

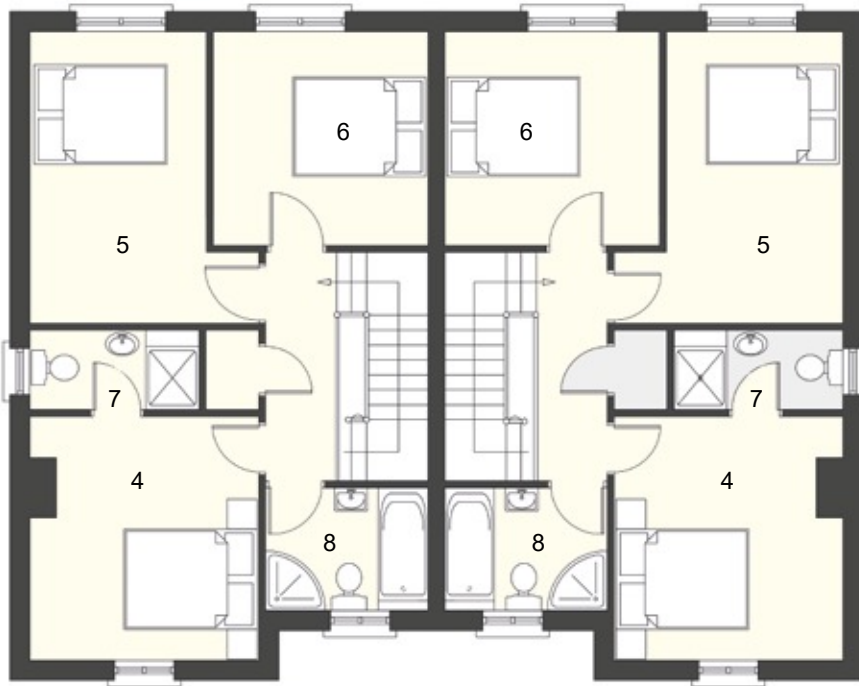
the Avoca | SEMI-DETACHED, 1168 sq ft



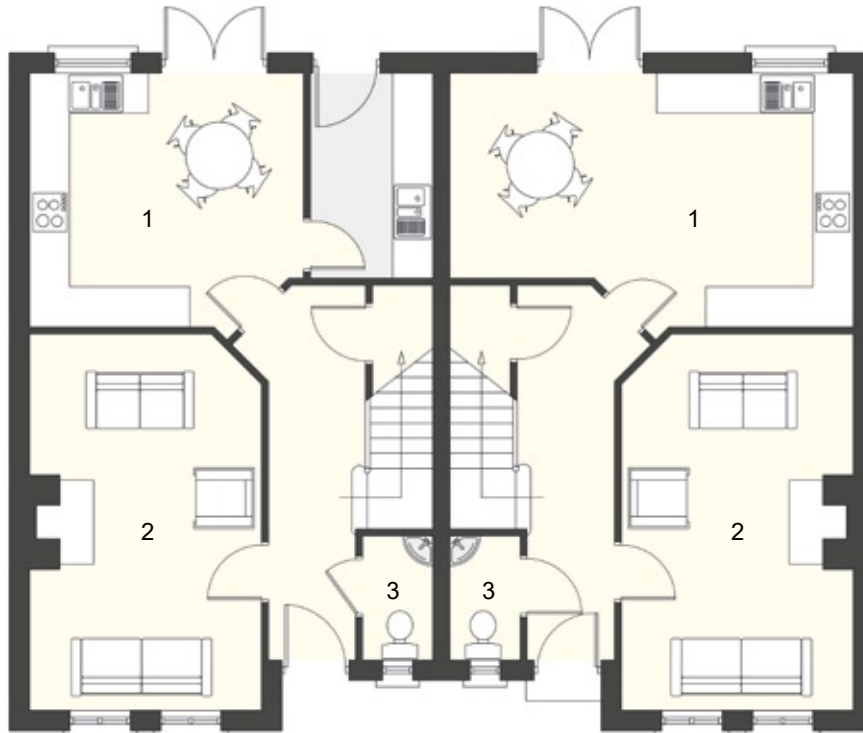
RIVERGLADE
MEADOWS
LURGAN

the Avoca | SEMI-DETACHED, 1168 sq ft

First Floor



Ground Floor



Ground Floor

Room Dimensions

1	Kitchen/Dining	6m x 3.8m	19' 8" x 12' 5"
2	Lounge	5.6m x 3.45m	18' 4" x 11' 4"
3	WC	1.85m x 1.05m	6' 1" x 3' 9"

First Floor

Room Dimensions

4	Bedroom 1	3.7m x 3.5m	12' 1" x 11' 4"
5	Bedroom 2	4.4m x 3.5m	14' 5" x 11' 4"
6	Bedroom 3	3.25m x 3.25m	10' 7" x 10' 7"
7	En Suite	2.5m x 1.2m	8' 4" x 3' 11"
8	Bathroom	1.85m x 2.45m	8' x 5' 10"

the Shannon | SEMI-DETACHED, 1248 sq ft



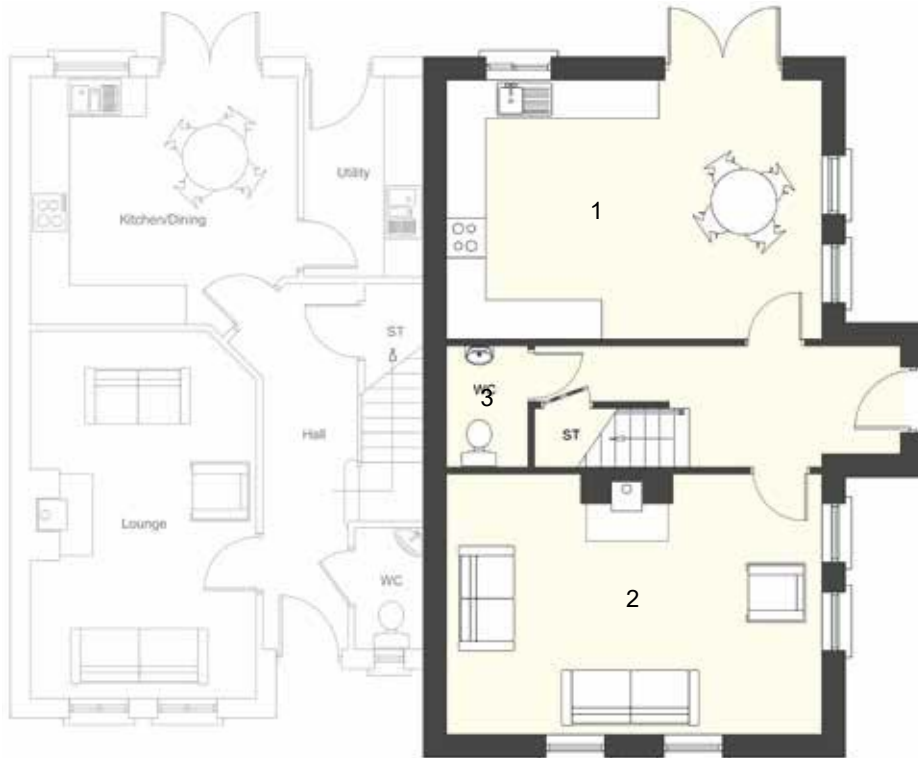
RIVERGLADE
MEADOWS
LURGAN

the Shannon | SEMI-DETACHED, 1248 sq ft

First Floor



Ground Floor



Ground Floor

Room Dimensions

1	Kitchen/Dining	5.7m x 3.9m	18' 9" x 13'
2	Lounge	5.7m x 3.9m	18' 9" x 13'
3	WC	1.85m x 1.2m	6' 1" x 4' 1"

First Floor

Room Dimensions

4	Bedroom 1	3.5m x 2.9m	11' 7" x 9' 6"
5	Bedroom 2	4m x 2.8m	13' x 9' 3"
6	Bedroom 3	4m x 2.8m	13' x 9' 3"
7	En Suite	3.5m x 1m	11' 7" x 3' 3"
8	Bathroom	4m x 2.1m	13' 1" x 6' 11"

The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. Floor plans are not drawn to scale and dimensions are approximate. Whilst we endeavour to make our sales information accurate and reliable they should not be relied upon as statements or representations of fact and do not constitute an part of an offer or contract.

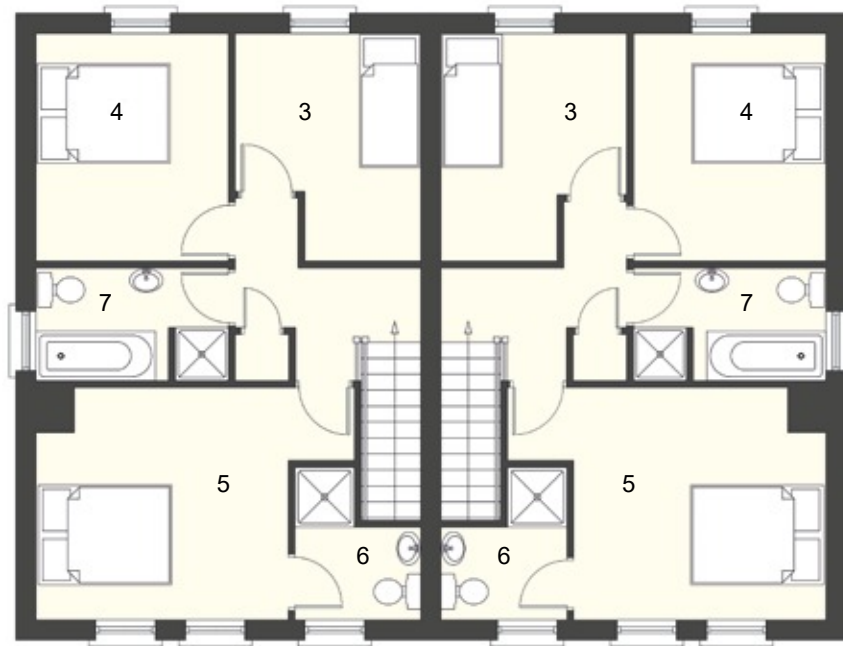
the Shimna | SEMI-DETACHED, 1116 sq ft



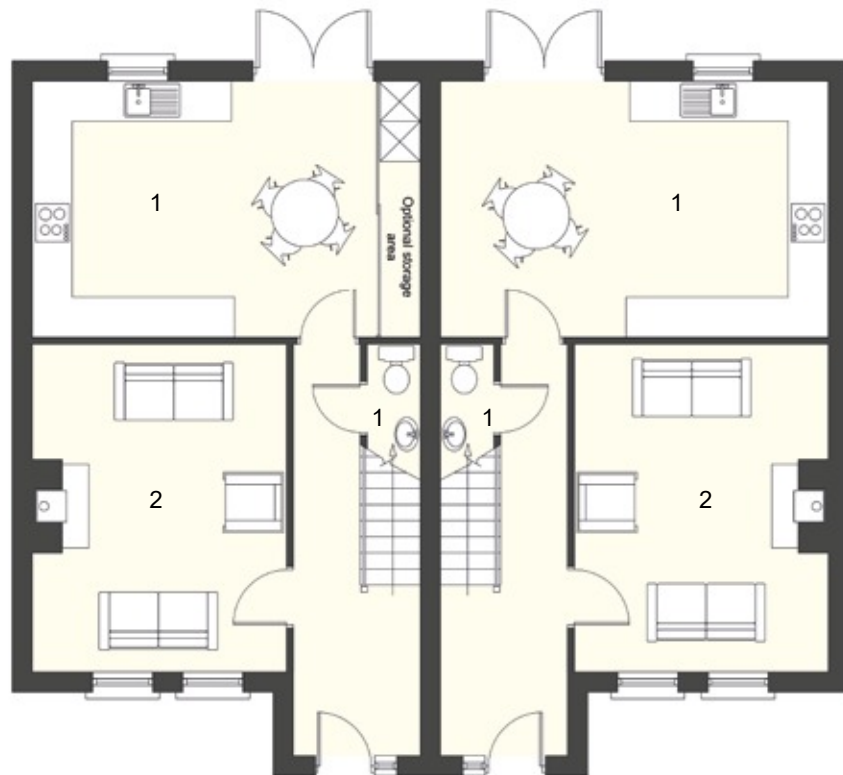
RIVERGLADE
MEADOWS
LURGAN

the Shimna | SEMI-DETACHED, 1116 sq ft

First Floor



Ground Floor



Ground Floor

Room Dimensions

1	Kitchen/Dining	5.8m x 3.8m	19' 1" x 12' 6"
2	Lounge	4.9m x 3.8m	16' 1" x 12' 6"

First Floor

Room Dimensions

3	Bedroom 1	2.8m x 3m	9' 10" x 9' 2"
4	Bedroom 2	2.6m x 3m	9' 10" x 8' 6"
5	Bedroom 3	4.5m x 3.5m	14' 9" x 11' 6"
6	En Suite	2.3m x 1.9m	7' 7" x 6' 3"
7	Bathroom	2.6m x 1.7m	8' 6" x 5' 7"

RIVERGLADE MEADOWS

LURGAN

the New Phase



The Shimna
Nos. 24, 25, 27 & 27

The Shannon
Nos. 16, 19 & 21

The Avoca
Nos. 17, 18, 20, 22, 23, 29 & 31

RIVERGLADE MEADOWS

LURGAN

the Specification

Roxborough Care

- Beautifully designed homes by in house architects
- 10 Year Structural Warranty
- Double Glazed high performance lockable UPVC Windows
- High Performance feature front doors with 5 point locking system
- Mains gas central heating with high efficiency rating
- High thermal and energy efficiency rating
- Smoke, heat and CO2 detectors as standard

Interiors

- Comprehensive range of electrical sockets throughout
- Including Tv and telephone points (New)
- USB socket in Living Room or Kitchen
- Chrome facings in all ground floor rooms
- Wired for satellite
- Burglar Alarm Fitted
- 5 Panel painted internal doors with chrome ironmongery
- Painted skirting, architraves, stair handrails and balustrades
- All internal walls and ceilings painted throughout – choice of 2 finishes
- Woodburning stove with curved granite hearth

Kitchens & Utility Rooms

- A choice of fully fitted kitchens and utility rooms.(where applicable)
- Integrated appliances where applicable including, built in oven and electric hob, extractor hood, dishwasher and fridge freezer
- Spotlights in Kitchen /Dining

Bathrooms, En Suites & WC's

- Contemporary white sanitary ware with chrome fittings
- Chrome towel rails in Bathroom and ensuite
- Spotlights in Bathroom and ensuite

Floor Coverings and Tiles

- Ceramic floor tiling to,hall, kitchen/dining, utility room, bathroom, ensuite and WC
- Full height tiling to shower enclosures and splash back above bath
- Splash back tiling to all wash hand basins
- Carpets to stairs and landing, living room and all bedrooms

Exteriors

- Front and rear gardens grassed
- Tarmac driveway with parking for 2 cars.
- Timber fencing to rear garden boundaries.
- Traditional masonry construction with brickwork and render.
- Feature light to front and rear doors.
- Paved paths and small patio

a bespoke turnkey can be arranged with all wish lists costed separately

RIVERGLADE MEADOWS

LURGAN

the Location



RIVERGLADE MEADOWS

LURGAN

the Price List

the house	the style	the cost	the status <input type="checkbox"/> available, <input checked="" type="checkbox"/> sold
16 Riverglade Meadows	the Shannon	£131,995	<input type="radio"/>
17 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>
18 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>
19 Riverglade Meadows	the Shannon	£131,995	<input type="radio"/>
20 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>
21 Riverglade Meadows	the Shannon	£131,995	<input type="radio"/>
22 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>
23 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>
24 Riverglade Meadows	the Shimna	£124,995	<input type="radio"/>
25 Riverglade Meadows	the Shimna	£124,995	<input type="radio"/>
26 Riverglade Meadows	the Shimna	£124,995	<input type="radio"/>
27 Riverglade Meadows	the Shimna	£124,995	<input type="radio"/>
28 Riverglade Meadows	the Shimna	£124,995	<input type="radio"/>
29 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>
31 Riverglade Meadows	the Avoca	£129,995	<input type="radio"/>

the Additions

Optional Garage and sunroom on selected sites – price on request.

Status of sale may change. Please check with our agent for the latest updates.