

OLD SCHOOL MEWS

CRUMLIN ROAD • GLENAVY

MODERN HOMES WITH TRADITIONAL STYLE

WELCOME TO OLD SCHOOL MEWS

ENJOY CAREFULLY CONSTRUCTED DESIGN FOR MODERN LIVING.
ENJOY THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM.
ENJOY A BEAUTIFUL PLACE TO CALL HOME.



OLD SCHOOL MEWS
CRUMLIN ROAD • GLENNAVY



Lough Neagh



Portmore Lough



Glenavy Riverside



The Cabbage Patch



Ballance House Glenavy

GLENNAVY, THE BEST OF TOWN & COUNTRY

MODERN LIVING CLOSE TO THE CITY WITH THE ALLURE OF THE COUNTRY.

Thoughtfully designed, this collection of detached and semi-detached homes combine a quality build and finish with attractive, functional spaces that look and feel luxurious.

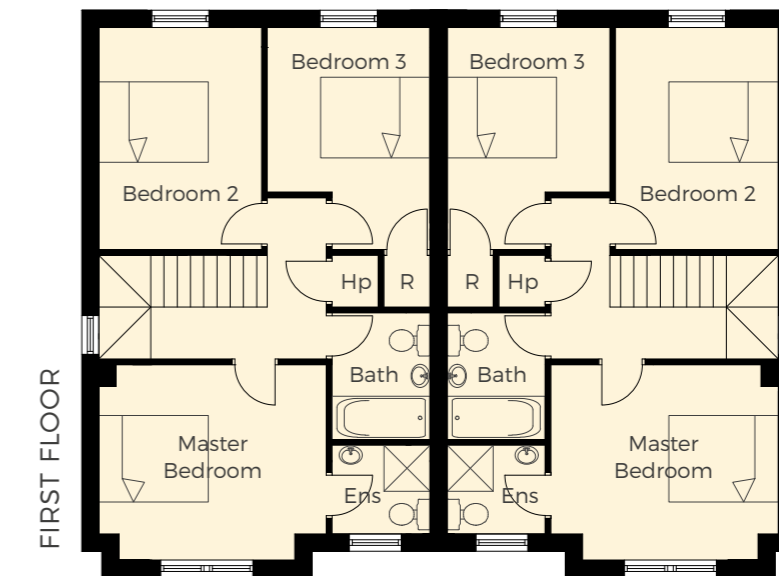
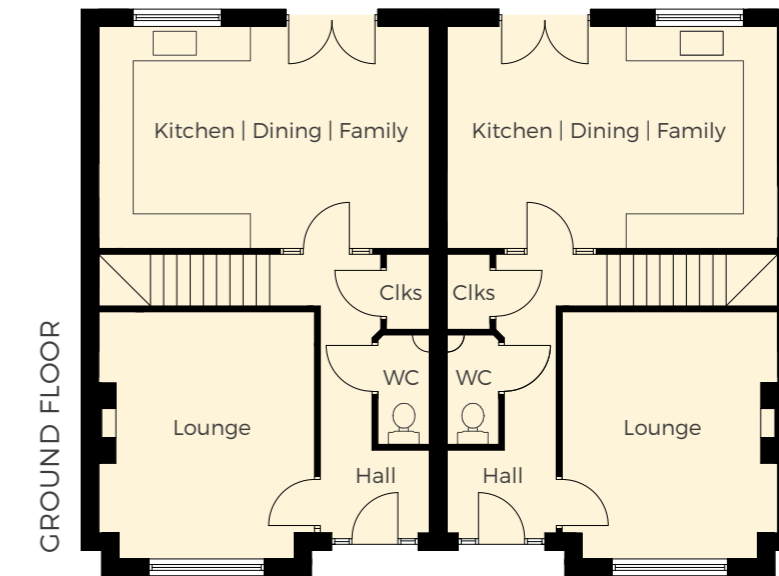
Situated in the heart of the historic Glenavy village close to the banks of the Glenavy river, Old School Mews is family living at its best; a rural setting with local amenities on your doorstep and just 9 miles from Lisburn City Centre and Belfast International Airport.

An excellent location for those who enjoy the outdoors, Old School Mews is perfectly positioned to take advantage of cycling routes, nearby historical sites and wildlife and recreational facilities at the unique and captivating Lough Neagh.



THE BALLANCE

BRICK VERSION | SITE Nos. 5 6 26 27 RENDER VERSION | SITE Nos. 3 4 7 8



THE BALLANCE

3 Bedroom | Semi Detached
Floor Area: 1050 sq ft



GROUND FLOOR

Entrance Hall with WC & Cloakroom		
Lounge max	4.29 x 3.75	14'0" x 12'3"
Kitchen Dine Family	5.75 x 3.86	18'9" x 12'6"

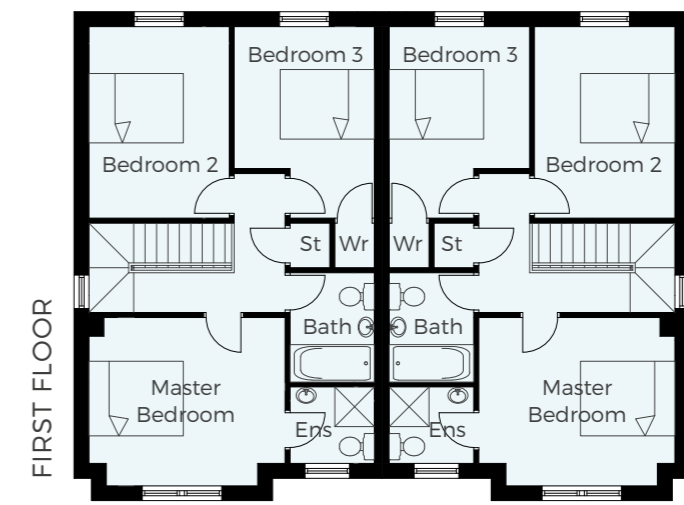
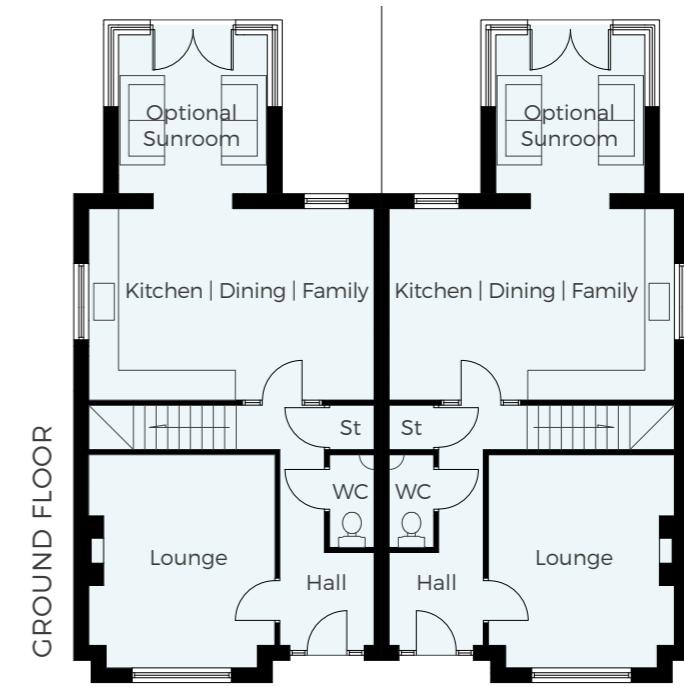
FIRST FLOOR

Master Bedroom max	3.95 x 3.39	12'10" x 12'0"
Ensuite	1.70 x 1.54	5'6" x 5'10"
Bedroom 2	3.86 x 2.82	12'7" x 9'2"
Bedroom 3 max	3.86 x 2.82	12'7" x 9'2"
Bathroom	2.20 x 1.70	7'2" x 5'6"



THE FLEETON

RENDER VERSION | SITE Nos. 13 14 17 18 BRICK VERSION | SITE Nos. 11 12 15 16 23 24



THE FLEETON

3 Bedroom | Semi Detached
 Floor Area: 1050 sq ft (1150 sq ft - inc optional sunroom)



SITE LAYOUT

GROUND FLOOR		FIRST FLOOR	
Entrance Hall with WC & Cloakroom		Master Bedroom ^{max}	3.95 x 3.39 12'10" x 12'0"
Lounge ^{max}	4.29 x 3.75 14'0" x 12'3"	Ensuite	1.70 x 1.54 5'6" x 5'10"
Kitchen Dine Family	5.75 x 3.86 18'9" x 12'7"	Bedroom 2	3.86 x 2.82 12'7" x 9'2"
Optional Sunroom	3.20 x 3.00 10'5" x 9'8"	Bedroom 3 ^{max}	3.82 x 2.82 12'7" x 9'2"
		Bathroom	2.20 x 1.70 7'2" x 5'6"

Sunroom available as an extra - check with agents



THE THOMPSON

SITE Nos. 1 2 9 10 21 22 29 30

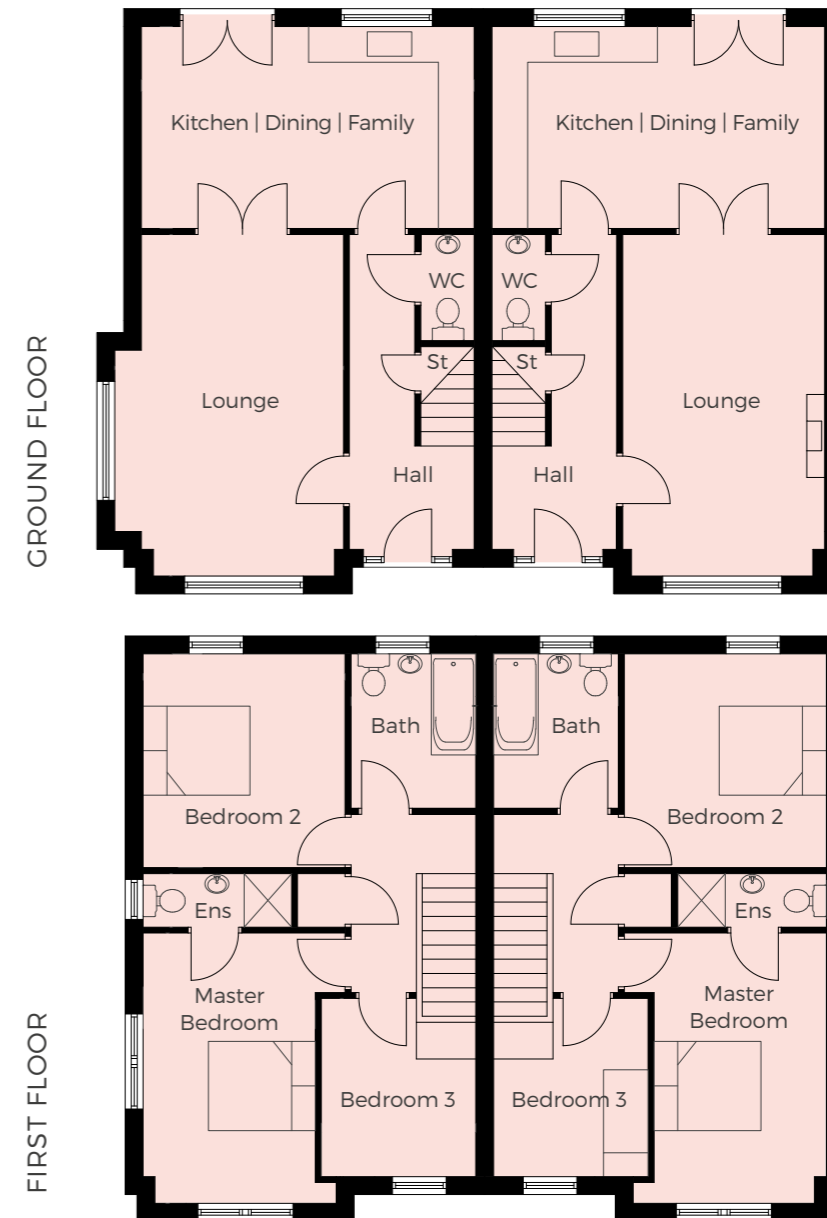
THE THOMPSON

3 Bedroom | Semi Detached

Floor Area: 1090 sq ft (with side bay) & 1050 sq ft



SITE LAYOUT



GROUND FLOOR

Entrance Hall with WC & Cloakroom			
Lounge plus bay	5.75 x 3.75	18'9" x 12'3"	
Kitchen Dine Family	5.60 x 3.40	18'4" x 11'1"	

FIRST FLOOR

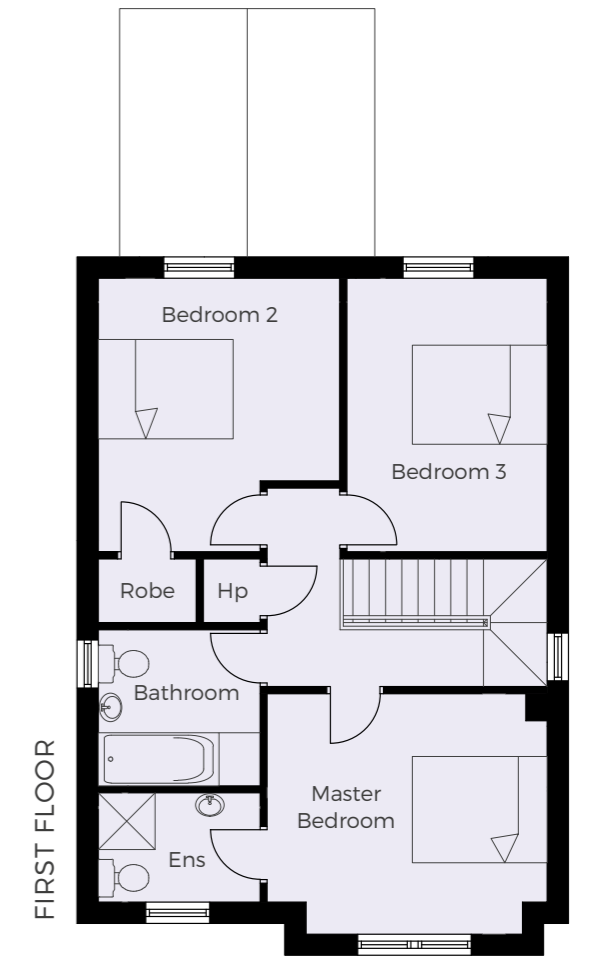
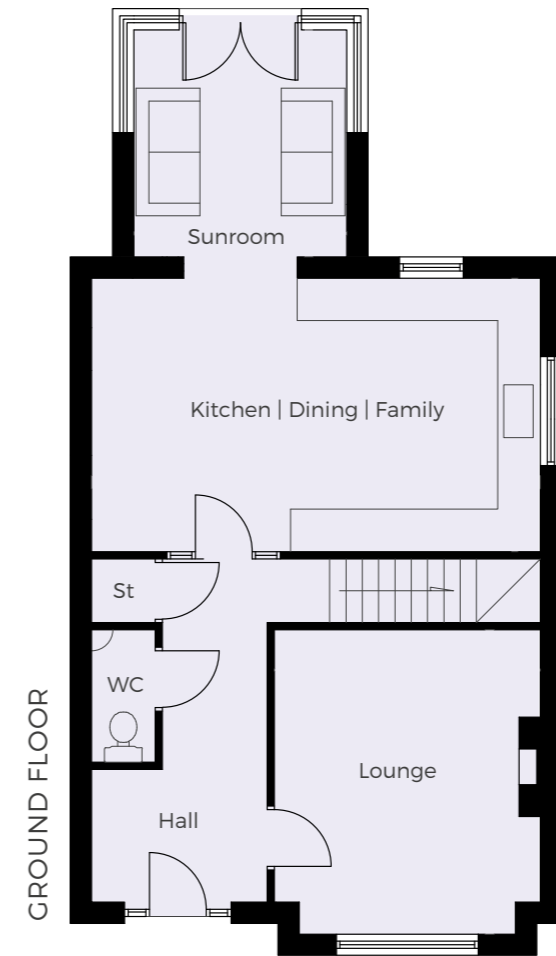
Master Bedroom max	4.55 x 2.90	14'9" x 9'5"
Ensuite	2.40 x 0.90	7'9" x 2'9"
Bedroom 2	3.60 x 3.40	11'8" x 11'1"
Bedroom 3	3.00 x 2.60	9'8" x 8'5"
Bathroom	2.60 x 2.10	8'5" x 6'9"



THE LORIMER

BRICK VERSION | SITE No. 19

RENDER VERSION | SITE Nos. 20 25 28




THE LORIMER

3 Bedroom | Detached
Total Area: 1280 sq ft



GROUND FLOOR		FIRST FLOOR		
Entrance Hall with WC		Master Bedroom ^{max}	3.95 x 3.39	12'10" x 11'12"
Lounge plus bay	4.29 x 3.75	Ensuite	2.28 x 1.54	7'5" x 5'0"
Kitchen Dine Family	6.33 x 3.86	Bedroom 2	3.86 x 2.40	12'7" x 11'1"
Sunroom	3.20 x 3.00	Bedroom 3	3.86 x 3.82	12'7" x 9'2"
		Bathroom	2.28 x 2.20	7'5" x 7'2"



A COMPREHENSIVE, MODERN SPECIFICATION
USING CONTEMPORARY QUALITY PRODUCTS
WITH STYLISH FINISHES - THESE HOMES ARE
TRULY DESIGNED FOR LIFE.

TOUCHES OF QUALITY

KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Integrated kitchen appliances to include hob, oven and fridge freezer
- Fully tiled floor
- Plinth between worktop and high level units

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 to Ballance, Fleeton and Lorimer

EXTERNAL FINISHES

- Oil 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

CLASSICALLY INSPIRED WITH A MODERN EDGE

SITE LAYOUT



SITE LAYOUT IS NOT TO SCALE

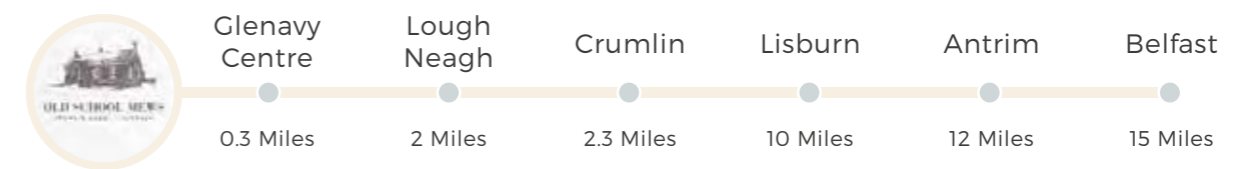


LOCATION MAP IS NOT TO SCALE

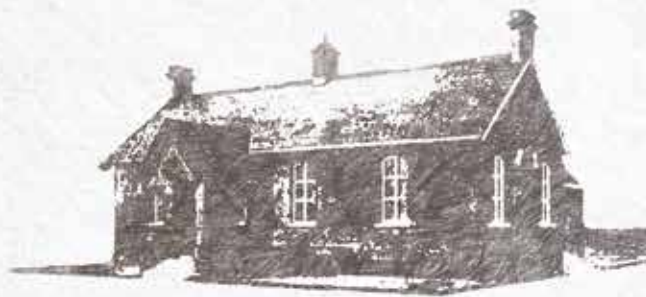
THE BALLANCE	 5 6 26 27	THE FLEETON	 11 12 15 16 23 24	THE LORIMER	 19	THE THOMPSON	 1 2 9 10 21 22 29 30
	 3 4 7 8		 13 14 17 18		 20 25 28		

LOCATION MAP

A LOCATION THAT'S WELL CONNECTED







OLD SCHOOL MEWS

SELLING AGENT

DEVELOPED BY

ULSTER PROPERTY SALES

UPS

028 9060 5200

ULSTERPROPERTYSALES.CO.UK

**OVALBRIDGE
DEVELOPMENTS**



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

B L O C K
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