



# Cherry Grove

*Teagy Road, Annaghmore, BT62 1LX*









# Introducing Cherry Grove

*Cherry Grove is located in the tranquil surroundings of the County Armagh countryside.*

The carefully planned site layout maximises available space to offer generous plots and parking to each home. Existing trees and further planting has been designed to provide privacy from the outset.

Each home will be finished to the highest of standards including slate effect roofs, low maintenance external decorative render, custom designed kitchens by Alwood Red, brush chrome switches and sockets and raised ceilings providing a spacious feel throughout.

## TRAVEL DISTANCES

M1 Motorway	2.5 miles
Portadown	6.5 miles
Moy	6.5 miles
Armagh	11 miles
Belfast City Centre	36 miles

## INTERNAL FEATURES

- » Raised internal ceiling heights
- » Choice of luxury kitchen units, door handles and work tops
- » Belling electric oven & ceramic hob
- » Integrated fridge freezer & dishwasher
- » Tiling in hallway, kitchen, WC, utility room, bathroom & en-suites
- » Deep pile carpet on stairs, landing & bedrooms
- » Wood effect laminate flooring in lounge
- » Interior paint finishes to all internal walls, ceilings and woodwork
- » Fitted bathroom and en-suites in contemporary white
- » Mains pressurised water system including showers
- » High efficiency oil fired heating system and electronic timer
- » Multi fuel stove to 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
- » Fitted smoke and carbon monoxide detectors

## EXTERNAL FEATURES

- » 10 year structural guarantee
- » Black seamless aluminium guttering
- » Slate effect roof
- » Garden lawns top soiled, levelled and seeded
- » Perimeter rear garden surrounded in 6 foot timber fencing





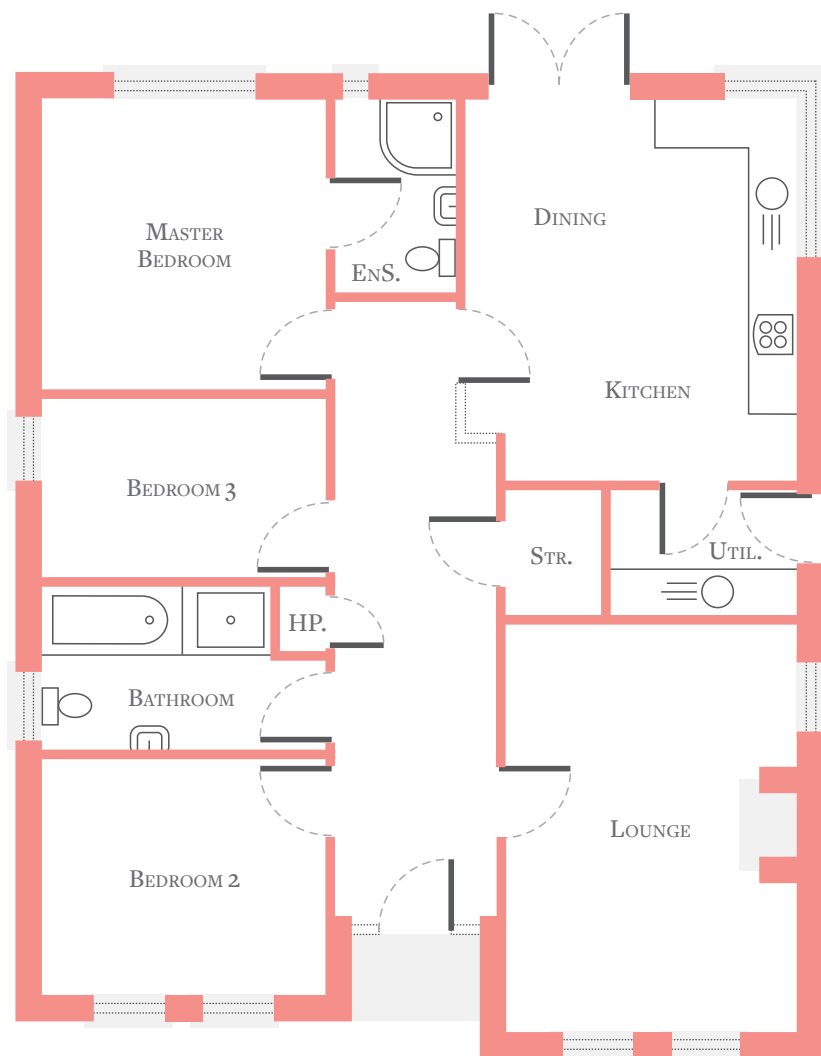
**A. Morello**

*Bungalow — 106m<sup>2</sup> / 1140 ft<sup>2</sup>*



# A. Morello

Bungalow — 106m<sup>2</sup> / 1140ft<sup>2</sup>



**LOUNGE**  
3.66m x 5.15m  
12' x 16'10"

**KITCHEN/DINING**  
3.56m x 4.80m  
11'8" x 15'9"

**UTILITY**  
2.38m x 1.60m  
7'9" x 5'3"

**BATHROOM**  
3.60m x 1.15m  
11'9" x 3'9"

**MASTER BEDROOM**  
3.58m x 3.65m  
11'9" x 12'

**BEDROOM 2**  
3.54m x 3.00m  
11'7" x 9'10"

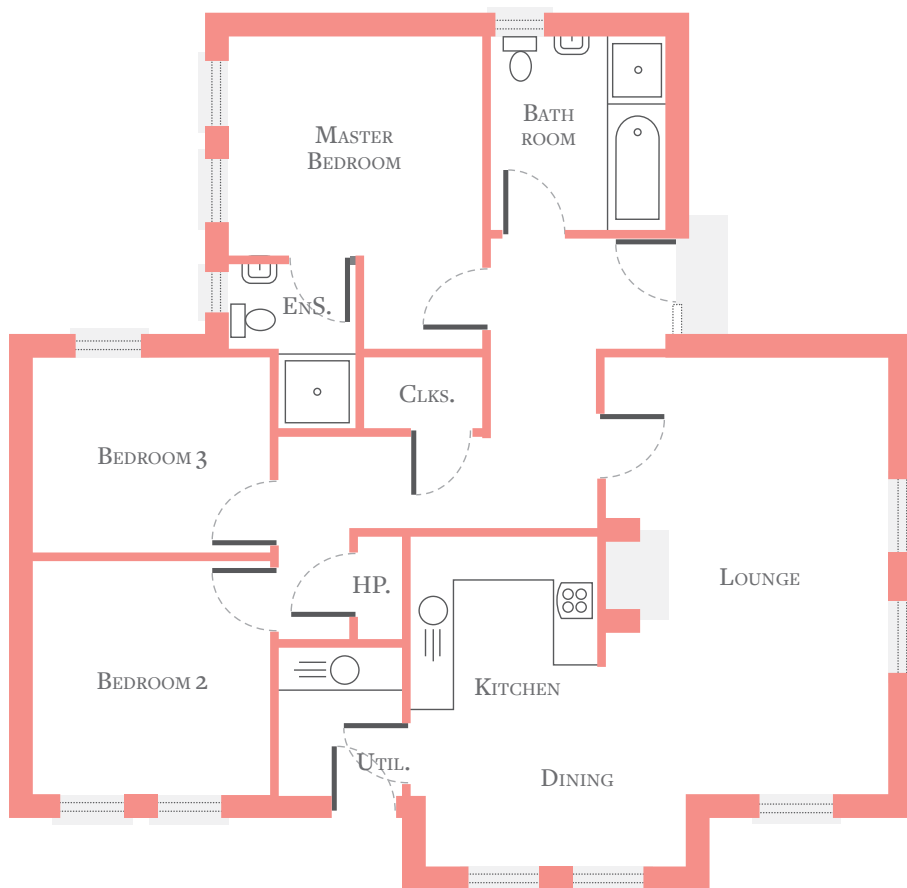
**BEDROOM 3**  
3.60m x 2.29m  
11'9" x 7'6"





**B. Sylvia**  
*Bungalow — 104m<sup>2</sup> / 1120 ft<sup>2</sup>*





## B. Sylvia

Bungalow — 104m<sup>2</sup> / 1120ft<sup>2</sup>

### LOUNGE (LONGEST POINT)

6.14m x 4.00m  
20'1" x 13'1"

### KITCHEN/DINING (LONGEST POINT)

4.64m x 3.64m  
15'2" x 11'11"

### UTILITY

2.09m x 1.75m  
6'10" x 5'8"

### BATHROOM

2.78m x 2.42m  
9'1" x 7'11"

### MASTER BEDROOM

4.38m x 3.56m  
14'4" x 11'8"

### BEDROOM 2

3.12m x 3.31m  
10'2" x 10'10"

### BEDROOM 3

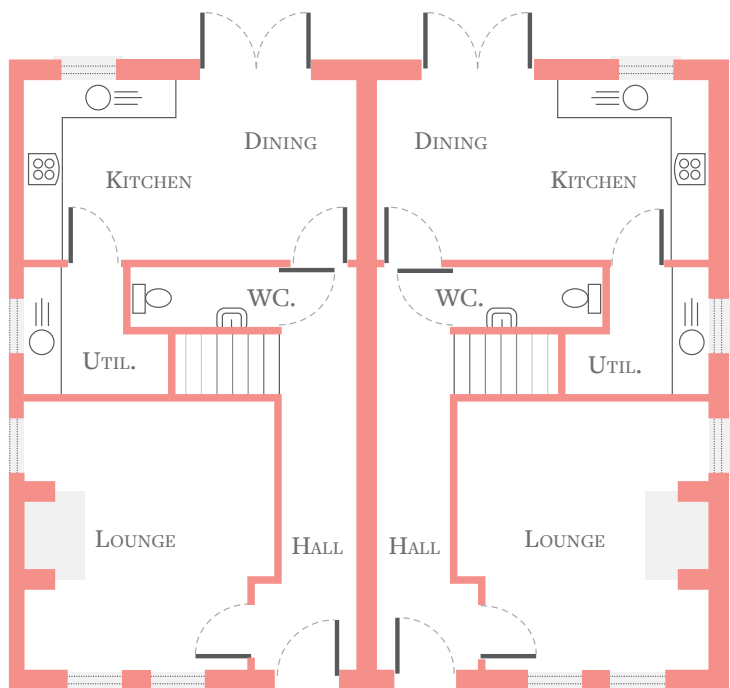
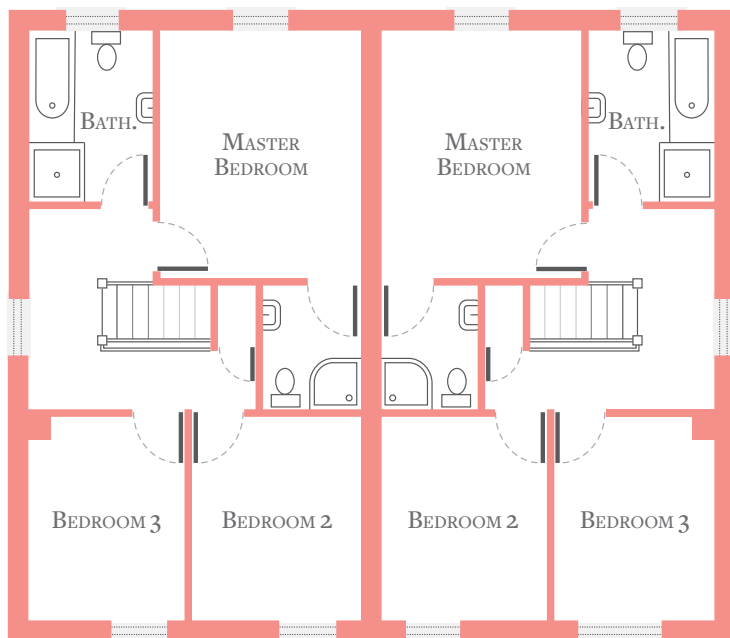
2.74m x 3.31m  
8'11" x 10'10"





**C. Lambert**

*Semi-Detached — 102m<sup>2</sup> / 1100 ft<sup>2</sup>*



## C. Lambert

Semi-Detached — 102m<sup>2</sup> / 1100ft<sup>2</sup>

### MASTER BEDROOM

3.24m x 3.93m  
10'7" x 12'11"

### EN-SUITE

1.60m x 2.00m  
5'2" x 6'6"

### BEDROOM 2

2.71m x 3.28m  
8'10" x 10'9"

### BEDROOM 3

2.54m x 3.28m  
8'4" x 10'9"

### BATHROOM

2.00m x 2.70m  
6'6" x 8'10"

### LOUNGE

4.06m x 4.33m  
13'3" x 14'2"

### KITCHEN/DINING

5.38m x 2.89m  
17'7" x 9'5"

### UTILITY

1.60m x 2.02m  
5'2" x 6'7"

### WC

2.45m x 0.95m  
8'0" x 3'1"





Peatlands Park

M1

M1

M1

DUNGANNON

BELFAST

B131

RIVER BLACKWATER

THE ARGORY



TULLYROAN  
OVAL



ORCHARD  
PRIMARY SCH.



SPAR

MOSS RD.

BLACKISLAND RD.

DERRYGAVAD RD.

ANNAGHMORE RD.

ARDRESS RD.

DERRYCOR RD.

BELMONT RD.

CLONMACASH RD.

ST. JOHNS  
PRIMARY SCH.



EGLISH  
PRIMARY SCH.



TEAGY RD.

TEAGY RD.

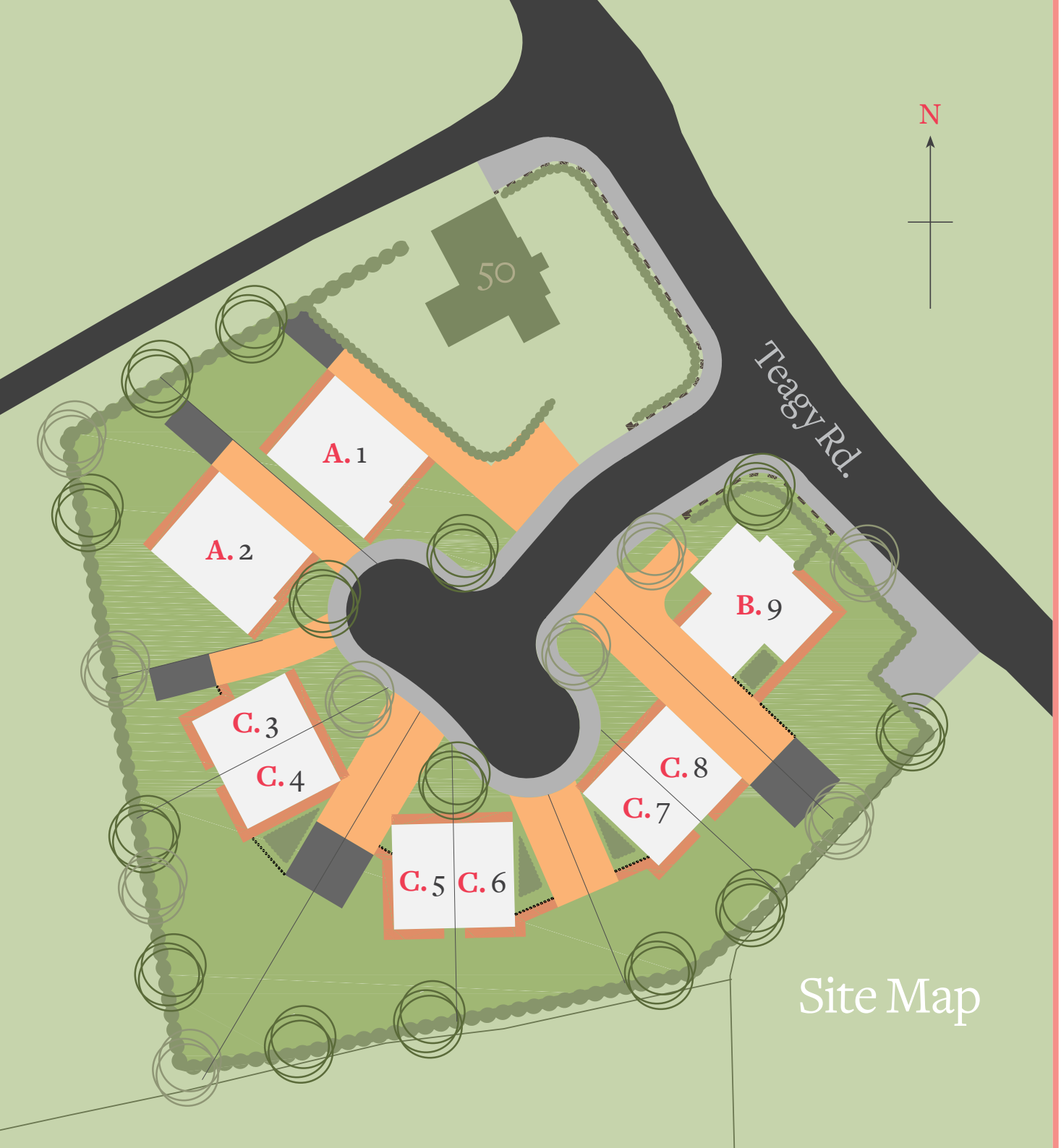
Cherry  
Grove



Ardress

ARDRESS RD.

Location Map



Site Map





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