



Lisnisky
MEADOWS
Portadown





INTRODUCING **Lisnisky Meadows**



**IDEALLY LOCATED JUST OFF THE OLD LURGAN RD,
LISNISKY MEADOWS IS A SELECT DEVELOPMENT
OF GEORGIAN INSPIRED HOMES OFFERING THE
LATEST IN LUXURY LIVING AND CONVENIENCE.**

The development is situated within comfortable distance to the Town Centre, commanding a superb semi-rural location and yet close to all amenities.

Cascades Leisure Centre is one of three leisure complexes in the area, offering swimming, saunas and state of the art fitness facilities. Chambers Park, Edenvilla and Kernan provide plenty more sporting facilities including rugby, hockey, football and tennis. A stroll along the walk ways of the scenic Balancing Lakes is also close at hand.

Plenty of entertainment is also close by at Rushmere Shopping Centre and the new Omniplex Cinema. The area boasts several excellent schools serving all ages.

Homeowners at Lisnisky can literally attain the best of both worlds.

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

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



SITUATION





SITE MAP

• • •

- Mallard
- Aylesbury

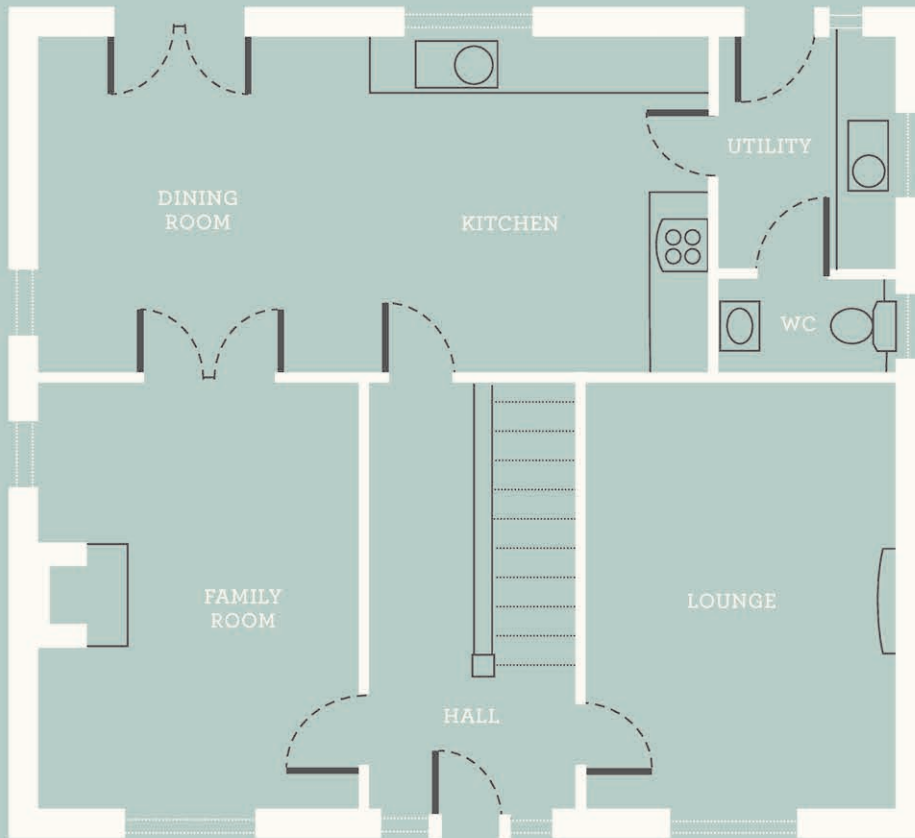


1

AYLESBURY

4 Bedroom Detached

1,750 sq. feet / 162.58 m²



a

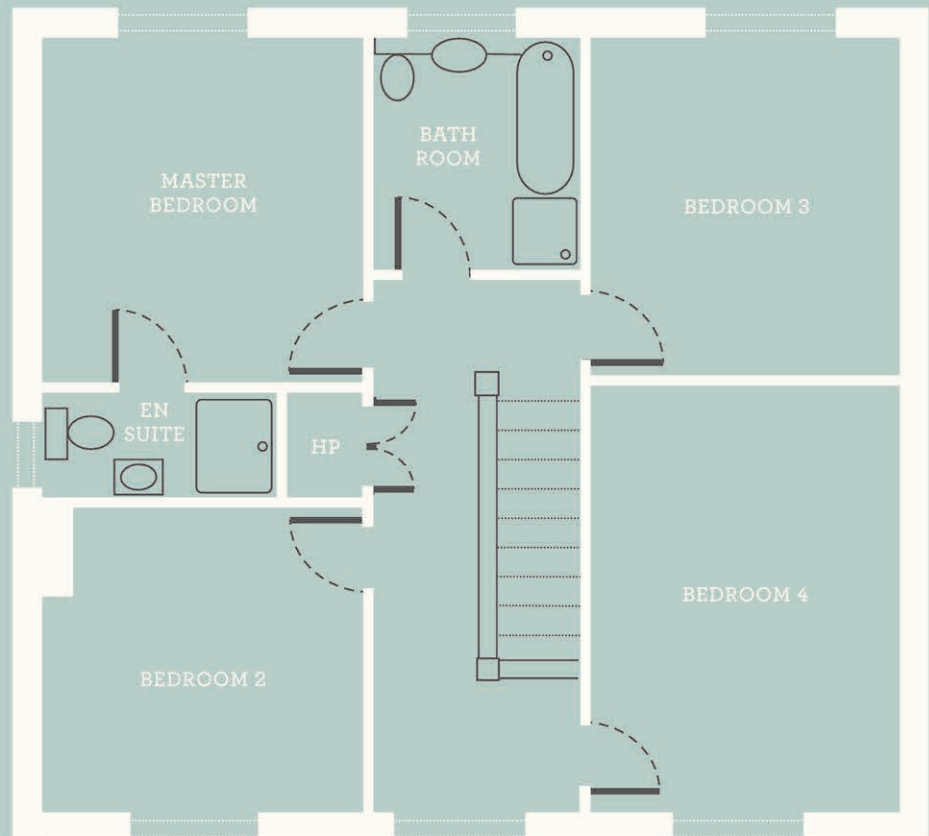
GROUND FLOOR PLAN

- • •
- 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



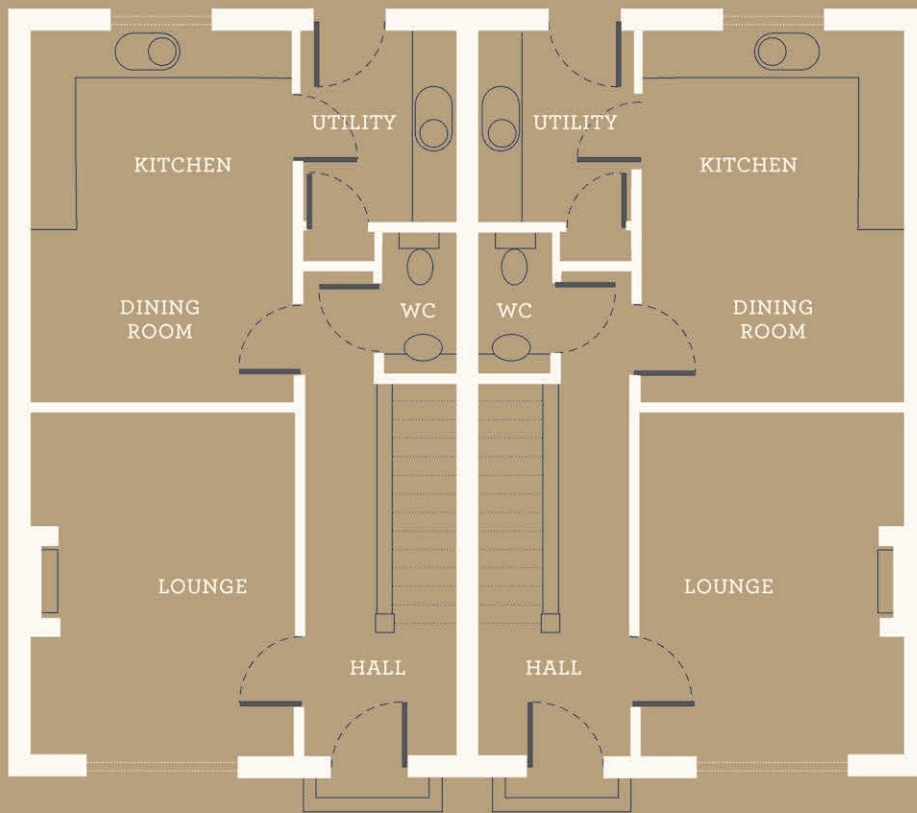


2

MALLARD

3 Bedroom Semi-detached

1,070 sq. feet / 99.4 m²



a

GROUND FLOOR PLAN

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

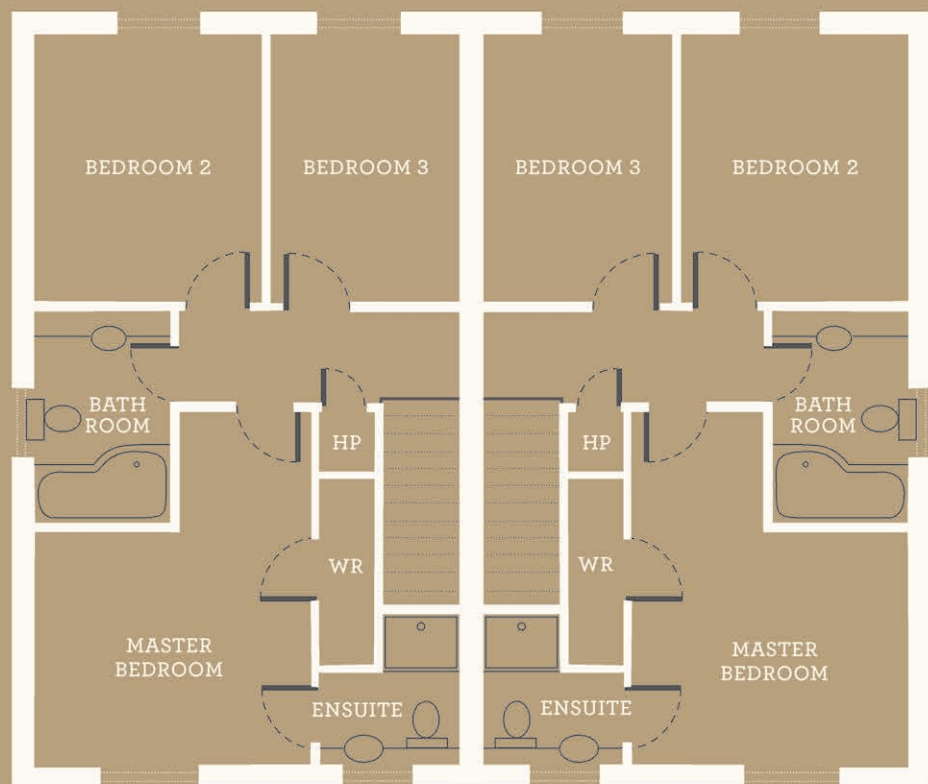
Master Bedroom
10'2" x 11'11"
3.1m x 3.38m

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

- Choice of luxury kitchen units, door handles and work tops.
 - Fitted bathroom and en-suites in contemporary white.
 - Freestanding bath in detached properties
 - Mains pressurised water system including showers.
- Interior paint finishes to all internal walls, ceilings and woodwork.
- High efficiency Firmus gas heating system and electronic timer.
- Integrated electric or gas oven and hob, fridge freezer and dishwasher.
 - Gas range cooker in detached properties
- 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.
 - Raised internal ceilings

②

ELECTRICAL FEATURES

- Energy efficient LED down lighting in kitchen/dining and bathrooms.
 - Feature brushed steel switches/sockets throughout
- Comprehensive range of electrical, television and telephone points.
 - Wired for intruder alarm.
 - Fitted smoke detectors.

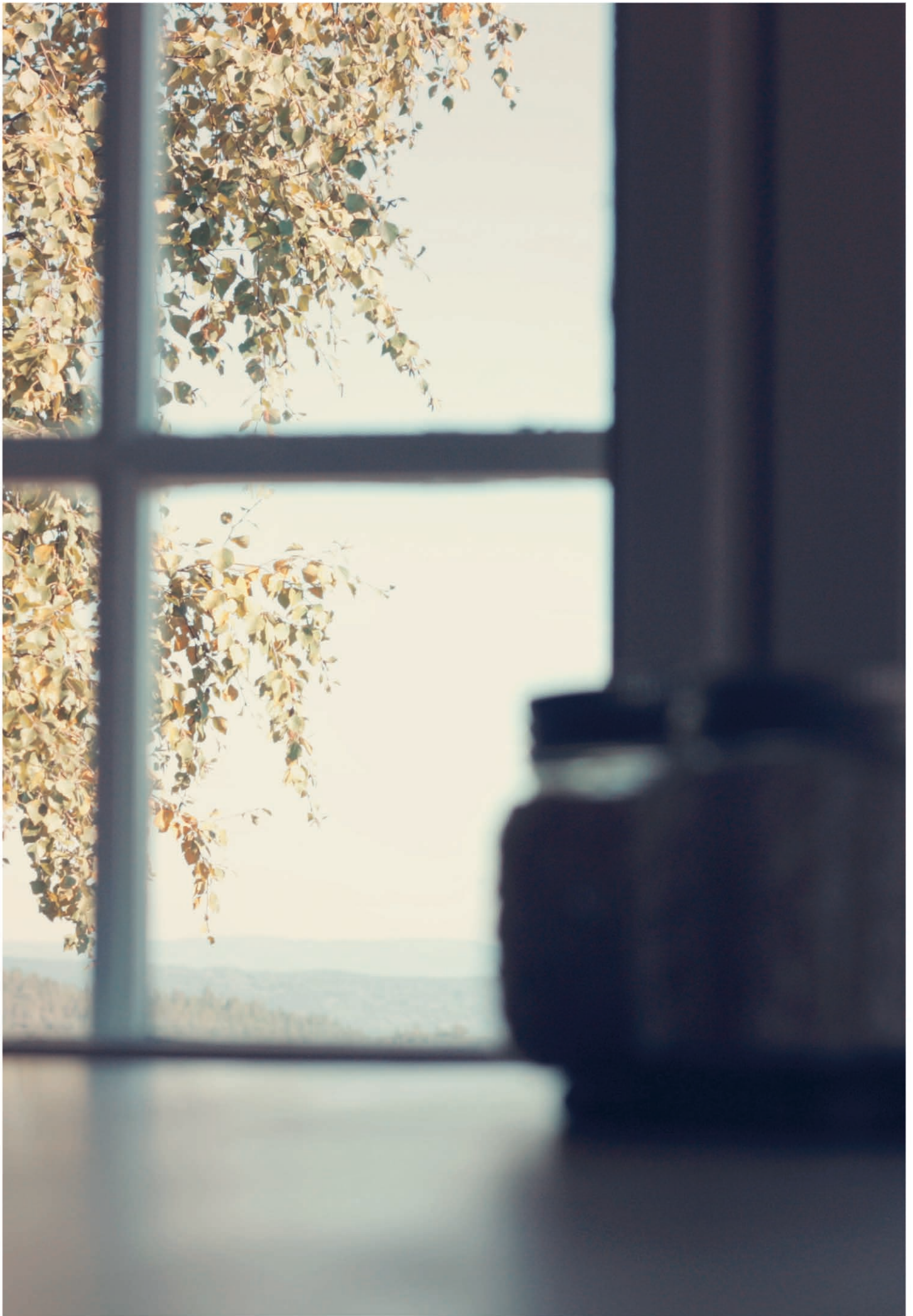
③

EXTERNAL FEATURES

- 10 year structural guarantee.
- Black seamless aluminium guttering and downpipes.
 - Natural slate roof.
- Garden lawns top soiled, levelled and seeded.
- Perimeter rear garden surrounded in 6 foot timber fencing.
 - Sandstone effect paving



L





STEADLAND

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

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