

CONTEMPORARY HOMES FOR MODERN LIVING



AM

ADAIR MANOR

Ballymoney Road • Ballymena

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Ballymena Bowling Club



Fairhill Shopping Centre



The Braid



Galgorm Castle Golf Club



The People's Park



The People's Park



Galgorm Resort & Spa

ADAIR MANOR

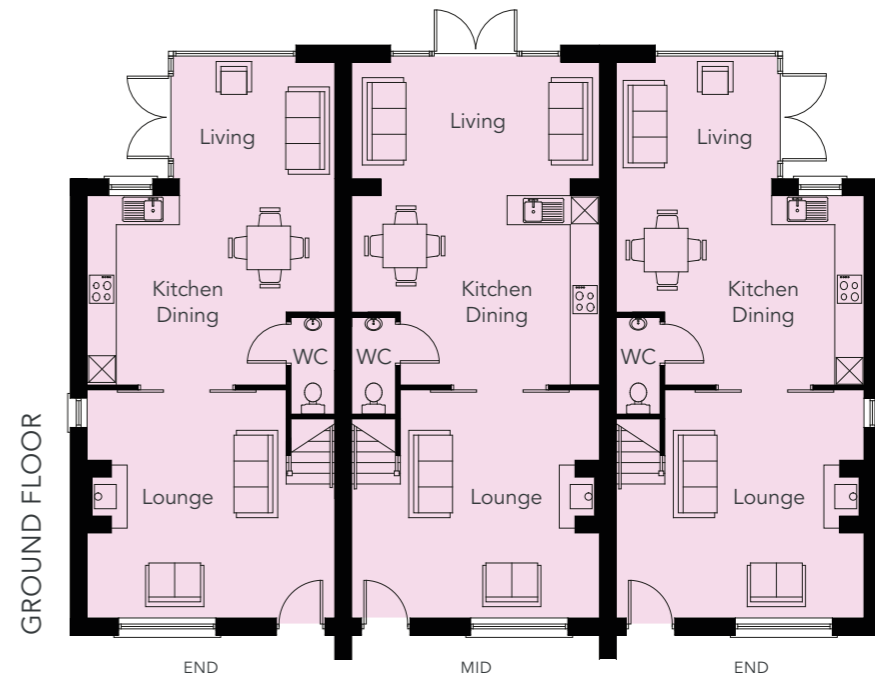
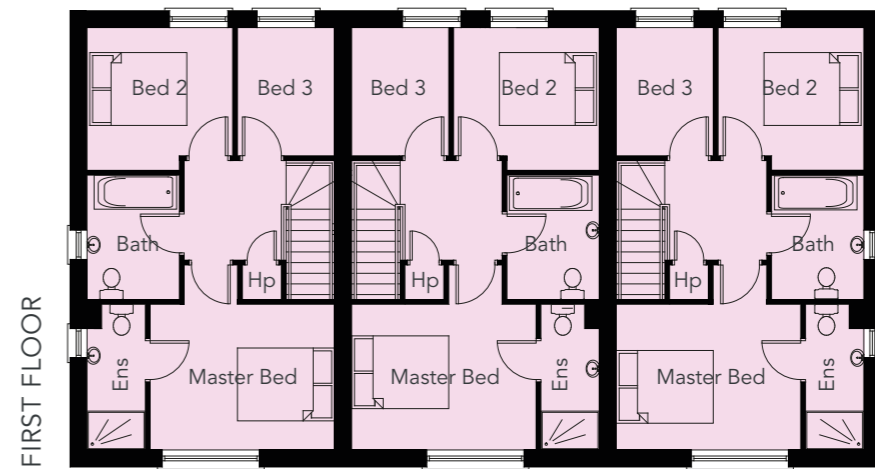
Adair Manor is a small exclusive new development of contemporary homes and apartments, situated just off the highly sought after Ballymoney Road, Ballymena. This unique new development will certainly appeal to purchasers who recognise quality and workmanship.

With a superb range of modern semi detached homes, townhouses and apartments, all cleverly incorporated in a delightfully planned site layout, this landmark development offers a superb specification and introduces a whole new choice of stylish living to this part of the town.

The local area boasts several excellent golf courses including Galgorm Castle and Ballymena Golf Club, rugby, football, hockey and a bowling club plus the superb facilities at The Peoples Park and riverside walk along the Braid. There are a number of excellent primary schools, nurseries, and grammar schools in Ballymena, some of which are within an easy walk, and the ideal location close to the town centre ensures that residents could not be better situated to enjoy all the superb facilities that this wonderful historic town has to offer.

The developers and architect have invested much time and effort into designing homes which are both functional and aesthetically pleasing. Combine this with living spaces which meet the needs of modern lifestyles and you get homes which are modern, both inside and outside. The craftsmanship, thought and attention to detail that has gone in to these homes will make them notable for their style and external finish, enhancing the beautiful ambience of the area, and providing a development that will maintain its appeal for decades.

Adair Manor will be an address in which to live and relax in style.



THE CHARLES TOWNHOUSES

3 Bedroom | Townhouse | Total Area: 1090 sq ft (MID)
| Total Area: 1035 sq ft (END)



GROUND FLOOR

Lounge	5.10	x	4.70	16'8"	x	15'5"
Kitchen Dining max	5.10	x	3.90	16'8"	x	12'9"
WC	2.00	x	0.90	6'6"	x	2'11"
Living (END)	3.25	x	2.45	10'7"	x	8'0"
Living (MID)	5.10	x	2.45	16'8"	x	8'0"

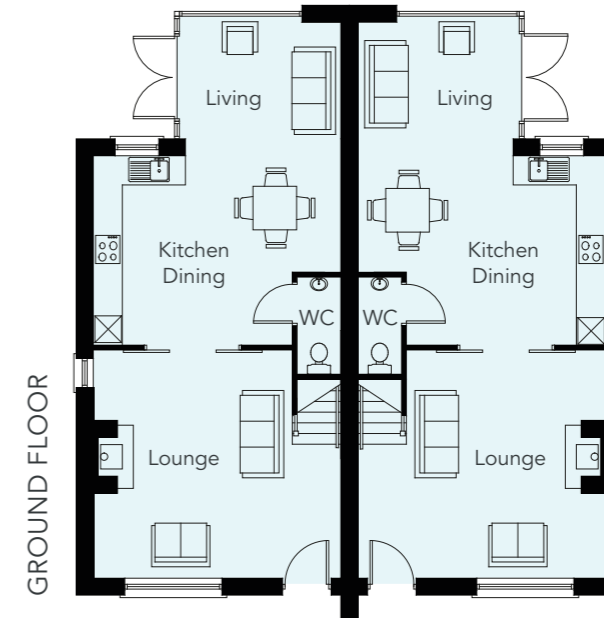
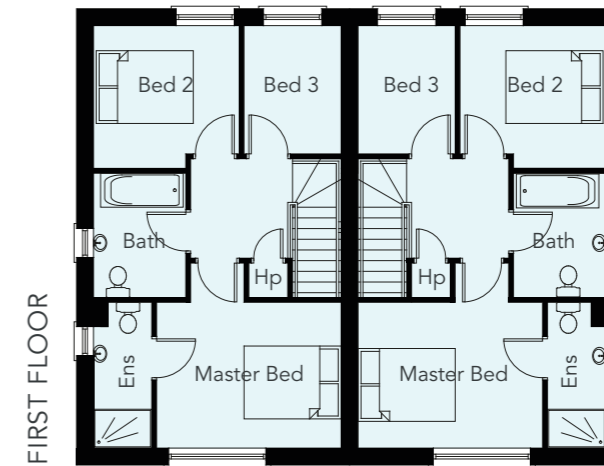
FIRST FLOOR

Master Bedroom	3.80	x	3.00	12'5"	x	9'10"
Ensuite	3.00	x	1.20	9'10"	x	3'11"
Bedroom 2	3.00	x	2.94	9'10"	x	9'7"
Bedroom 3	2.64	x	2.00	8'7"	x	6'6"
Bathroom	2.56	x	1.90	8'4"	x	6'2"



THE BRUCE

SITE NOS. 1 2 3 4 20 21 22 23



THE BRUCE

3 Bedroom | Semi Detached | Total Area: 1035 sq ft



GROUND FLOOR

Lounge max	5.15	x	4.70	16'10"	x	15'5"
Kitchen Dining						
Living max	3.25	x	2.45	10'7"	x	8'0"
WC	2.00	x	0.90	6'6"	x	2'11"

FIRST FLOOR

Master Bedroom	3.85	x	3.00	12'7"	x	9'10"
Ensuite	3.00	x	1.20	9'10"	x	3'11"
Bedroom 2	3.00	x	2.94	9'10"	x	9'7"
Bedroom 3	2.64	x	2.05	6'7"	x	6'8"
Bathroom	2.56	x	1.90	8'4"	x	6'2"



THE WAVENEY APARTMENTS

SITE NOS. 24 TO 31



THE WAVENEY APARTMENTS

2 Bedroom | Apartments |
Total Area: 750 sq ft - 790 sq ft



APARTMENTS 24 | 25 | 28 | 29 - 750 sq ft

APARTMENTS 26 | 27 | 30 | 31 - 790 sq ft

APARTMENTS 24 25 28 29 - 750 sq ft				APARTMENTS 26 27 30 31 - 790 sq ft					
Entrance Hall				Entrance Hall					
Kit Dine Living max	6.15	x	5.35	20'2" x 17'6"	Kit Dine Living max	6.80	x	6.15	22'3" x 20'0"
Master Bedroom	3.30	x	3.20	10'9" x 10'5"	Master Bedroom	3.30	x	3.20	10'9" x 10'5"
Ensuite	2.05	x	1.75	6'8" x 5'8"	Ensuite	2.05	x	1.75	6'8" x 5'8"
Bedroom 2	3.50	x	3.30	11'5" x 10'9"	Bedroom 2	3.50	x	3.30	11'5" x 10'9"
Bathroom max	2.75	x	2.30	9'0" x 7'6"	Bathroom	2.55	x	2.30	9'0" x 7'6"



THE ALEXANDER

3 Bedroom | Semi Detached |
Site 5 Total Area: 1260 sq ft

3 Bedroom | Semi Detached |
Site 5A Total Area: 1065 sq ft



SITE 5 GROUND FLOOR

Entrance Hall & WC				
Lounge	6.05	x	3.85	19'10" x 12'7"
Kitchen Dining max	6.05	x	3.85	19'10" x 12'7"
Utility	2.10	x	1.67	6'10" x 5'5"

SITE 5A GROUND FLOOR

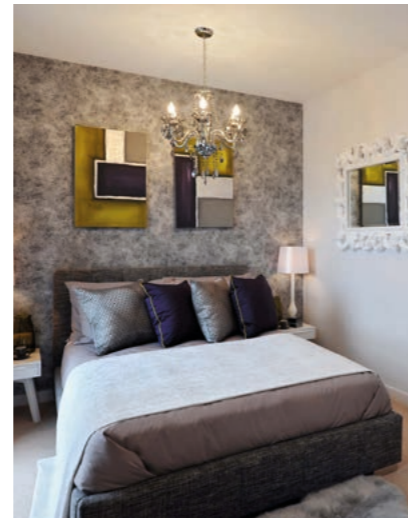
Entrance Hall & WC				
Lounge	4.80	x	4.00	15'8" x 13'1"
Kitchen	3.45	x	3.10	11'3" x 10'2"
Dining Living	5.10	x	2.00	16'8" x 6'6"
Utility	1.95	x	1.55	6'4" x 5'1"
WC	1.95	x	1.00	6'4" x 3'3"

SITE 5 A FIRST FLOOR

Master Bedroom	3.65	x	3.55	11'11" x 11'7"
Ensuite	2.30	x	1.80	7'6" x 5'10"
Dressing	2.30	x	1.95	7'6" x 6'4"
Bedroom 2	3.55	x	3.10	11'7" x 10'2"
Bedroom 3	3.85	x	2.85	12'7" x 9'4"
Bathroom	2.70	x	2.55	8'10" x 8'4"

SITE 5A FIRST FLOOR

Master Bedroom	4.00	x	3.50	13'1" x 11'5"
Ensuite	2.84	x	1.00	9'3" x 3'3"
Bedroom 2	4.20	x	2.80	13'9" x 9'2"
Bedroom 3	3.00	x	2.20	9'10" x 7'2"
Bathroom	2.80	x	2.10	9'2" x 6'10"



OUR FINISHES - YOUR HOME COMFORTS

KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Integrated kitchen appliances to include hob, oven and fridge freezer
- Non integrated washing machine
- Fully tiled floor

SANITARY WARE

- Modern white sanitary ware to bathrooms, ensuites and wcs
- Shower tray and enclosure to ensuites
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

INTERNAL DETAILING

- White painted internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, reception room, hall, stairs and landing
- Wood burning stove in houses

EXTERNAL FINISHES

- Gas fired central heating
- Double glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Aluminium guttering and PVC downpipes
- Landscaped front and rear gardens
- Tarmac driveways
- Close boarded timber fencing to rear boundaries

WARRANTY

- 10 year warranty

SITE LAYOUT



- THE CHARLES TOWNHOUSES
- THE BRUCE
- THE WAVENEY APARTMENTS
- THE ALEXANDER SITE 5
- THE ALEXANDER SITE 5A

LOCATION MAP



EXCELLENT LOCATION - WELL CONNECTED

Town Centre	1.5 miles	Fairhill	1 mile	Antrim	11.5 miles
Galgorm Castle	1.75 miles	Sainsburys	1.8 miles	Coleraine	39 miles
Bus & Train Station	1.6 miles	Leisure Centre	1.6 miles	Broughshane	3 miles
People's Park	0.8 miles	Belfast	31 miles	Ballymoney	18 miles

Galgorm Castle Golf Club



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Developments



Dixons
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Dixons Homes

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SELLING AGENT

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