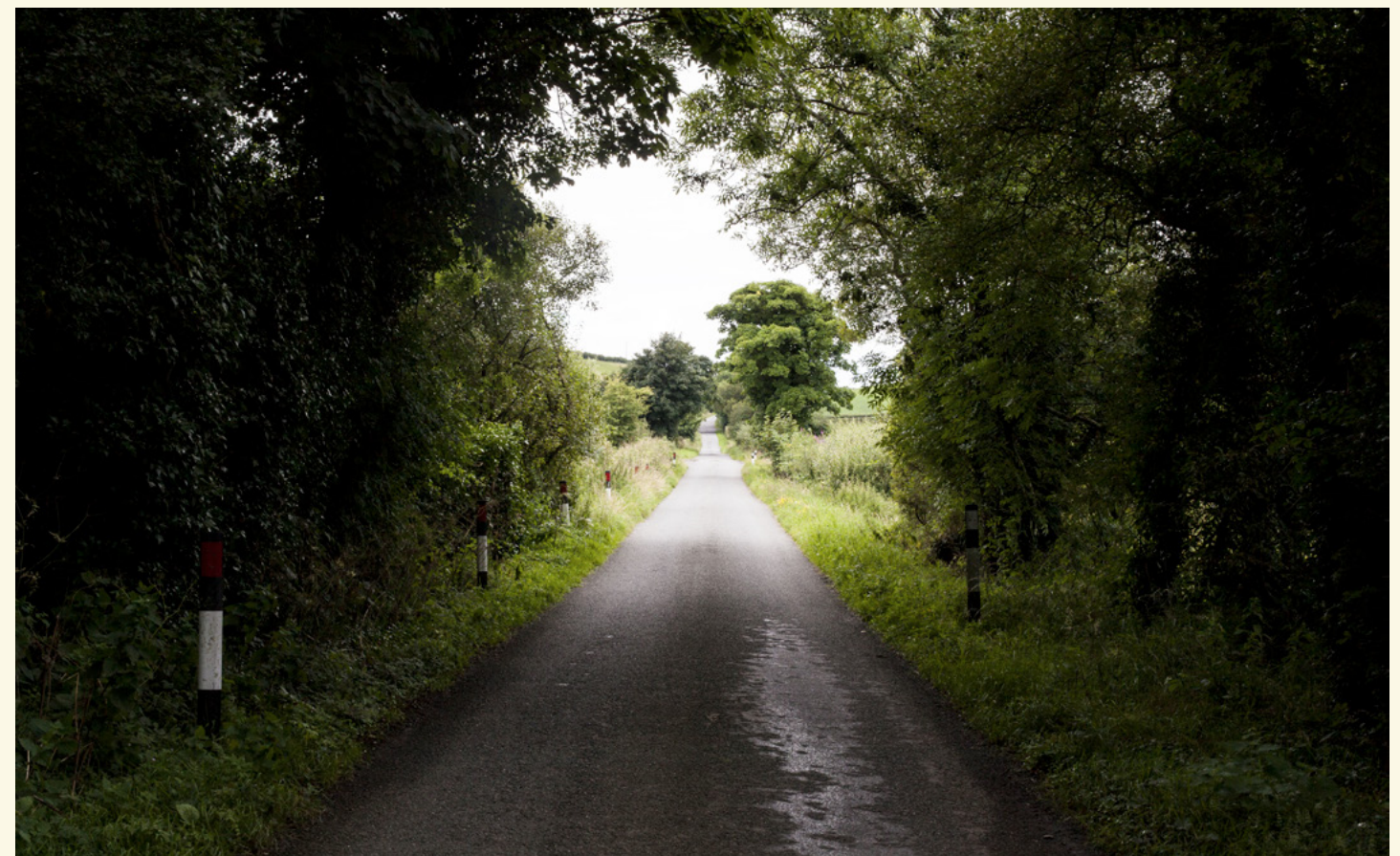
Ideally located just off the Belfast Road, Moss Lane is a select development of large semi-detached and detached Georgian inspired homes complemented by their superior finish and architectural detailing.

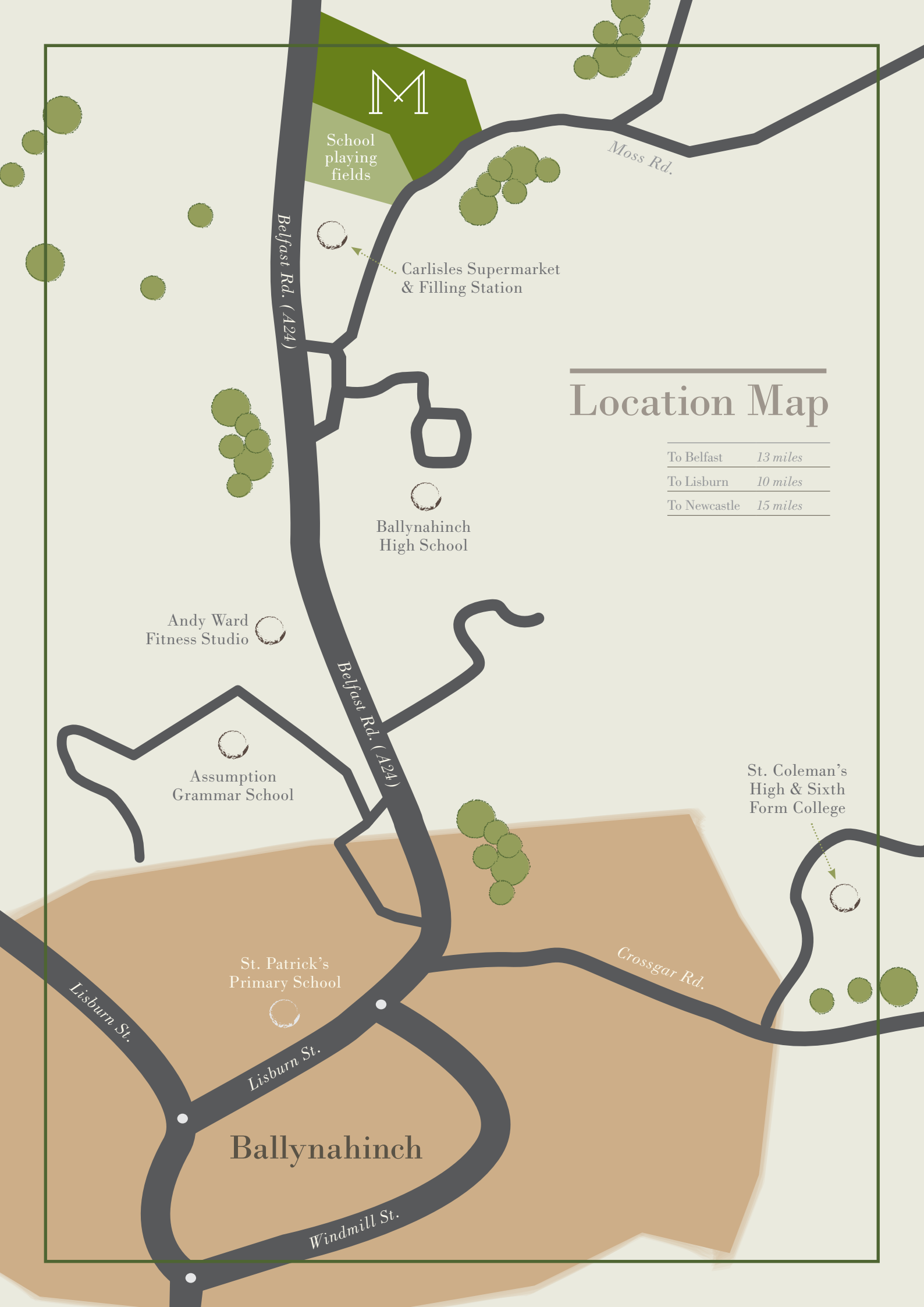
Ballynahinch has a bustling town centre and is steeped in history with the original market square being founded in 1683 by Sir George Rawdon. The town is also home to Montalto Estate which was built by his descendant Sir John Rawdon the Earl of Moira in 1765. The estate now specialises in offering 6 star accommodation and events including the Game & Harvest Festival.

Spa golf club is situated within the original grounds of the estate and has been developed to offer a challenging par 72 course.

The development commands a superb semi-rural location on the edge of the greenbelt. All amenities and the outstanding local schools are situated within comfortable distance. There is easy access to Belfast by car, bus and Cairnshill Park & Ride.

With country living and city accessibility homeowners at Moss Lane can literally attain the best of both worlds.



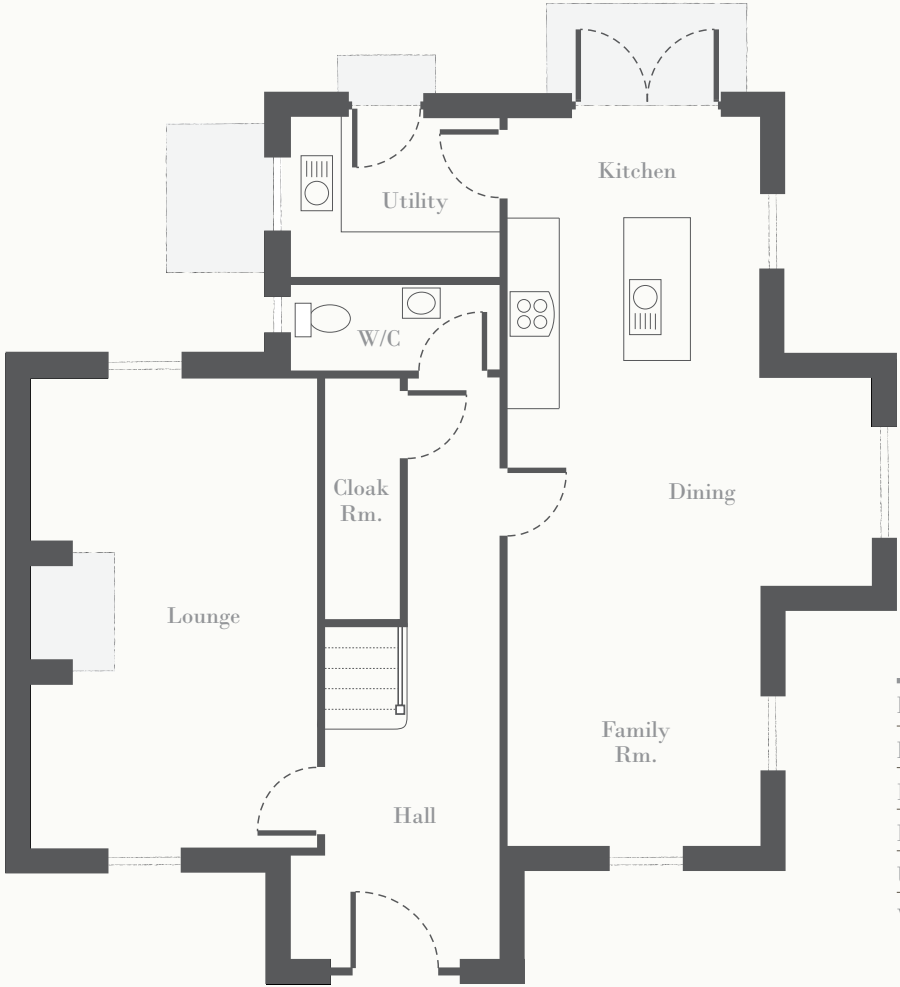




A

FERN

4 Bedroom Detached
1,530 sq. feet / 142 m²



Ground Floor

Lounge	5.66 x 3.44m	18'6" x 11'3"
Family Rm.	2.85 x 3.03m	9'4" x 9'11"
Dining	2.54 x 4.38m	8'4" x 14'4"
Kitchen	2.85 x 3.03m	9'4" x 9'11"
Utility	1.91 x 2.51m	6'3" x 8'2"
W/C	1 x 2.51m	3'3" x 8'2"

Master Bedroom	4.34 x 3.44m	14'2" x 11'3"
En-suite	1.2 x 3.44m	3'11" x 11'3"
Bedroom 2	3.17 x 2.84m	10'4" x 9'3"
Bedroom 3	3 x 3.03m	9'10" x 9'11"
Bedroom 4	2.4 x 3.03m	7'10" x 9'11"
Bathroom	1.96 x 2.7m	6'5" x 8'10"



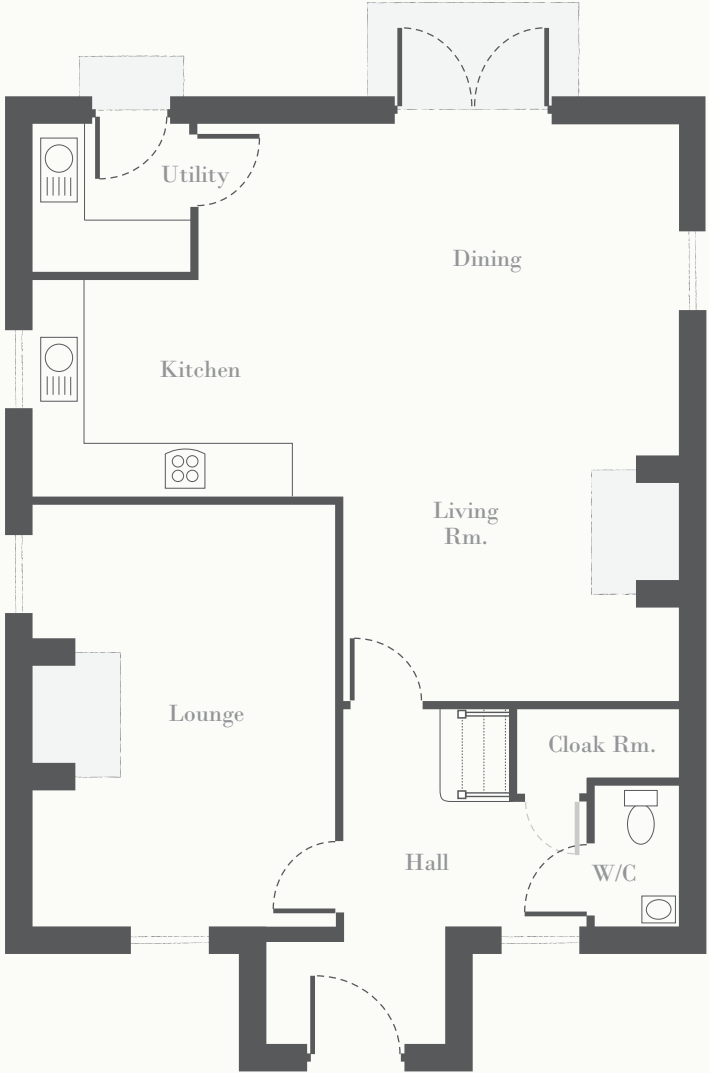
First Floor



B

BECK

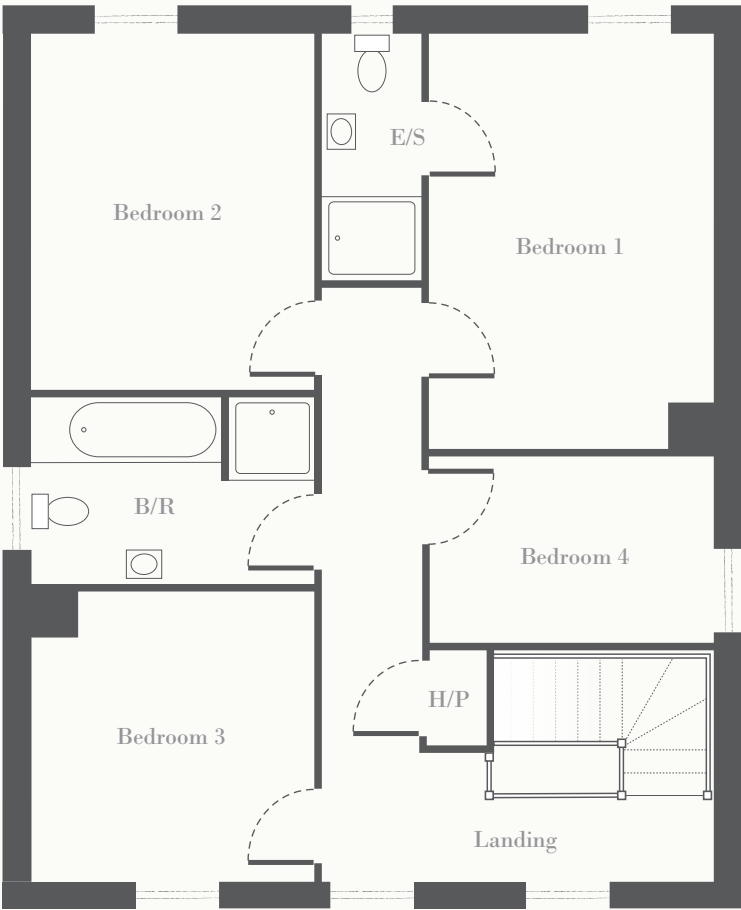
3 Bedroom Detached
1,515 sq. feet / 141 m²



Ground Floor			
Lounge	4.86 x 3.48m	15'11" x 11'5"	
Living/ Dining	6.64 x 3.86m	21'9" x 12'7"	
Kitchen	4.26 x 3.6m	13'11" x 11'9"	
Utility	1.7 x 1.8m	5'6" x 5'10"	
W/C	1.6 x 0.96m	5'2" x 3'1"	

Master Bedroom	4.52 x 3.09m	14'9" x 10'1"
En-suite	2.6 x 1.05m	8'9" x 3'5"
Bedroom 2	3.87 x 3.08m	12'8" x 10'1"
Bedroom 3	3.15 x 3.08m	10'4" x 10'1"
Bedroom 4	2 x 3.09m	6'6" x 10'1"
Bathroom	2 x 3.08m	6'6" x 10'1"

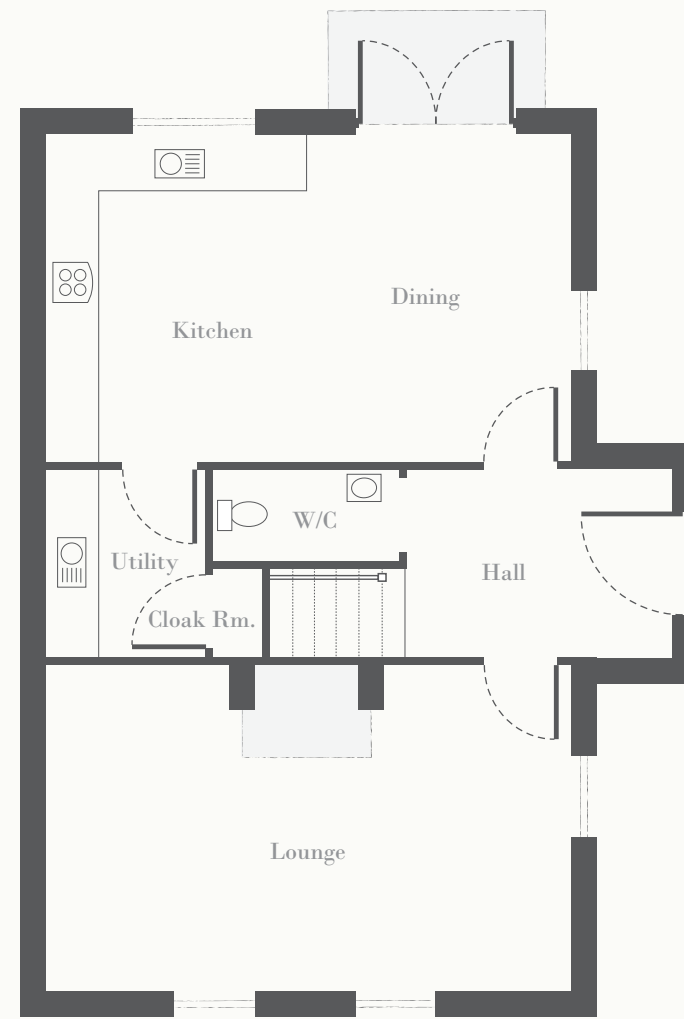
First Floor





C
DIXON

3 Bedroom Semi-detached
1,240 sq. feet / 115 m²

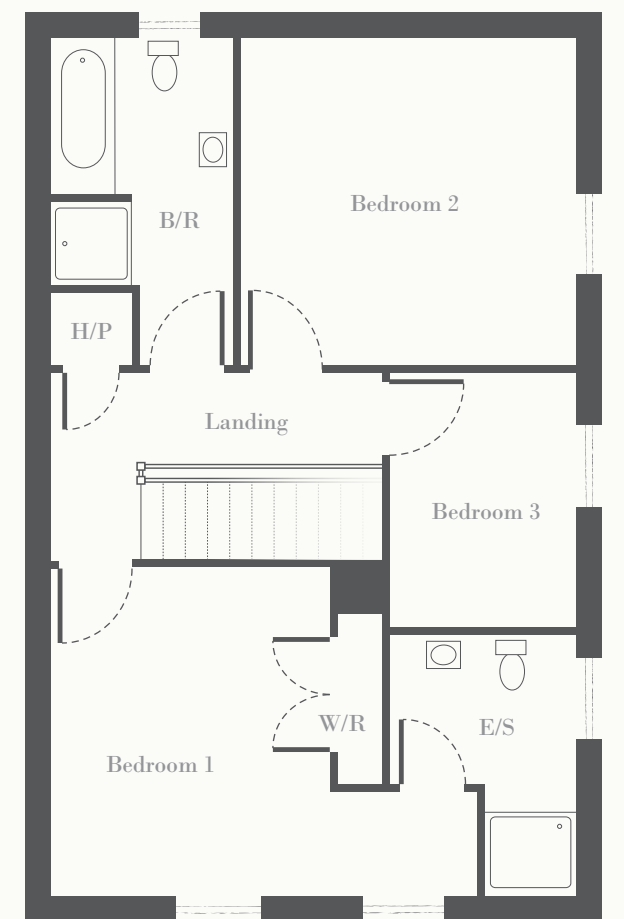


Ground Floor

Lounge	3.59 x 5.83m	11'9" x 19'1"
Kitchen/ Dining	3.59 x 5.83m	11'9" x 19'1"
Utility	1.75 x 2.06m	5'8" x 6'9"
W/C	0.99 x 2.05m	3'3" x 6'8"

Master Bedroom	3.59 x 4.71m	11'9" x 15'5"
En-suite	2.86 x 2.05m	9'4" x 6'8"
Bedroom 2	3.59 x 3.71m	11'9" x 12'2"
Bedroom 3	2.79 x 2.05m	9'1" x 6'8"
Bathroom	2.7 x 2m	8'10" x 6'6"

First Floor





D

STARKE

xx Bedroom Semi-detached

1,100 sq. feet / 102 m²

Ground Floor

Lounge	4.33 x 4.06m	14'2" x 13'3"
Kitchen/ Dining	2.89 x 5.38m	9'5" x 17'7"
Utility	2.02 x 1.6m	6'7" x 5'2"
W/C	0.95 x 1.74m	3'1" x 5'8"

First Floor

Master Bedroom	3.93 x 3.24m	12'11" x 10'7"
En-suite	2 x 1.6m	6'6" x 5'2"
Bedroom 2	3.28 x 2.71m	10'9" x 8'10"
Bedroom 3	3.28 x 2.54m	10'9" x 8'4"
Bathroom	2.7 x 2m	8'10" x 6'6"

Specification

Every material from the natural slate roofs, hand made brick, heritage door surround, brush chrome switches and sockets, has been hand picked.

Each home also offers the latest in modern living and luxury. The kitchens which include granite worktops as standard are fully tailored to the exact tastes and needs of each homeowner. Luxurious floor coverings are provided as standard throughout with a choice of colours and textures for each. Oversized Georgian style windows and raised ceilings provide ample natural light and a spacious feel throughout.

INTERNAL FEATURES

- Choice of luxury kitchen units, door handles and granite work tops.
- Fitted bathroom and en-suites in contemporary white.
- Mains pressurised water system including showers.
- Interior paint finishes to all internal walls, ceilings and woodwork.
- High efficiency oil heating system and electronic timer.
- Integrated electric oven and hob, 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.
- Raised internal ceilings.

ELECTRICAL FEATURES

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

EXTERNAL FEATURES

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





Ideally located just off the
Belfast Road, Moss Lane is
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of large semi-detached
and detached Georgian
inspired homes complemented
by their superior finish and
architectural detailing.



STEADLAND



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