



Charles Baron

Banbridge Rd, Lurgan





Introducing Charles Baron

Ideally located on the Banbridge Road, Charles Baron offers convenient access to excellent local amenities and some of the provinces very best schools. Lurgan Park which is Ireland's second largest public park, boasts an impressive range of activities and is situated within half a mile of the development.

Each home will be finished to the highest of standards including kitchens by Alwood Red, generous selections of tiles by Armatile and a plentiful amount of electrical switches and sockets finished in brushed chrome.

The development is being undertaken by Steadland. Our objective is to provide purchasers with an unrivalled home that combines quality and, of course, affordability.

Our latest developments demonstrate our willingness to go above and beyond, creating special homes that will last a lifetime. In the local area we have proudly completed developments at Ballyhannon in Portadown, Linen Lane in Dromore and the Lisnisky project in Portadown.

We want our homes to be the best in the province in terms of the quality, finishings and value for money. We provide generous touches to each home we build no matter how big or small. It's truly the little extras that help create the perfect home.

Internal Features

- » Choice of luxury kitchen units, door handles and work tops by Alwood Red.
- » Belling electric oven and ceramic hob.
- » Integrated fridge freezer & dishwasher.
- » Tiling by Armatile 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.
- » Mains pressurised water system including showers.
- » High efficiency Firmus gas heating system and electronic timer.

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 & carbon monoxide detectors.
- » Wired for intruder alarm.

External Features

- » 10 year structural guarantee.
- » Black seamless aluminium guttering.
- » White PVC fascia and soffit boards.
- » Garden lawns top soiled, levelled and seeded.
- » Perimeter rear garden surrounded in 6 foot timber fencing.



Lurgan Train Station

Brownlow House

Lurgan Park

St. Ronans College

Town Centre

Waves Leisure Complex

Tesco Superstore

Kings Park Primary School

South Eastern Regional College

Alwood Kitchens

A3
Moira

The Jethro Center

Charles Baron Development

Lurgan Junior High School

Gilford

Banbridge

Location Map



Site Map



A. Henry
Semi Detached With Bay
88.47m² 952 ft²





Ground Floor Plan

Kitchen/Dining

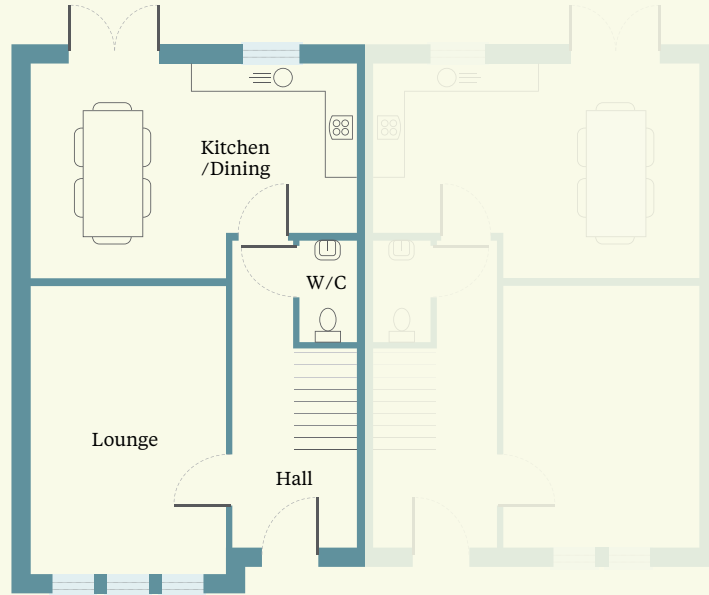
3.54m x 5.37m
11'7" x 17'7"

Lounge

4.75m x 3.23m
15'7" x 10'7"

WC

1.67m x 0.95m
5'5" x 3'1"



First Floor Plan

Master Bedroom

3.64m x 3.23m
11'11" x 10'7"

En-Suite

2.4m x 1.03m
7'10" x 3'4"

Bedroom 2

3.54m x 3.23m
11'7" x 10'7"

Bedroom 3

2.4m x 2.05m
7'10" x 6'8"

Bathroom

2.08m x 2.05m
6'9" x 6'8"



B. Clara

Semi Detached Without Bay
85.49m² 920 ft²



Ground Floor Plan

Kitchen/Dining

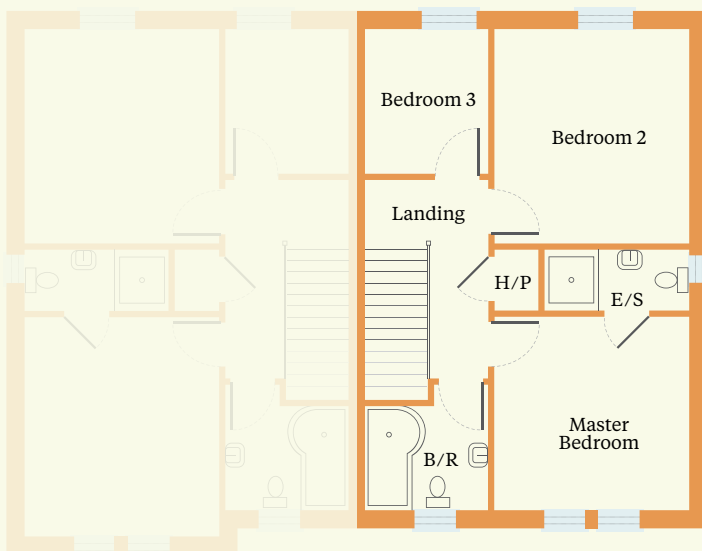
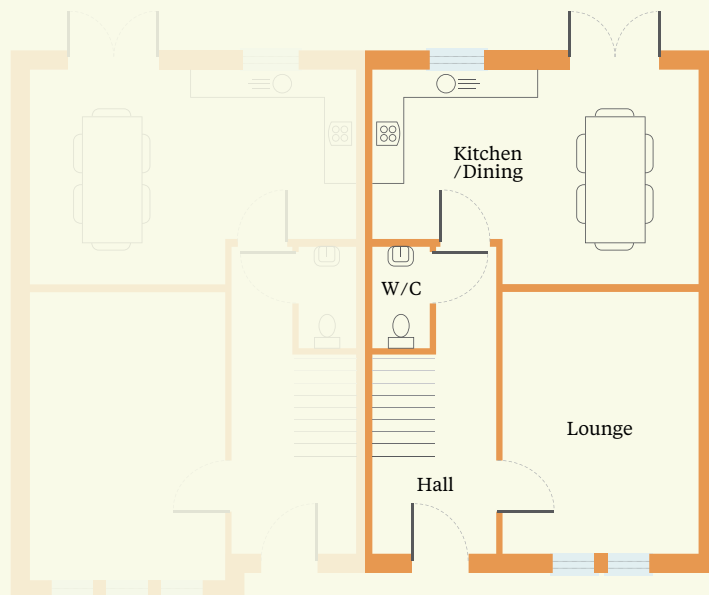
3.54m x 5.37m
11'7" x 17'7"

Lounge

4.31m x 3.23m
14'1" x 10'7"

WC

1.67m x 0.95m
5'5" x 3'1"



First Floor Plan

Master Bedroom

3.2m x 3.23m
10'5" x 10'7"

En-Suite

2.4m x 1.03m
7'10" x 3'4"

Bedroom 2

3.54m x 3.23m
11'7" x 10'7"

Bedroom 3

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7'10" x 6'8"

Bathroom

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C. Anne

End Townhouse With Bay
88.47m² 952 ft²



Ground Floor Plan

Kitchen/Dining

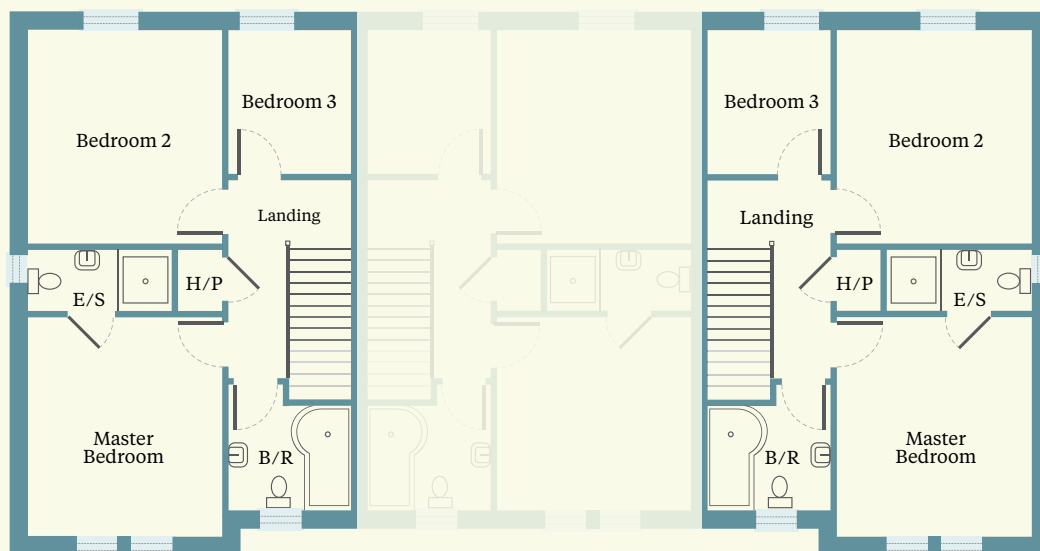
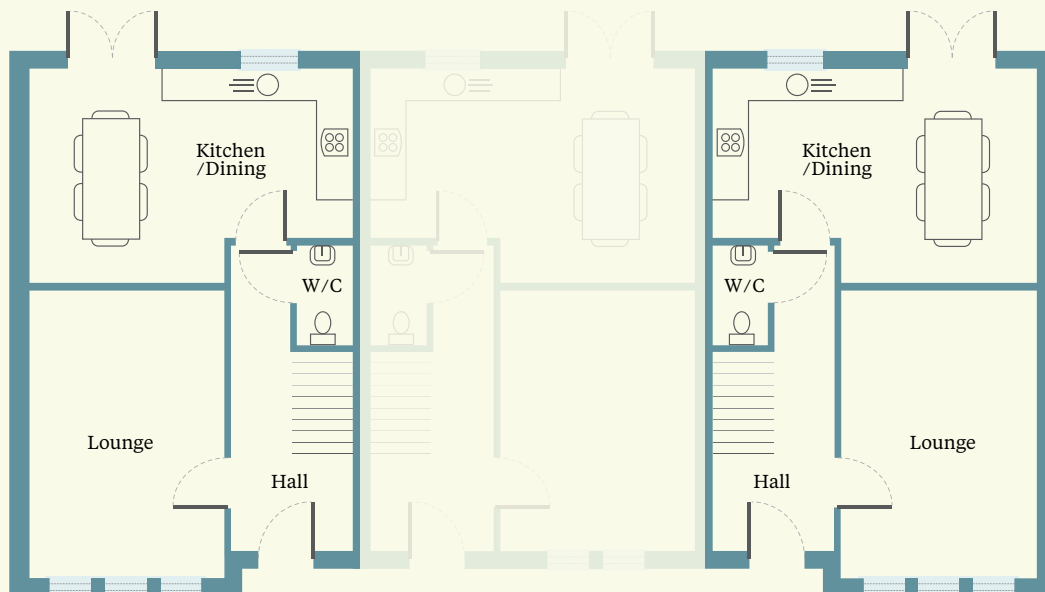
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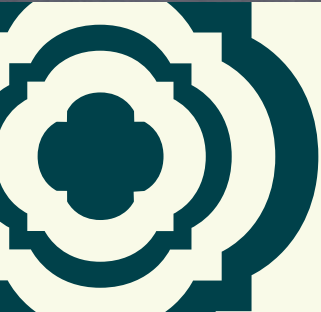
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Bedroom 3

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Bathroom

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D. Charles

Mid Townhouse
85.49m² 920ft²

Ground Floor Plan

Kitchen/Dining

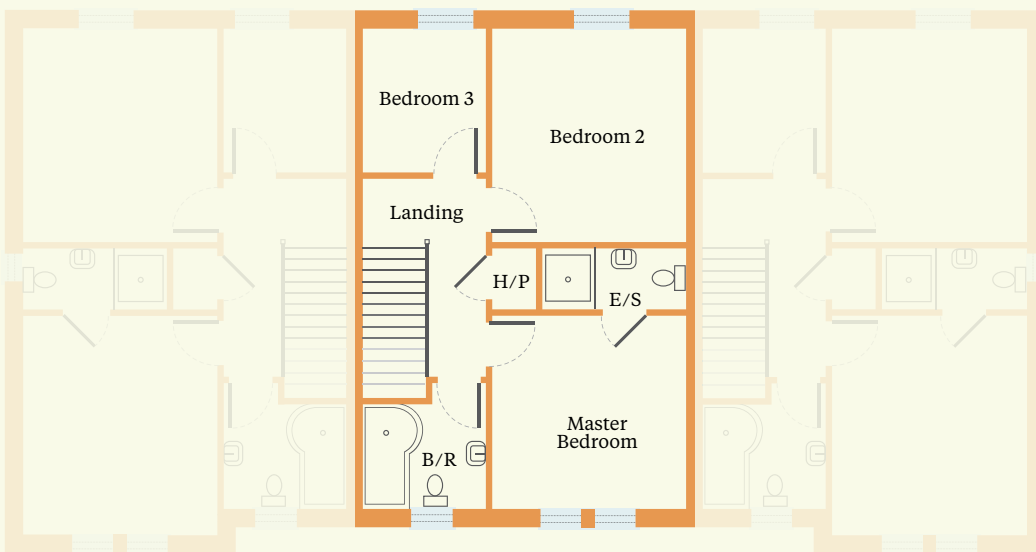
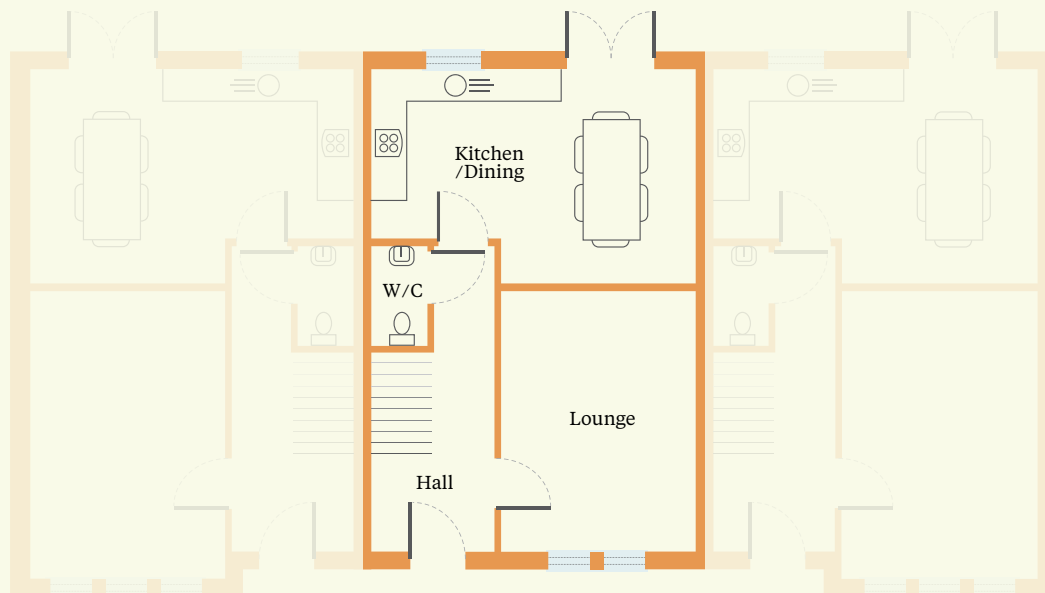
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STEADLAND

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