



THE
DEMESNE

at WOODBROOK

Ballinderry Road
Lisburn

LaganHomes®



Welcome Home

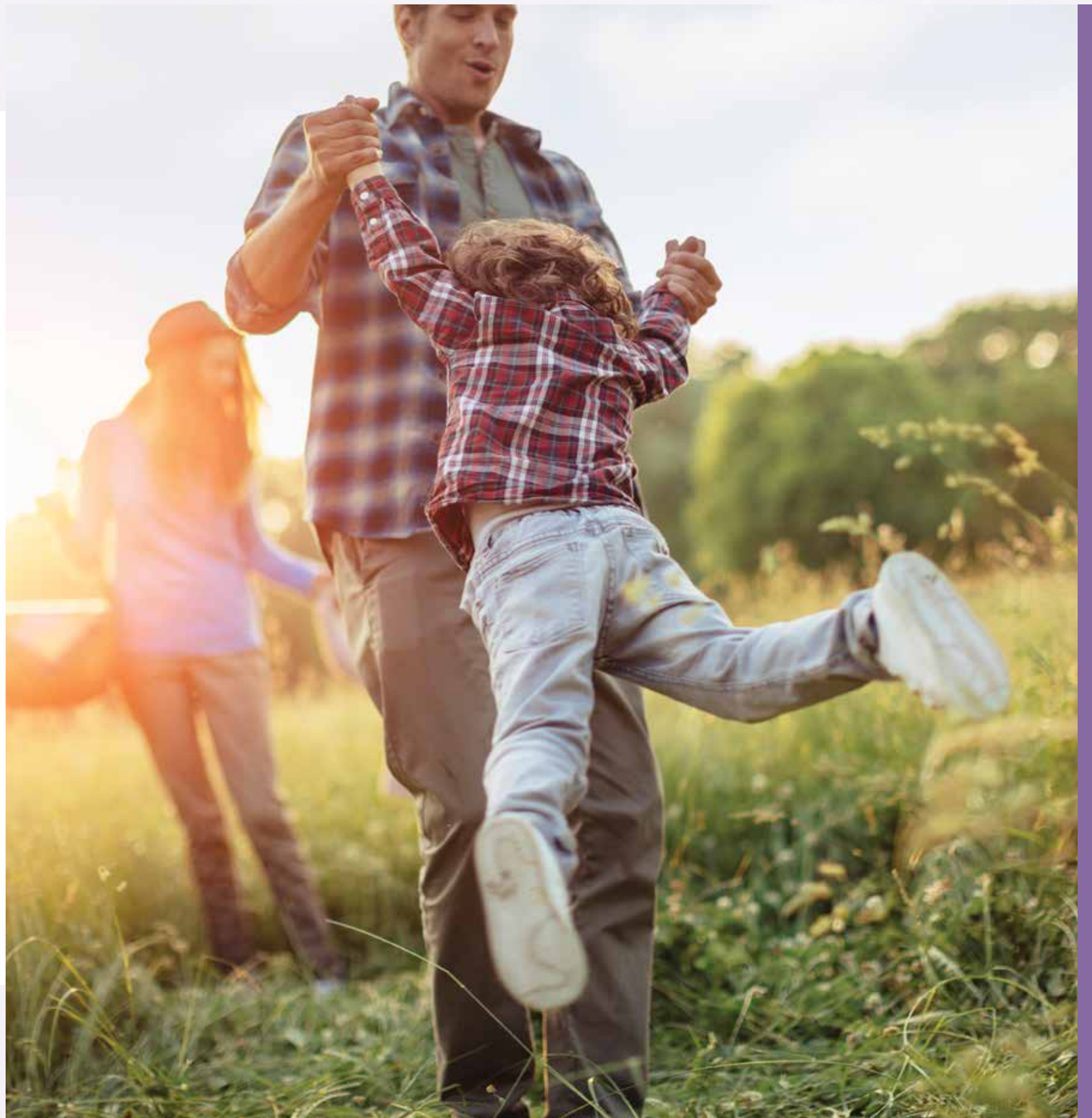
Take a moment to enjoy a breath of fresh air while admiring the beauty and tranquillity of the open countryside and it's easy to see how The Demesne at Woodbrook could become a great place to call home.

Situated just off the Ballinderry Road, comprising a range of various house types and sizes, no detail has been overlooked in the quest to ensure that The Demesne at Woodbrook would suit any buyer.

Energy efficient by design, these new homes are characterised by contemporary exteriors and spacious modern interiors with high-quality fixtures and fittings throughout.

The versatility of this location speaks for itself – from young professionals making the daily commute into the city, to growing families or those wishing to downsize, The Demesne at Woodbrook offers the perfect place for settling down in a forever home.

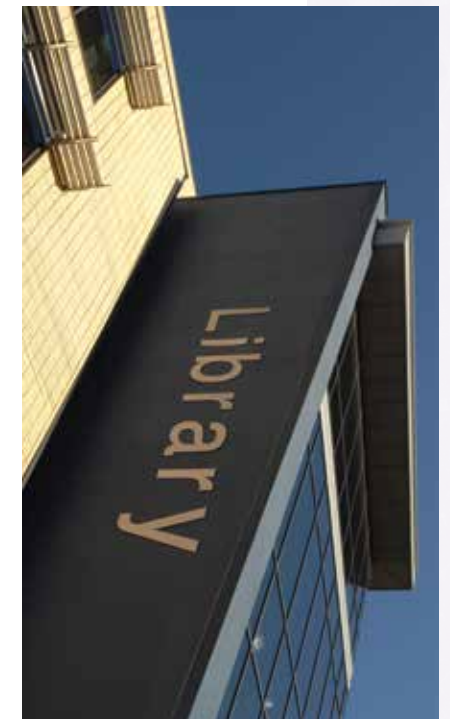
Lagan Towpath



Finely balanced modern living



Irish Linen Centre & Lisburn Museum



Lagan Valley LeisurePlex



Not only will you find a wealth of excellent local educational, social and recreational facilities nearby, the area is also home to an abundance of beautiful green spaces and walking trails on the Lagan Towpath.

Whether it's playing a round of golf on Lisburn Golf Course, bird watching and fishing from the grassy shores of Lough Neagh or discovering one of the country's best known industries at the Irish Linen Centre and Lisburn Museum, there's plenty to do just minutes from your front door.

Brining you closer together



The accessibility of this location boasts the perfect balance of relaxed country living and convenience.

With easy transport links to Belfast via the M1 motorway and a regular bus service departing from The Demesne at Woodbrook to Lisburn City Centre, commuting has never been easier.

Enjoy life in a peaceful rural setting, without compromising on convenience.



Why choose a Lagan Home?



The details

Lagan Homes has been building outstanding homes for over 30 years. In that time it has provided thousands of people with homes they love and that suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.

ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

SAFETY & SECURITY

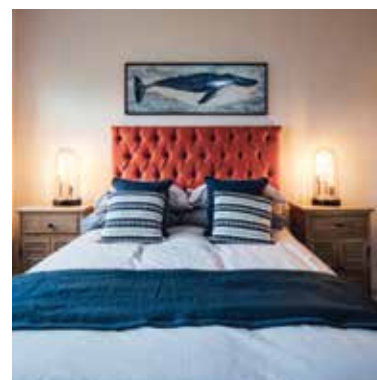
Double glazing, window locks*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and potentially lower insurance premiums. (*window locks – excluding emergency escape windows).

NEW HOME WARRANTY

A 10 year Buildmark warranty will be available for all homes at Woodbrook from NHBC which is responsible for setting the standards of the house-building industry.

YOUR NEW HOME

Owners have the satisfaction of knowing that Woodbrook represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish.



EXTERNAL FEATURES

- Exterior elevation finished in brick, render and stone effect
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazed windows
- Bitmac driveways
- Rear gardens top soiled
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door
- Coloured composite front door
- Outside tap

FLOOR COVERS & TILING

- Ceramic floor tiling to kitchen / dining areas, bathrooms, en-suites (where applicable) and WCs
- Full height tiling to shower enclosures and around baths
- Splash back tile to bathroom, ensuite and WC wash hand basins
- Lounge, bedrooms, hall, stairs and landings carpeted

INTERNAL FEATURES

- Internal décor – walls, ceilings and internal woodwork painted one colour
- Moulded skirting and architrave
- Smoke, heat & carbon monoxide detectors
- Comprehensive range of electrical sockets with USB connections fitted to the kitchen and master bedroom
- TV / Data connections to lounge, kitchen / dining and all bedrooms
- TV / satellite co-axial cable terminated at external location and distributed via a central hub located in the store leaving your TV cabling for your TV installer to connect for whichever option you choose
- Hardwired using Cat6 cable to all TV points – Cat6 is capable of transmitting various signals such as data / satellite / HDMI, and due to the variety of systems / options available we have left the final connections in the store to be completed by the homeowner's own installer according to their own requirements

- Gas heating with energy efficient boiler and hot water on demand
- Panelled internal doors with quality ironmongery
- Thermostatically controlled radiators
- Zoned security alarm
- Energy efficient LED downlighting to kitchen, dining area, bathroom and en-suite (where applicable)

KITCHEN & UTILITY (if applicable)

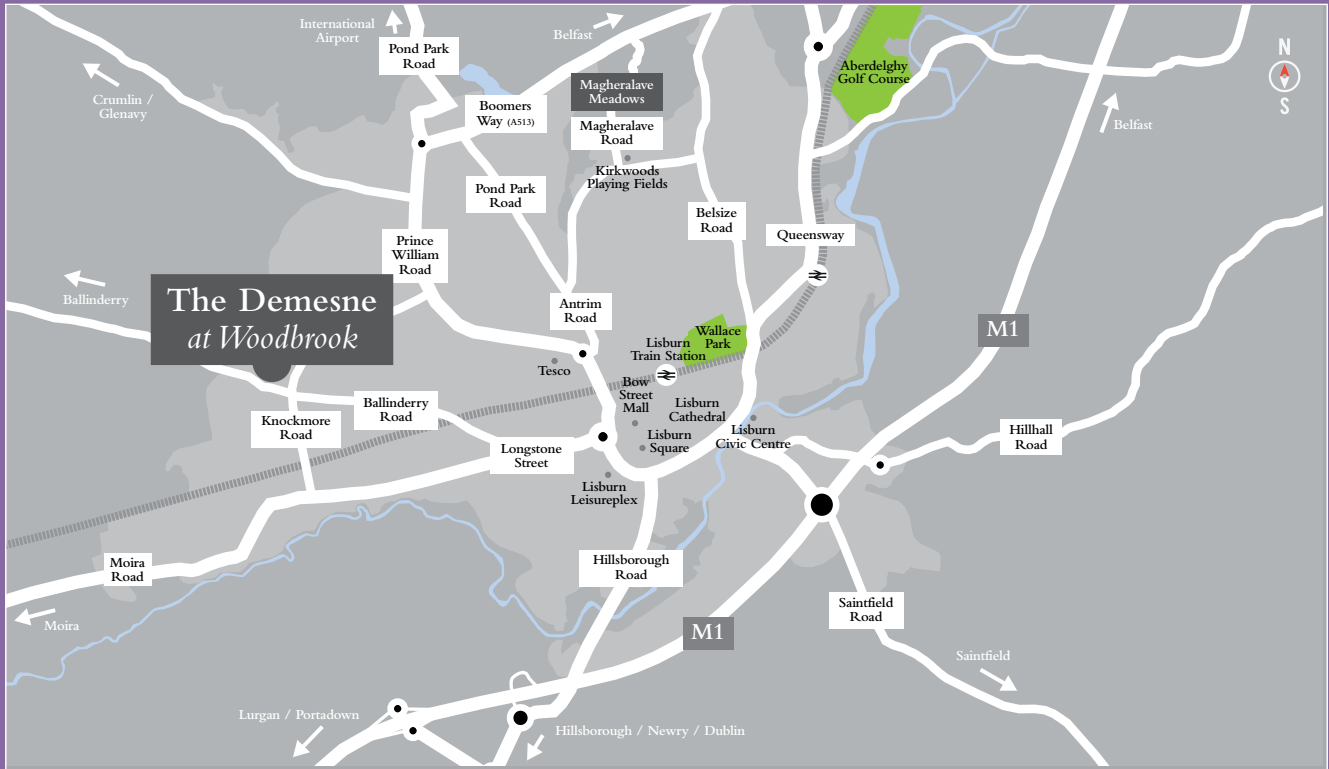
- A choice of quality kitchen doors, worktop colours and handles
- Matching upstands to worktop
- Integrated appliances to include gas hob, electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer
- Concealed under unit lighting

BATHROOM, WC & ENSUITE (where applicable)

- Contemporary designer white sanitary ware with chrome fittings
- Chrome finish shower over bath with glass screen door

Images taken from previous Lagan Homes show homes.





Need to commute?

TRAVELLING DISTANCES TO;

Andersonstown	10.7 miles	International Airport	13.6 miles
Belfast	14 miles	George Best Belfast City Airport	17.3 miles
Carryduff	13.8 miles	Moira	6.2 miles
Hillsborough	7.3 miles	Saintfield	15.8 miles

Award winning new homes

Built in the right place, in the right way,
in the right style, by the right people.



SAINT INNS OF MOIRA
Moira



ARDNAVALLEY
Comber



CHARLESTON HALL
Lisburn



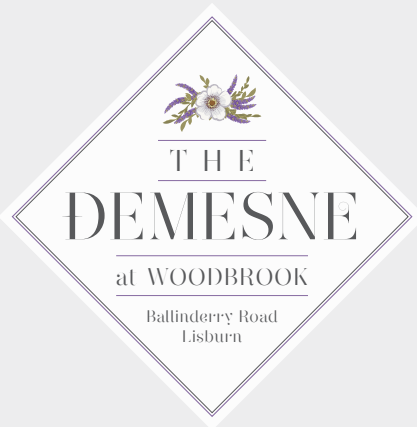
LYNN HALL PARK
Bangor



BUSHFORDE MEADOWS
Antrim



HELENS WOOD
Bangor





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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. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.