



CHESTNUT HALL

BALLYMONEY ROAD | BALLYMENA

CONTEMPORARY FAMILY HOMES

REFINED LIVING IN A PRIVATE EXCLUSIVE LOCATION

Chestnut Hall offers traditional, beautifully detailed exteriors, whilst the interiors are contemporary and modern, offering residents bright and luxurious living spaces with substantial private gardens and green space, ideal for outdoor entertaining.



CHESTNUT HALL



WELCOME

These outstanding homes feature light filled interiors which complement the elegant architecture and surroundings without compromising on practicality or sacrificing style.



Galgorm Castle Golf Course*



CHESTNUT HALL

Set in a quiet, secluded corner of Ballymena against a backdrop of mature trees and rolling fields, Chestnut Hall boasts an irresistible blend of sophisticated family living surrounded by the tranquility of nature, yet within easy reach of the town centre, Belfast, Antrim and Coleraine.

This collection of beautifully detailed new homes represents the very essence of private yet convenient living - schools, leisure and retail amenities are all within easy reach.



Ballymena Rugby Club Minis



Fratelli Restaurant,
Galgorm Resort & Spa



Galgorm Resort & Spa*



The Braid at Ballymena



THE LYDIA (SITE 1) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1765 SQ FT



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)

ft 15'9" x 14'9" m 4.82 x 4.50

Kitchen / Dining (plus bay)

ft 24'3" x 12'2" m 7.40 x 3.70

Garden Room

ft 12'4" x 11'7" m 3.75 x 3.55

Utility

ft 7'3" x 6'6" m 2.20 x 2.00

FIRST FLOOR

Master Bedroom

ft 11'6" x 10'6" m 3.50 x 3.20

Dressing

ft 6'9" x 6'3" m 2.10 x 1.90

Ensuite

ft 11'6" x 3'11" m 3.50 x 1.20

Bedroom 2

ft 13'9" x 8'9" m 4.20 x 2.66

Bedroom 3

ft 12'0" x 10'1" m 3.67 x 3.07

Bedroom 4

ft 10'1" x 9'2" m 3.07 x 2.79

Bathroom

ft 10'2" x 6'11" m 3.10 x 2.13





THE BECKLEY (SITE 2) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1746 SQ FT



GROUND FLOOR

Reception Hall with separate WC

Lounge (into bay)

ft 15'9" x 14'8" m 4.82 x 4.50

Kitchen / Dining

ft 24'2" x 12'2" m 7.35 x 3.70

Garden Room

ft 12'4" x 11'10" m 3.75 x 3.60

Utility

ft 7'6" x 6'6" m 2.30 x 2.00



FIRST FLOOR

Master Bedroom

ft 11'6" x 10'6" m 3.50 x 3.20

Dressing

ft 7'3" x 6'3" m 2.20 x 1.90

Ensuite

ft 11'6" x 3'11" m 3.50 x 1.20

Bedroom 2

ft 13'9" x 8'9" m 4.20 x 2.66

Bedroom 3

ft 10'2" x 7'0" m 3.10 x 2.13

Bedroom 4

ft 10'2" x 9'2" m 3.10 x 2.79

Bathroom

ft 10'2" x 7'0" m 3.10 x 2.13





THE COLUMBIA (SITE 3) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1742 SQ. FT.



GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)
ft 15'9" x 14'9" m 4.82 x 4.50

Kitchen / Dining
ft 24'3" x 12'2" m 7.40 x 3.70

Garden Room
ft 12'2" x 11'9" m 3.70 x 3.60

Utility
ft 7'6" x 6'6" m 2.30 x 2.00

FIRST FLOOR

Master Bedroom
ft 11'2" x 10'6" m 3.40 x 3.20

Dressing
ft 7'2" x 6'3" m 2.20 x 1.90

Ensuite
ft 11'2" x 3'11" m 3.40 x 1.20

Bedroom 2
ft 13'9" x 9'1" m 4.20 x 2.77

Bedroom 3
ft 12'2" x 10'1" m 3.70 x 3.07

Bedroom 4
ft 10'2" x 9'2" m 3.10 x 2.79

Bathroom
ft 10'2" x 7'0" m 3.10 x 2.13







THE HORTON (SITE 4) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1746 SQ FT



GROUND FLOOR

GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)
ft 15'9" x 15'1" m 4.82 x 4.60

Kitchen / Dining
ft 24'3" x 12'0" m 7.40 x 3.66

Garden Room
ft 12'3" x 11'9" m 3.72 x 3.60

Utility
ft 8'1" x 6'6" m 2.46 x 2.00

FIRST FLOOR

Master Bedroom
ft 11'6" x 10'6" m 3.50 x 3.20

Dressing
ft 6'9" x 6'3" m 2.10 x 1.90

Ensuite
ft 11'6" x 3'11" m 3.50 x 1.20

Bedroom 2
ft 13'9" x 8'9" m 4.20 x 2.66

Bedroom 3
ft 12'2" x 10'2" m 3.70 x 3.10

Bedroom 4
ft 10'2" x 9'2" m 3.10 x 2.79

Bathroom
ft 10'2" x 7'1" m 3.10 x 2.16



FIRST FLOOR



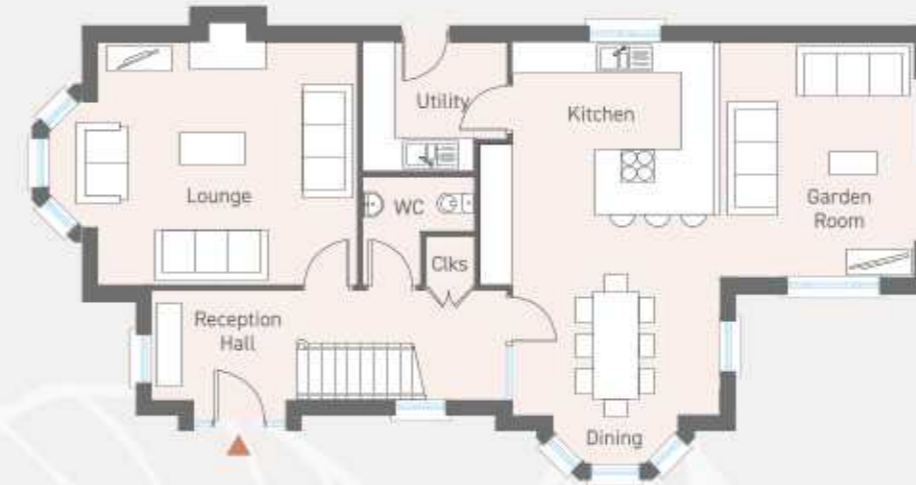


THE ELLIOT (SITE 5) • 4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1825 SQ FT



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Reception Hall with separate WC

Lounge (plus bay)

ft 15'9" x 14'9" m 4.80 x 4.50

Kitchen / Dining (plus bay)

ft 22'7" x 12'4" m 6.90 x 3.75

Garden Room

ft 14'3" x 11'9" m 4.35 x 3.60

Utility

ft 8'7" x 7'9" m 2.65 x 2.40

FIRST FLOOR

Master Bedroom

ft 11'6" x 11'2" m 3.50 x 3.40

Dressing

ft 8'2" x 5'11" m 2.50 x 1.80

Ensuite

ft 8'2" x 5'0" m 2.50 x 1.50

Bedroom 2

ft 12'6" x 9'2" m 3.80 x 2.80

Bedroom 3

ft 12'7" x 9'9" m 3.85 x 3.00

Bedroom 4

ft 10'9" x 10'2" m 3.29 x 3.10

Bathroom

ft 8'9" x 7'9" m 2.70 x 2.40



SPECIFICATION

Exceptional craftsmanship
and ATTENTION TO DETAIL
in all our homes

KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites and wcs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Premium carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite and WC

HEATING

- Gas fired central heating
- Energy efficient boiler
- Choice of woodburning stove or fireplace

INTERNAL FINISHES

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

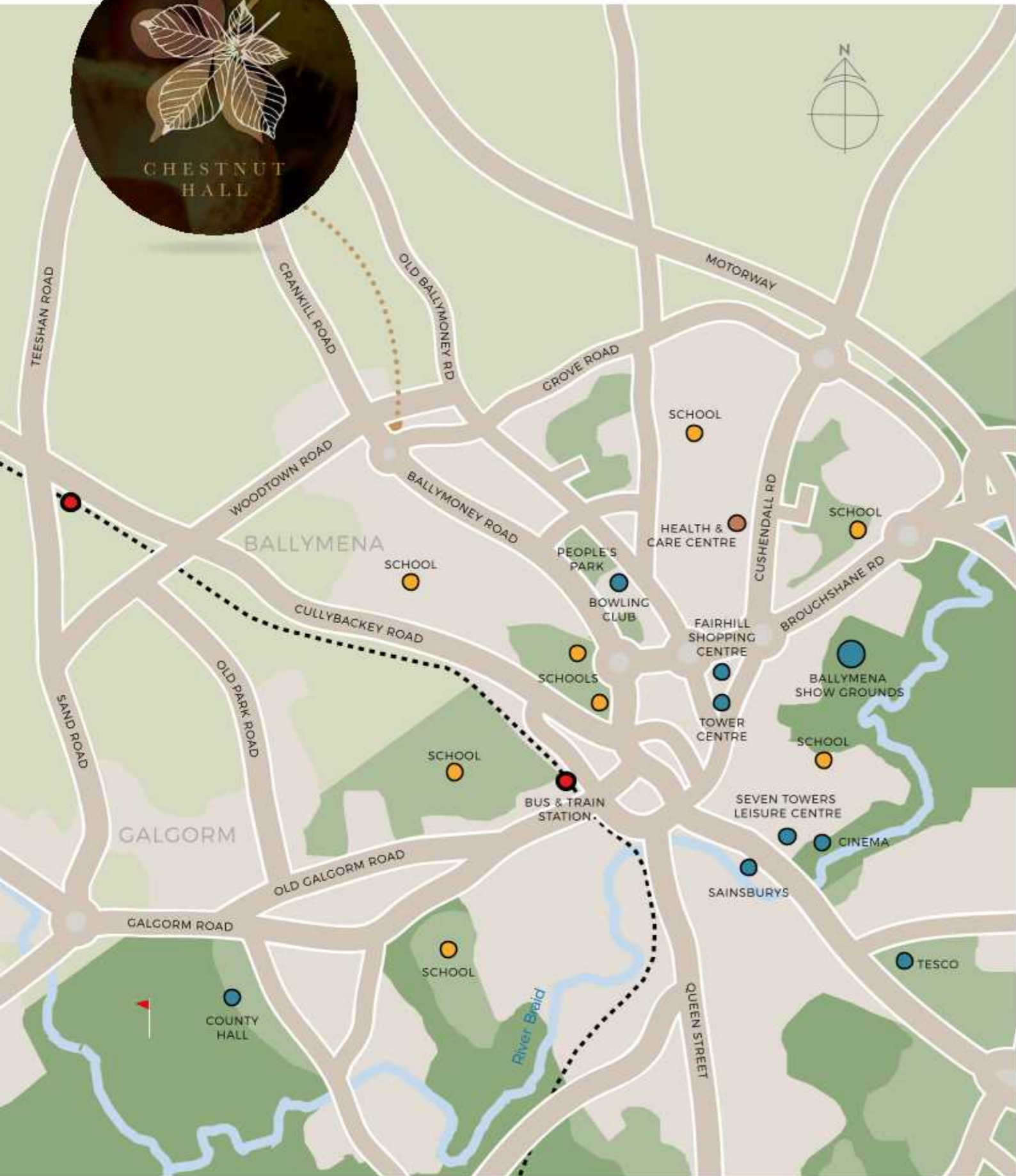
EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas and paths
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Garage



LOCATION MAP

- NOT TO SCALE -



DEVELOPMENT LAYOUT

- NOT TO SCALE -

WELL CONNECTED

FIRST CLASS EDUCATION

- Ballymena Primary School 0.9 miles
- Carniny Primary School 0.9 miles
- St Colmcilles Primary School 1.2 miles
- St Louis Grammar School 1.3 miles
- St Patrick's College 2.1 miles
- Ballymena Academy 2.0 miles
- Cambridge House Grammar 2.2 miles
- Northern Regional College 1.8 miles
- Camphill Primary School 2.5 miles

SHOPPING, RETAIL AND LEISURE

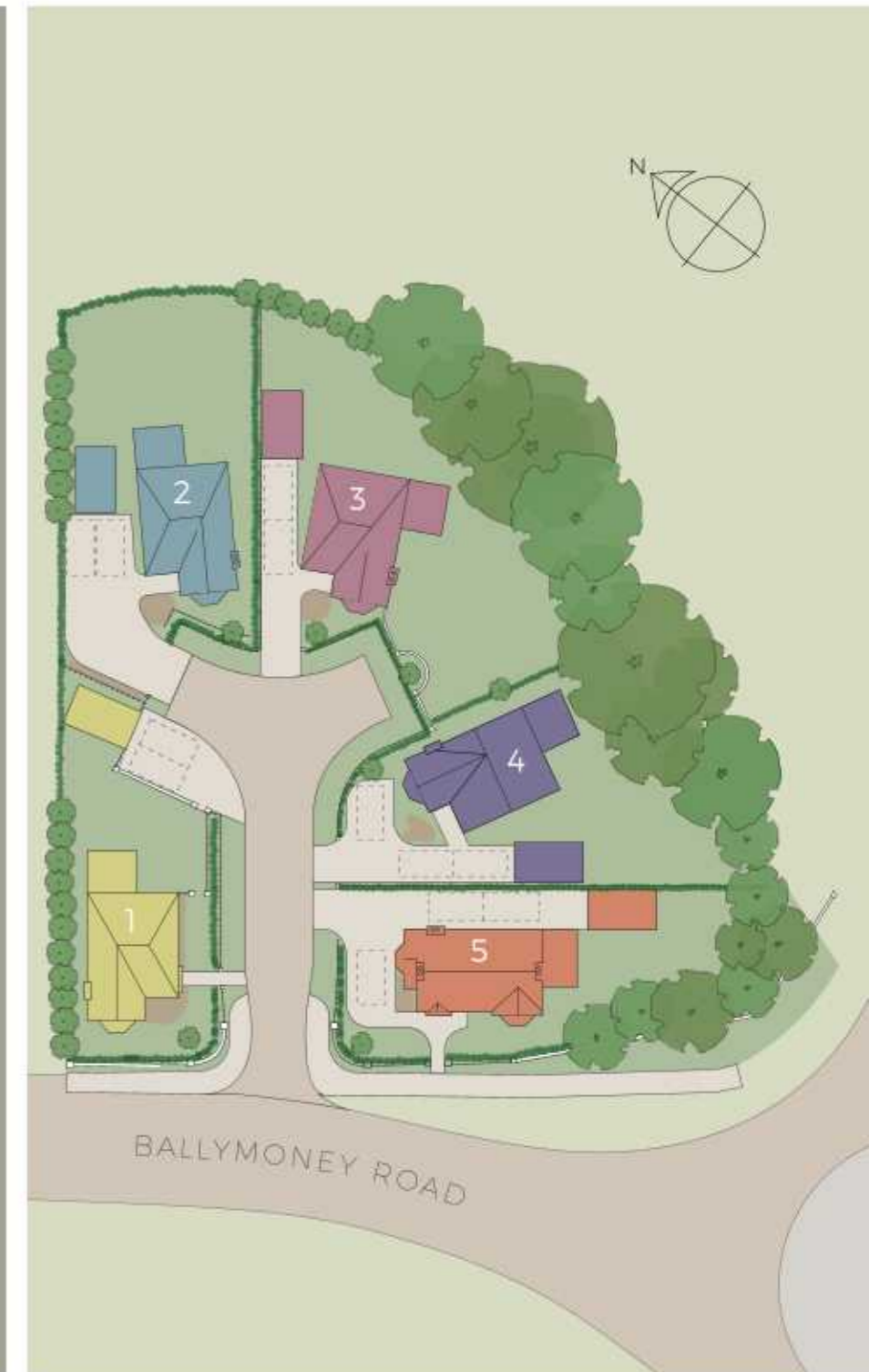
- Fairhill Shopping Centre 1.5 miles
- Tower Shopping Centre 1.4 miles
- Sainsburys 1.9 miles
- Tesco Superstore 2.4 miles
- Town Centre 1.1 miles
- IMC Cinema 2.6 miles

SPORTING AND RECREATIONAL

- Galgorm Golf Resort 2.1 miles
- Ballymena Golf Club 3.7 miles
- All Saints GAC 3.7 miles
- Ballymena Rugby Club 3.6 miles
- Ballymena Showgrounds 1.6 miles
- Seven Towers Leisure Centre 1.9 miles
- Peoples Park Tennis Courts 1.0 mile

TRANSPORT LINKS

- Ballymena Train Station 1.5 miles
- Ballymena Bus Station 1.7 miles



THE LYDIA



THE BECKLEY



THE COLUMBIA



THE HORTON



THE ELLIOT



CHESTNUT HALL



SELLING AGENT

 **JOHNMINNIS**
028 9042 8888

DEVELOPED BY



 **HERE**
ARCHITECTS

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.

BLOCK
creative property marketing

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.