



**Lisnisky**

**WALK**

*Portadown*







## INTRODUCING **Lisnisky Walk**



**IDEALLY LOCATED JUST OFF THE  
OLD LURGAN ROAD, LISNISKY WALK  
IS A DEVELOPMENT OF  
GEORGIAN INSPIRED HOMES  
COMPLEMENTED BY THEIR  
SUPERIOR FINISH  
& ARCHITECTURAL DETAILING.**

The carefully planned site layout maximises available space to offer generous plots and parking to each home.

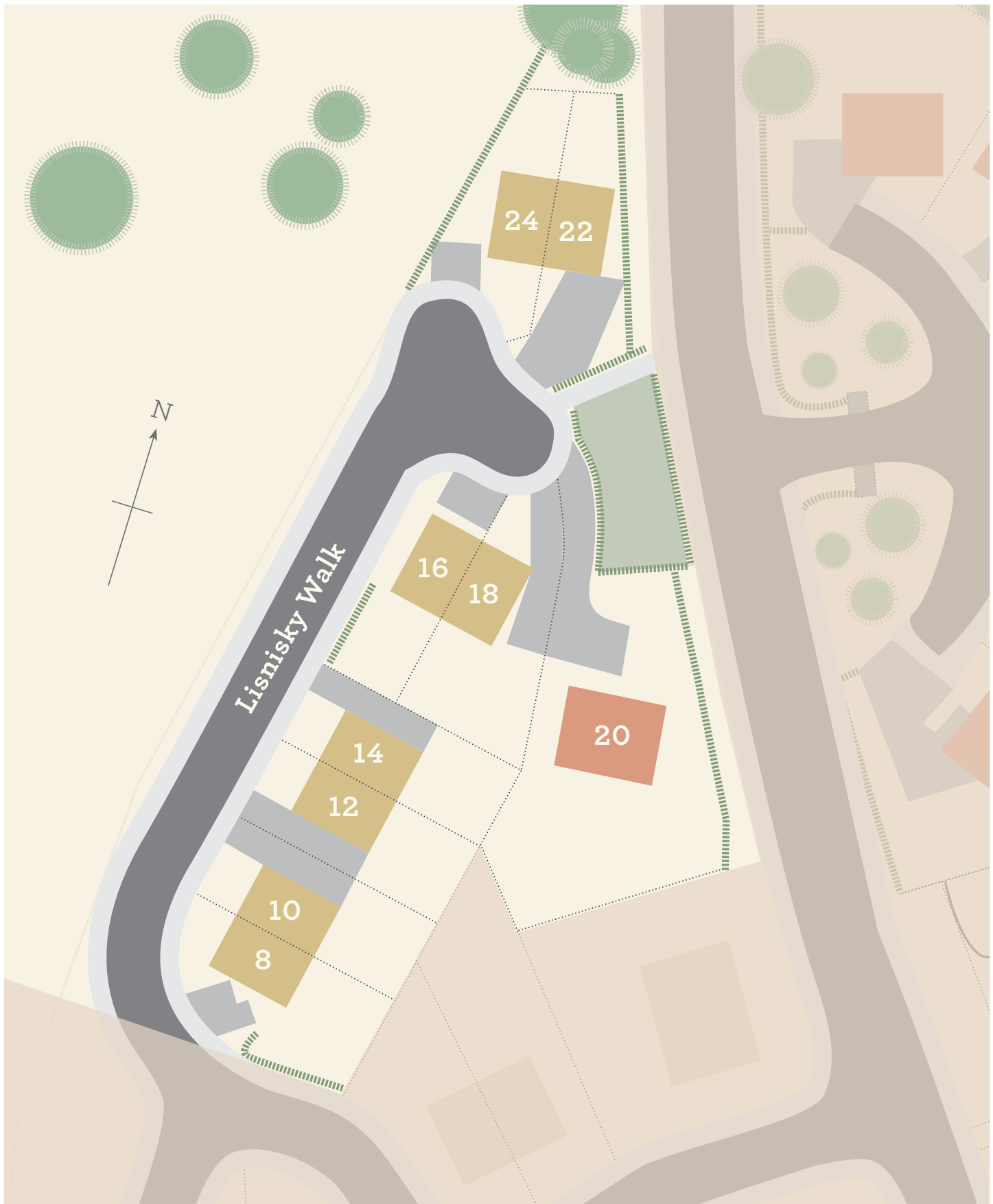
Each home will be finished to the highest of standards including natural slate roofs, hand made Belgian brick, heritage door surround, brush chrome switches and sockets and raised ceilings providing a spacious feel throughout.



# SITUATION

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# SITE MAP

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Aylesbury



Mallard





1

## AYLESBURY

**4 Bedroom Detached**

*1,750 sq. feet / 162.58 m<sup>2</sup>*

**a**

## GROUND FLOOR PLAN

### 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

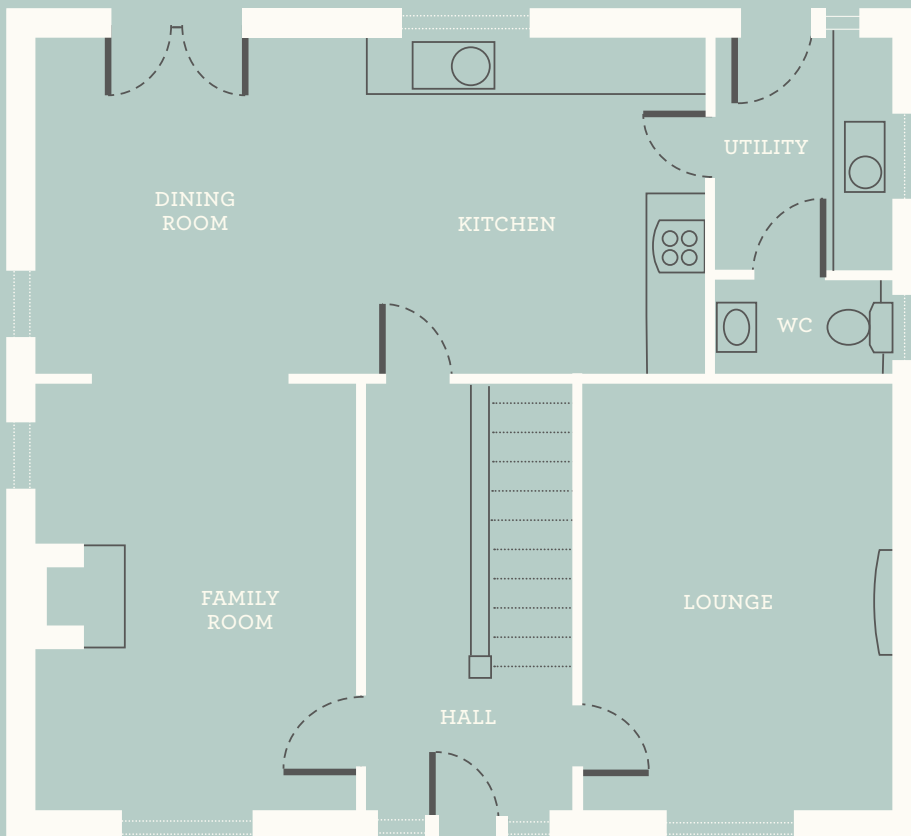
11'8" x 26'6"  
3.56m x 8.08m

### 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

### 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

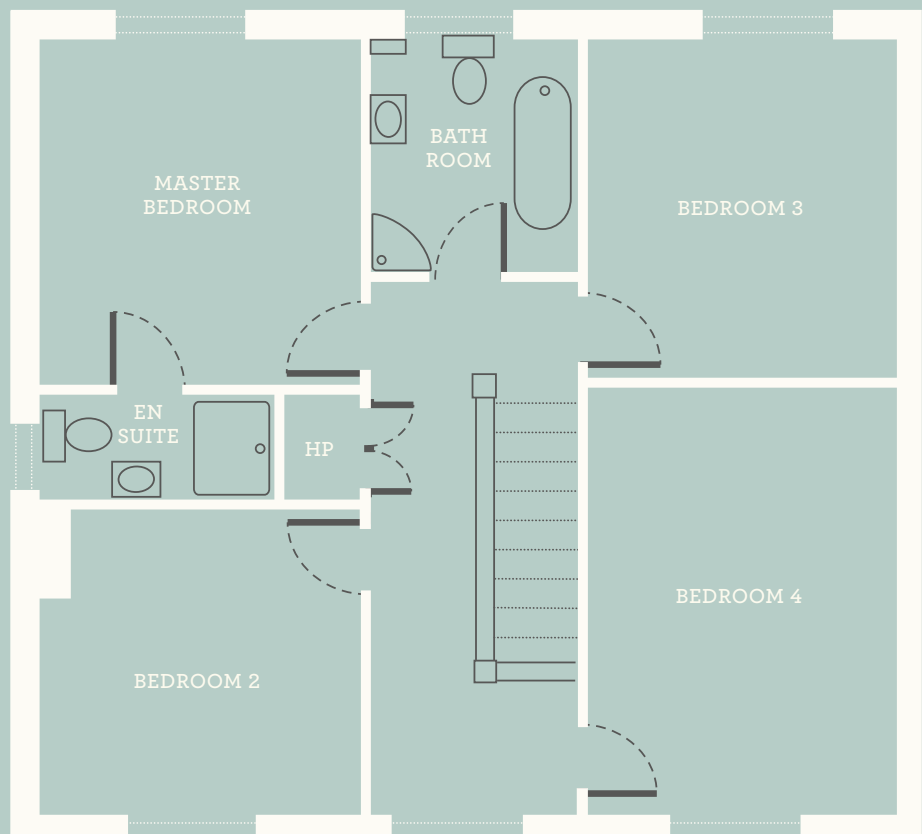
11'7" x 11'1"  
3.55m x 3.38m

### Bedroom 4

14'9" x 11'1"  
4.51m x 3.38m

### Bathroom

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







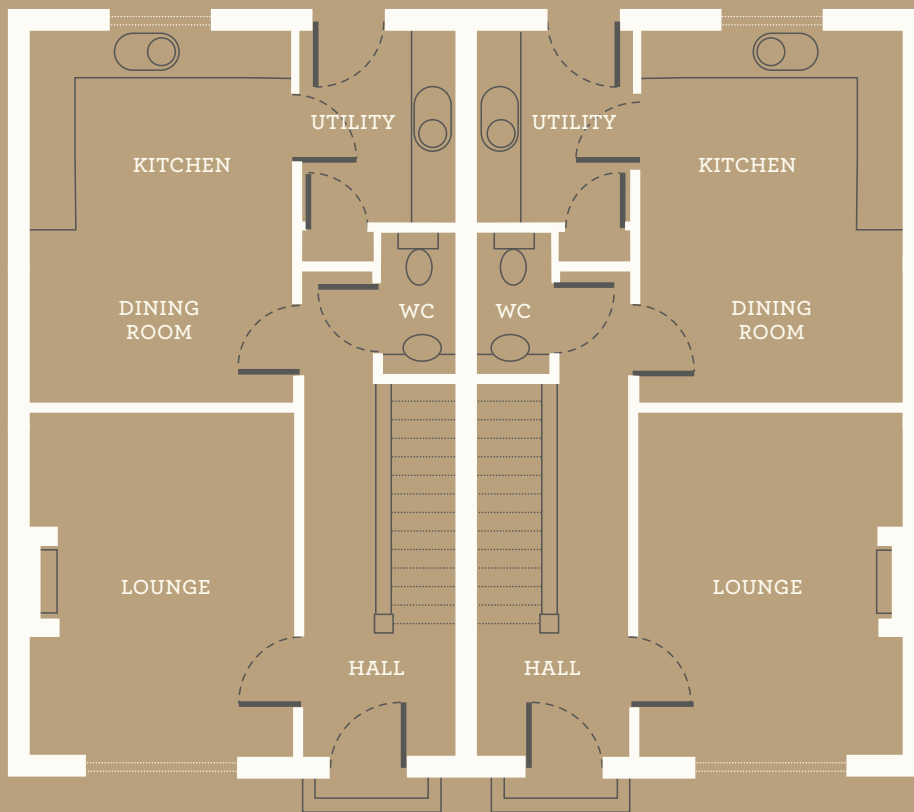
2

## MALLARD

**3 Bedroom Semi-detached**

*1,070 sq. feet / 99.4 m<sup>2</sup>*





**a**

## GROUND FLOOR PLAN

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### Kitchen/Dining

14'1" x 11'7"  
4.29m x 3.53m

### Lounge

14'7" x 11'7"  
4.45m x 3.53m

### Utility Room

7'8" x 6'7"  
2.34m x 2.01m

### WC

6'3" x 2'9"  
1.91m x 0.84m

### Hall

14'7" x 6'7"  
4.45m x 2.01m

**b**

## FIRST FLOOR PLAN

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### Master Bedroom

10'2" x 11'11"  
3.1m x 3.38m

### En-suite

3'11" x 6'3"  
1.19m x 1.91m

### Bedroom 2

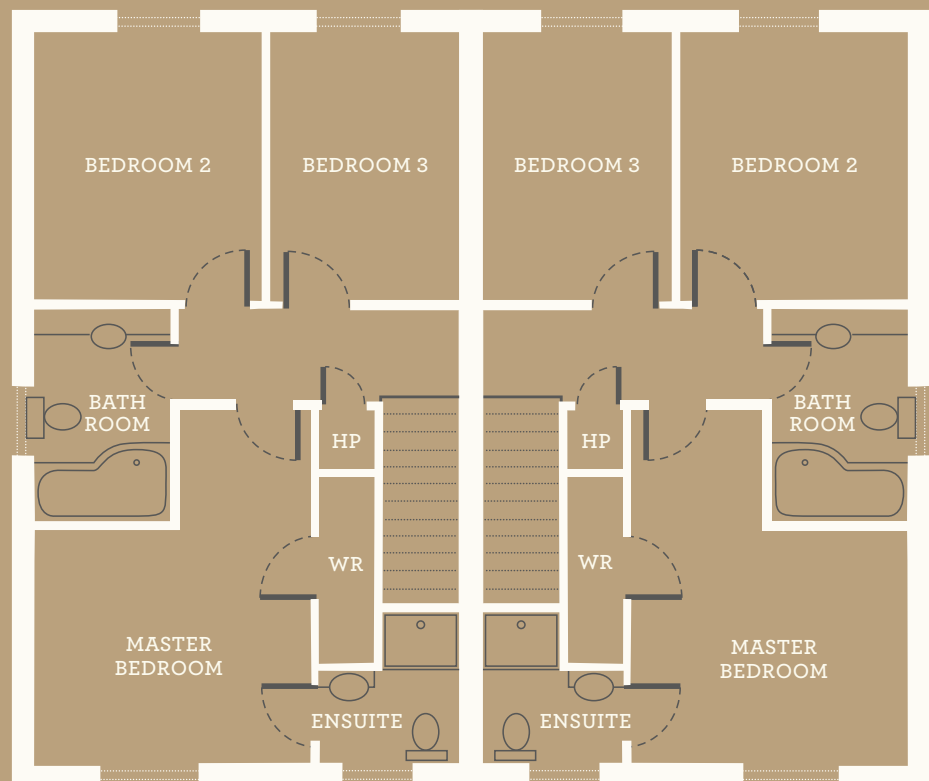
10'1" x 9'7"  
3.07m x 2.92m

### Bedroom 3

10'1" x 8'7"  
3.07m x 2.62m

### Bathroom

8'1" x 6'1"  
2.46m x 1.98m



# FEATURES & SPEC



①

## INTERNAL FEATURES

- Raised internal ceiling heights
- Choice of luxury kitchen units, door handles and work tops
- Belling electric oven and ceramic hob to semi-detached
- Belling range cooker with electric ovens and gas hob to detached
- 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
- Interior paint finishes to all internal walls, ceilings and woodwork
- Fitted bathroom and en-suites in contemporary white (free standing bath to detached)
- Mains pressurised water system including showers
- High efficiency Firmus gas heating system and electronic timer

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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
- Fitted smoke detectors
- Wired for intruder alarm

③

## EXTERNAL FEATURES

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



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**STEADLAND**

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

**Hannath**

028 3839 9911

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