



BALLYROBERT MANOR

BALLYROBERT, CO. ANTRIM



DESIGNED FOR LIVING

A full-page photograph of a family playing in a field at sunset. A man in a plaid shirt is lifting a young child in a red plaid shirt and jeans. A woman in a pink shirt is running in the background. The scene is bathed in warm, golden light from the setting sun, creating a soft, hazy atmosphere. The background features tall grass and trees.

ENJOY THE TRANQUILITY OF
VILLAGE LIVING
SURROUNDED BY BEAUTIFUL
COUNTRYSIDE WITH THE BENEFIT
OF BEING WELL CONNECTED

WELCOME TO
**BALLYROBERT
MANOR**
EXPERIENCE THE CHARM
OF VILLAGE LIVING



SET AGAINST A BACKDROP OF ROLLING
COUNTY ANTRIM COUNTRYSIDE AND
SURROUNDED BY ACRES OF PARKLAND,
BALLYROBERT MANOR OFFERS LUXURY
LIVING WITHIN THE DELIGHTFUL
VILLAGE OF BALLYROBERT.

This stunning new development offers a truly unique and inspired environment. Showcasing traditional architecture and sophisticated interiors, this beautiful collection of homes provides the perfect location for a modern family lifestyle.

Combining elegant facades and traditional materials with contemporary yet versatile interiors, Ballyrobert Manor has been designed to bring you the best of village living in an environment of timeless appeal.

Theatre at the Mill



Greenacres Golf Club



Sleepy Hollow Restaurant & Bar



Aunt Jane's Parlour



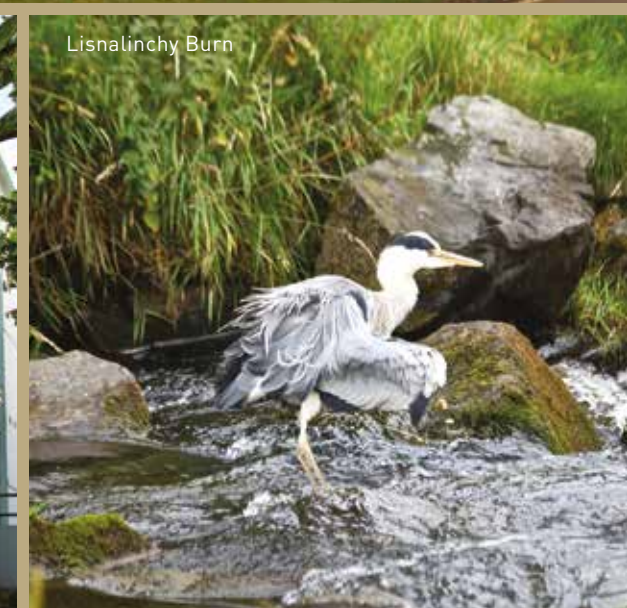
Skelton's Race Car



Ballyearl Arts and Leisure Centre



Lisnalinchy Burn



Browns Coffee House

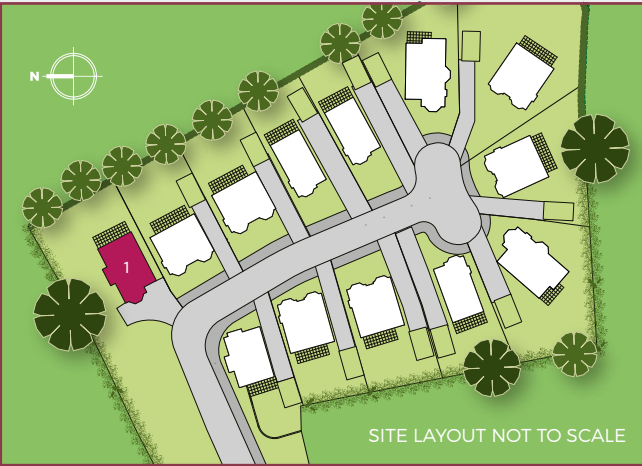




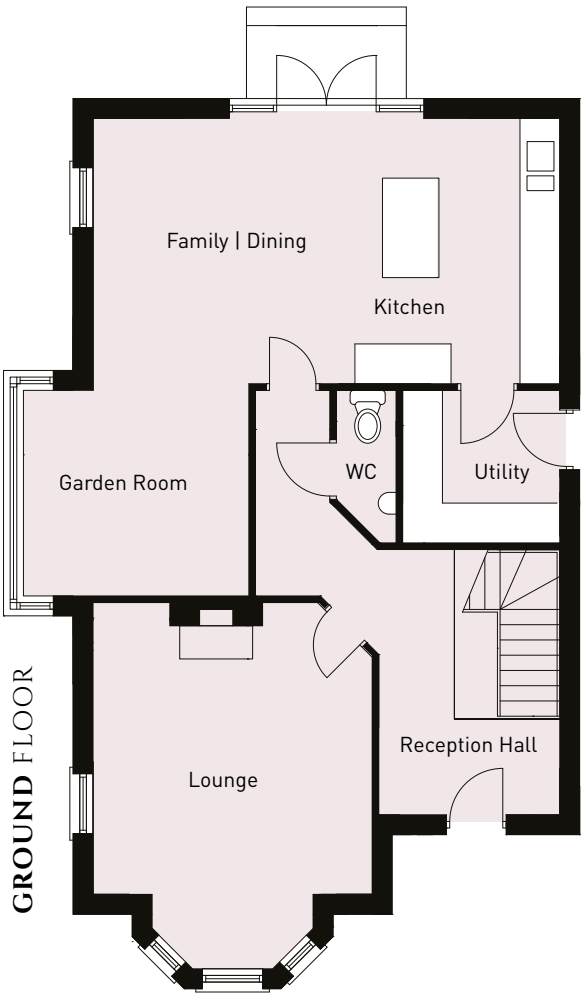
THE JAMES

Site 1 | 1750 sq ft

4 BEDROOM DETACHED FAMILY HOME

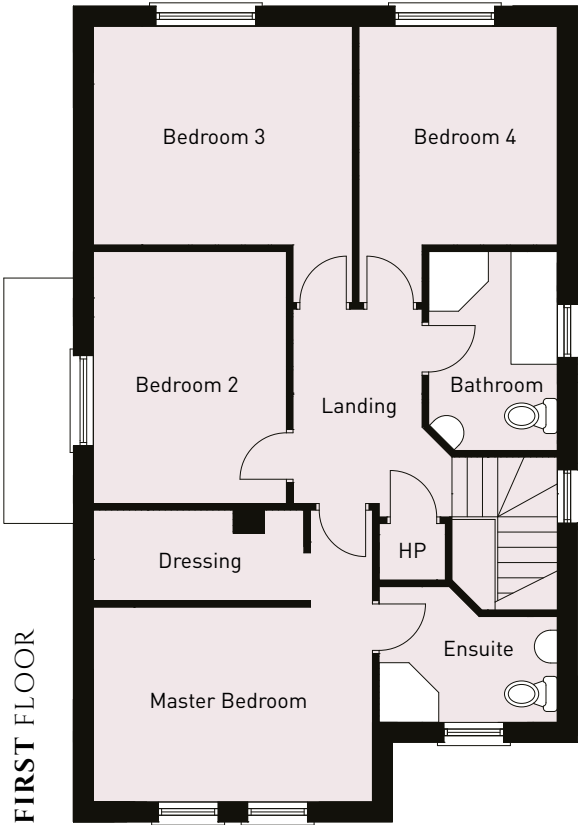


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GROUND FLOOR	ft/in	Meters
Reception Hall with separate WC		
Lounge into bay	17'7" x 13'8"	5.40 x 4.20
Kitchen Dine Family	23'1" x 13'2"	7.04 x 4.01
Garden Room	11'1" x 9'8"	3.40 x 3.00
Utility Room	7'5" x 7'5"	2.30 x 2.30

FIRST FLOOR	ft/in	Meters
Master Bedroom	13'8" x 9'6"	4.22 x 2.93
Ensuite	8'7" x 6'6"	2.65 x 2.00
Dressing	10'4" x 4'6"	3.17 x 1.40
Bedroom 2	12'5" x 9'5"	3.80 x 2.90
Bedroom 3	12'8" x 10'8"	3.90 x 3.30
Bedroom 4	10'8" x 9'7"	3.30 x 2.95
Bathroom	9'8" x 6'4"	3.00 x 1.94

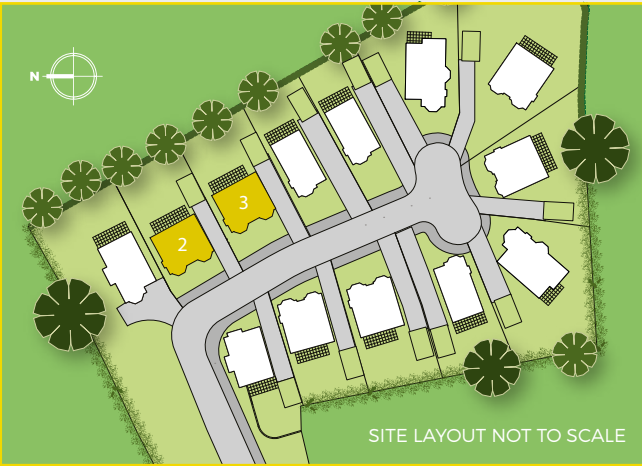




THE TAYLOR

Sites 2 & 3 | 1625 sq ft

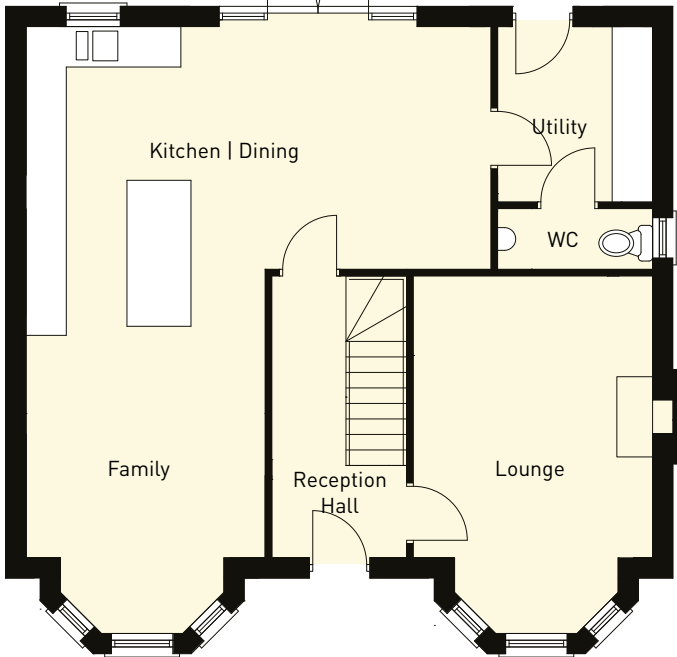
4 BEDROOM DETACHED FAMILY HOME



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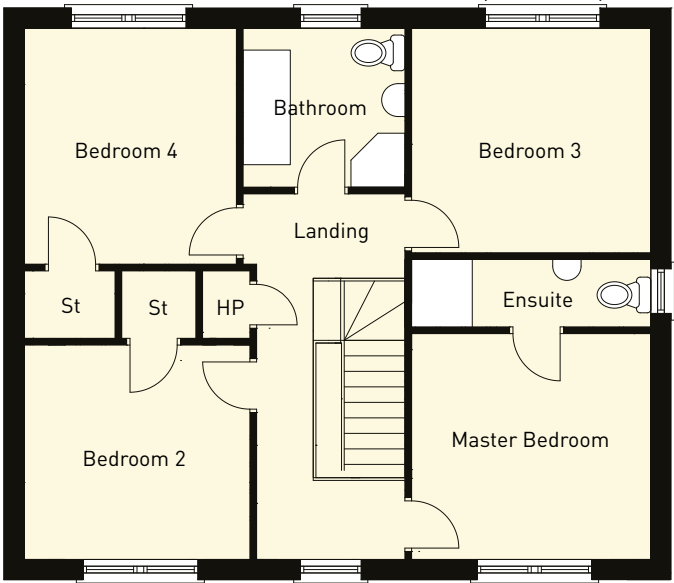
GROUND FLOOR



GROUND FLOOR	ft/in	Meters
Reception Hall		
Lounge into bay	17'2" x 11'6"	5.23 x 3.55
Kitchen Dine Fam into bay	28'10" x 22'3"	8.83 x 6.80
Utility Room	8'5" x 7'5"	2.60 x 2.30
WC	7'5" x 2'1"	2.30 x 0.90

FIRST FLOOR

	ft/in	Meters
Master Bedroom	11'1" x 10'1"	3.65 x 3.35
Ensuite	11'1" x 3'3"	3.65 x 1.00
Bedroom 2	10'1" x 10'5"	3.35 x 3.20
Bedroom 3	11'6" x 10'8"	3.55 x 3.30
Bedroom 4	11'5" x 10'3"	3.50 x 3.15
Bathroom	7'9" x 7'7"	2.40 x 2.35



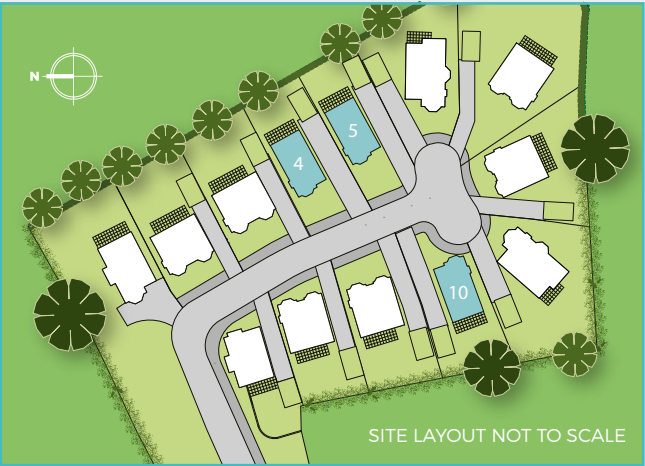
FIRST FLOOR



THE ALICE

Sites 4, 5 & 10 | 1400 sq ft

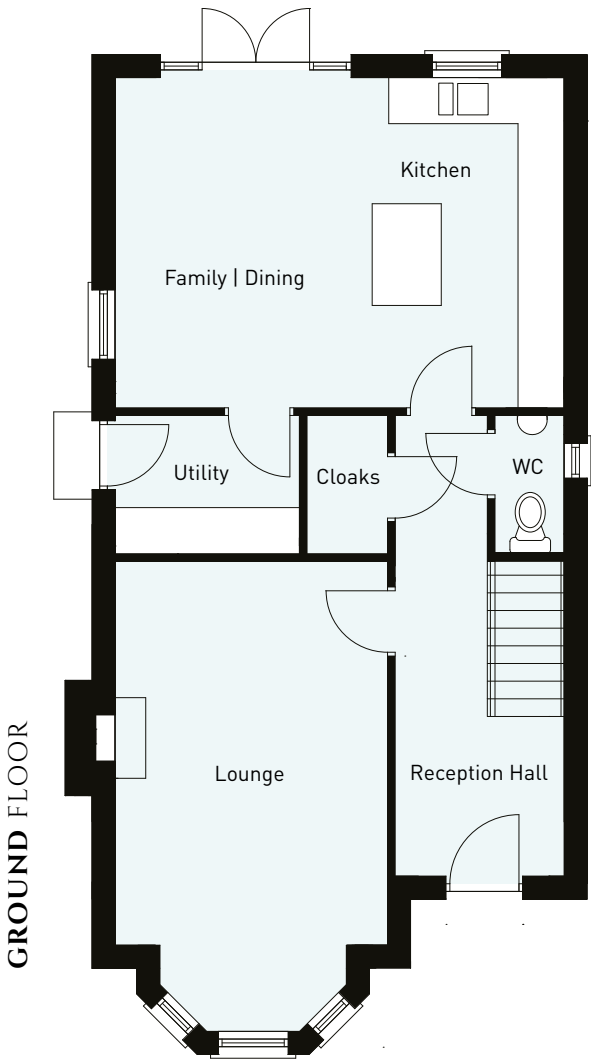
4 BEDROOM DETACHED FAMILY HOME



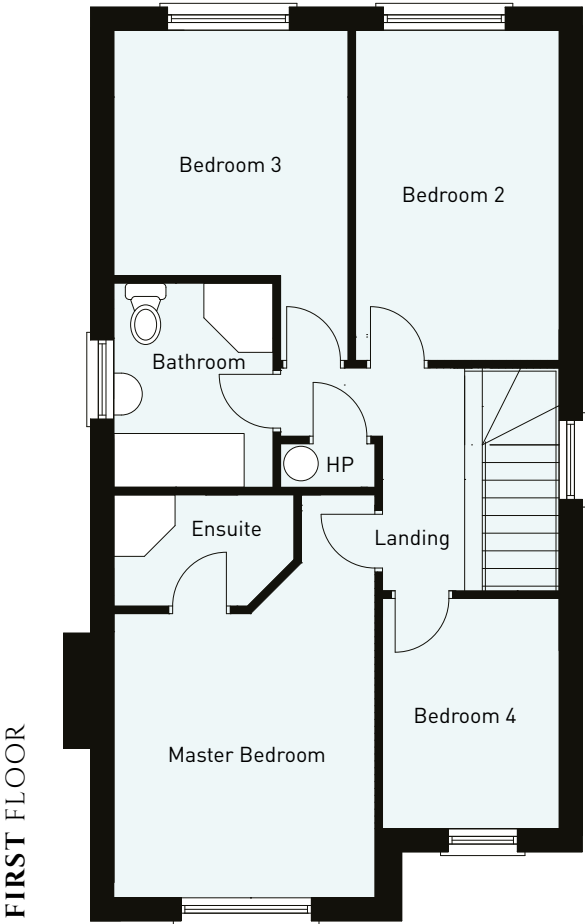
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BALLYROBERT MANOR

THE ALICE | Sites 4, 5 & 10 | 1400 sq ft



FIRST FLOOR	ft/in	Meters
Master Bedroom	15'6" x 12'1"	4.75 x 3.70
Ensuite	7'7" x 4'8"	2.34 x 1.45
Bedroom 2	14'1" x 8'7"	4.30 x 2.65
Bedroom 3	10'5" x 10'0"	3.20 x 3.05
Bedroom 4	9'8" x 7'5"	3.00 x 2.30
Bathroom	8'7" x 6'8"	2.65 x 2.07



GROUND FLOOR	ft/in	Meters
Reception Hall with separate WC		
Lounge into bay	20'0" x 11'6"	6.10 x 3.55
Kitchen Dine Family	18'7" x 14'1"	5.70 x 4.30
Utility Room	7'9" x 5'9"	2.40 x 1.80
Cloak Room		

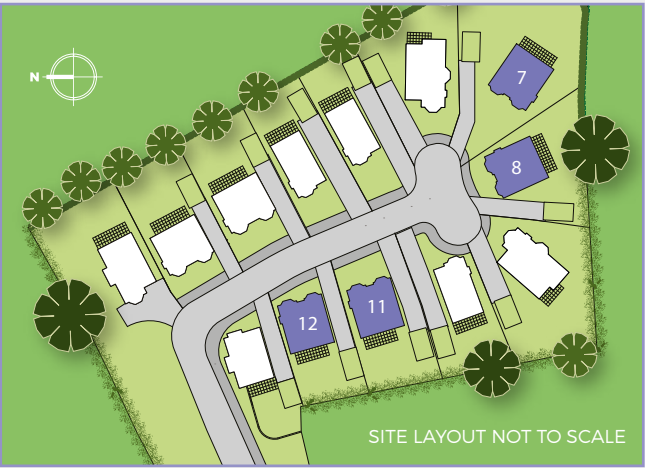
Plans are not to scale and all dimensions are approximate



THE BAIRD

Sites 7, 8, 11 & 12 | 1730 sq ft

4 BEDROOM DETACHED FAMILY HOME

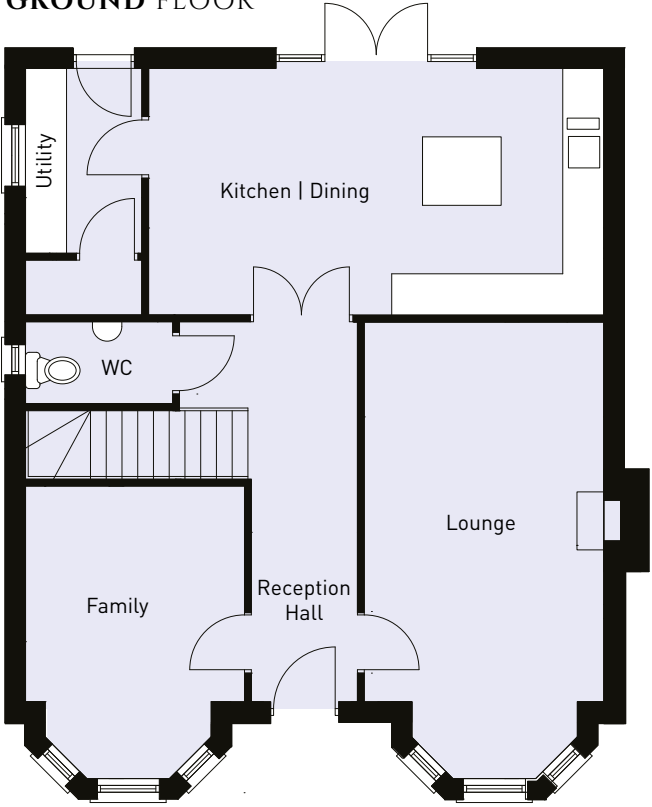


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THE BAIRD | Sites 7, 8, 11 & 12 | 1730 sq ft



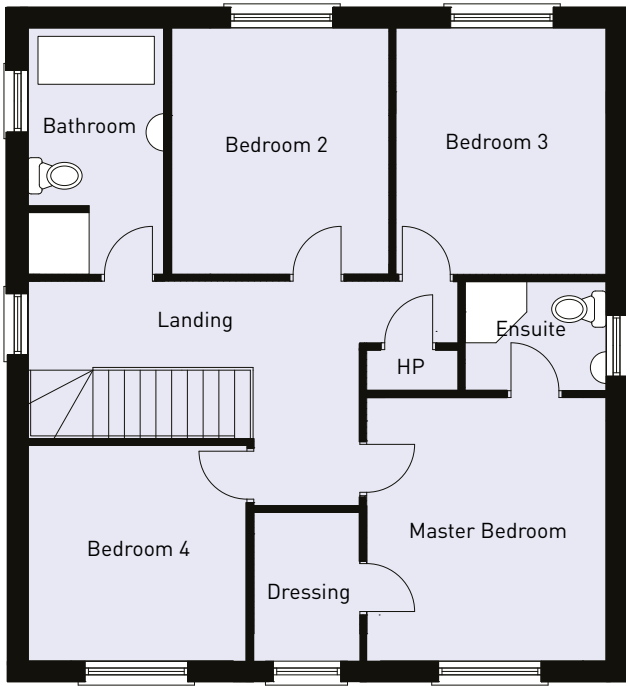
GROUND FLOOR



GROUND FLOOR	ft/in	Meters
Reception Hall with separate WC		
Lounge into bay	21'9" x 11'5"	6.67 x 3.50
Kitchen Dining	21'8" x 11'8"	6.65 x 3.60
Family into bay	13'9" x 10'5"	4.25 x 3.20
Utility Room	8'9" x 5'6"	2.70 x 1.70

FIRST FLOOR

	ft/in	Meters
Master Bedroom	12'3" x 11'5"	3.75 x 3.50
Ensuite	6'7" x 5'6"	2.05 x 1.70
Dressing Room	5'8" x 5'1"	1.77 x 1.55
Bedroom 2	11'8" x 10'3"	3.60 x 3.15
Bedroom 3	11'8" x 10'1"	3.60 x 3.04
Bedroom 4	10'3" x 10'3"	3.15 x 3.15
Bathroom	11'8" x 6'4"	3.60 x 1.95



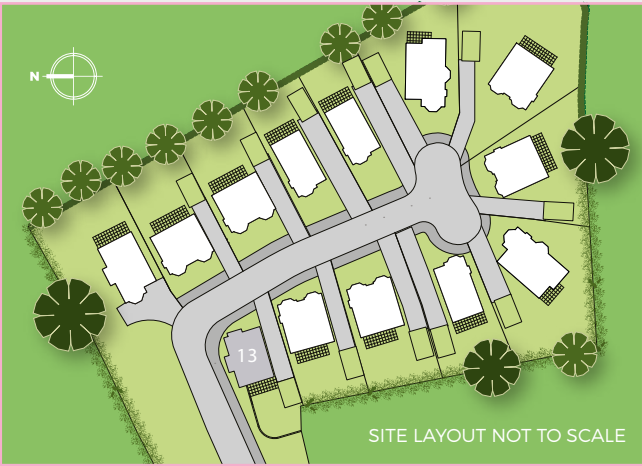
FIRST FLOOR



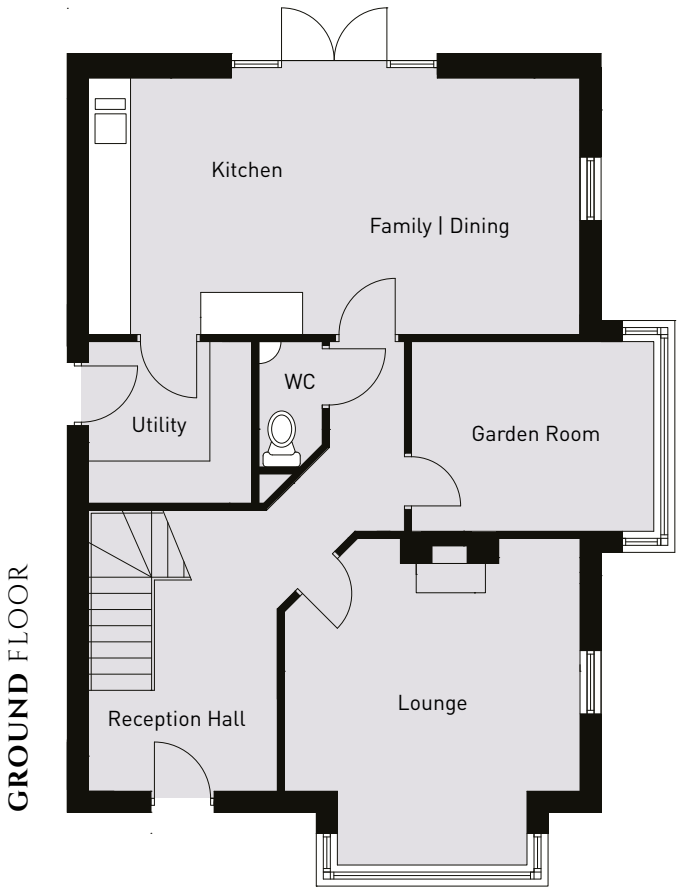
THE HARPER

Site 13 | 1600 sq ft

4 BEDROOM DETACHED FAMILY HOME

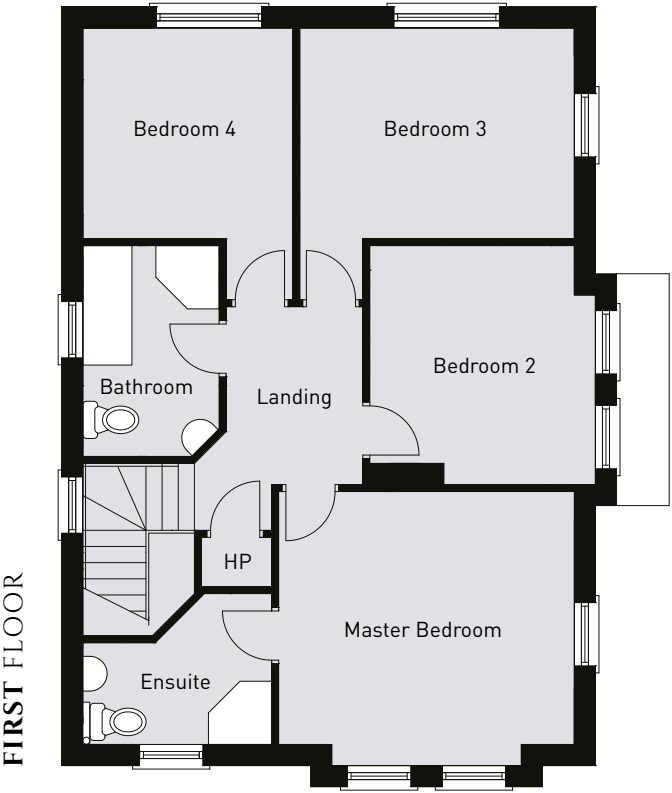


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GROUND FLOOR	ft/in	Meters
Reception Hall with separate WC		
Lounge into bay	15'4" x 13'8"	4.70 x 4.20
Garden Room	11'3" x 8'9"	3.45 x 2.70
Kitchen Dine Family	22'6" x 11'1"	6.90 x 3.65
Utility Room	7'5" x 7'5"	2.30 x 2.30

FIRST FLOOR	ft/in	Meters
Master Bedroom	13'8" x 12'8"	4.20 x 3.90
Ensuite	8'7" x 6'9"	2.65 x 2.10
Bedroom 2	11'2" x 9'5"	3.40 x 2.90
Bedroom 3	12'5" x 9'8"	3.80 x 3.00
Bedroom 4	9'8" x 9'8"	3.00 x 3.00
Bathroom	9'8" x 6'4"	3.00 x 1.94

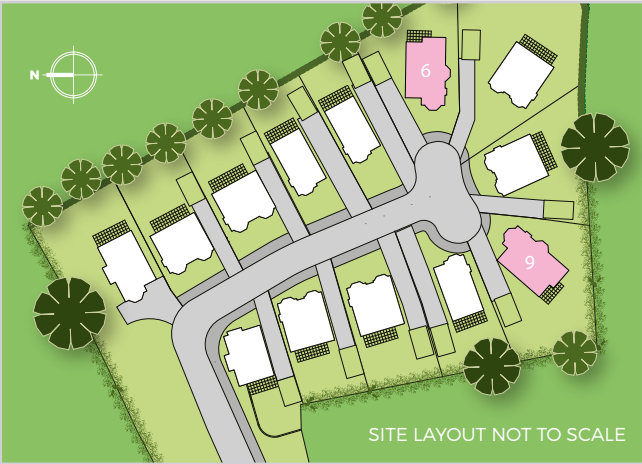




THE THOMPSON

Sites 6 & 9 | 1750 sq ft

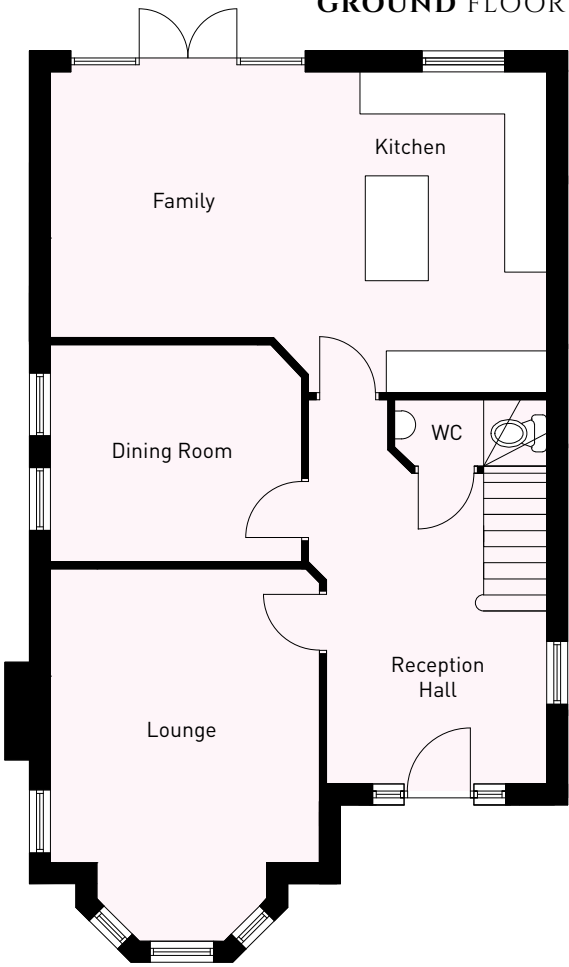
4 BEDROOM DETACHED FAMILY HOME



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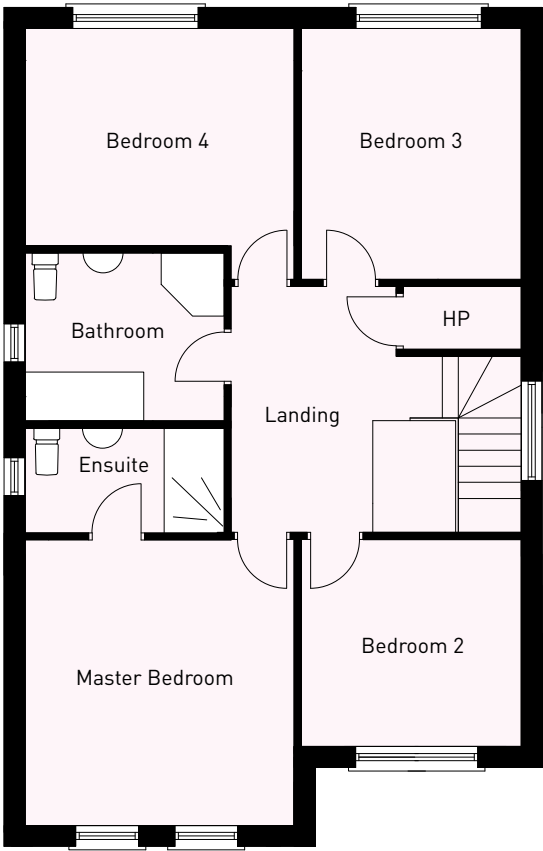


GROUND FLOOR



GROUND FLOOR	ft/in	Meters
Reception Hall with separate WC		
Lounge into bay	17'1" x 12'6"	5.20 x 3.85
Kitchen Family	23'3" x 12'5"	7.10 x 3.80
Dining Room	11'7" x 10'2"	3.58 x 3.10

FIRST FLOOR



FIRST FLOOR	ft/in	Meters
Master Bedroom	13'3" x 12'6"	4.05 x 3.85
Ensuite	10'8" x 4'9"	2.85 x 1.50
Bedroom 2	10'3" x 9'7"	3.15 x 2.95
Bedroom 3	11'6" x 10'3"	3.55 x 3.15
Bedroom 4	12'6" x 9'8"	3.85 x 3.00
Bathroom	10'8" x 7'9"	2.85 x 2.40

UNCOMPROMISING STYLE

QUALITY SPECIFICATION

KITCHEN

- Choose your luxury kitchen finishes from our bespoke selected range from our nominated supplier
- Kitchens will include an island unit
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble drier

SANITARY WARE

- Deluxe white sanitary ware with quality chrome fittings to bathrooms, ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom and ensuite
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Premium carpet and underlay to bedrooms, stairs and landing
- Tiled floor to reception hall, kitchen, dining, living, utility, bathroom, ensuite and WC

HEATING

- Oil fired central heating
- Energy efficient boiler

INTERNAL FINISHES

- Painted internal walls and ceilings
- Contemporary white internal doors with quality ironmongery
- Painted skirting boards and architraves
- Multi fuel stove in lounge
- Comprehensive range of electrical sockets, switches and telephone points including 5 amp sockets to lounge
- USB charging point to kitchen and master bedroom
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front and rear gardens turfed
- Quality choice of paving to paths and patio areas
- Asphalt driveway
- Estate railing to selected sites
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Decorative chimney stacks and pots

WARRANTY

- NHBC 10 year warranty



A BEAUTIFUL COLLECTION OF
NEW HOMES OFFERING THE
VERY BEST FOR AN ENJOYABLE
FAMILY LIFESTYLE



WELCOME TO BALLYROBERT MANOR



SITE LAYOUT - NOT TO SCALE

- | | |
|--|--|
| ● THE JAMES | ● THE ALICE |
| ● THE TAYLOR | ● THE HARPER |
| ● THE BAIRD | ● THE THOMPSON |

WELL CONNECTED



LOCATION MAP - NOT TO SCALE

SELLING AGENT



02890 832 832
www.colingrahamresidential.com

JOINT DEVELOPERS



CAILEAN
developments ltd



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B L O C K
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