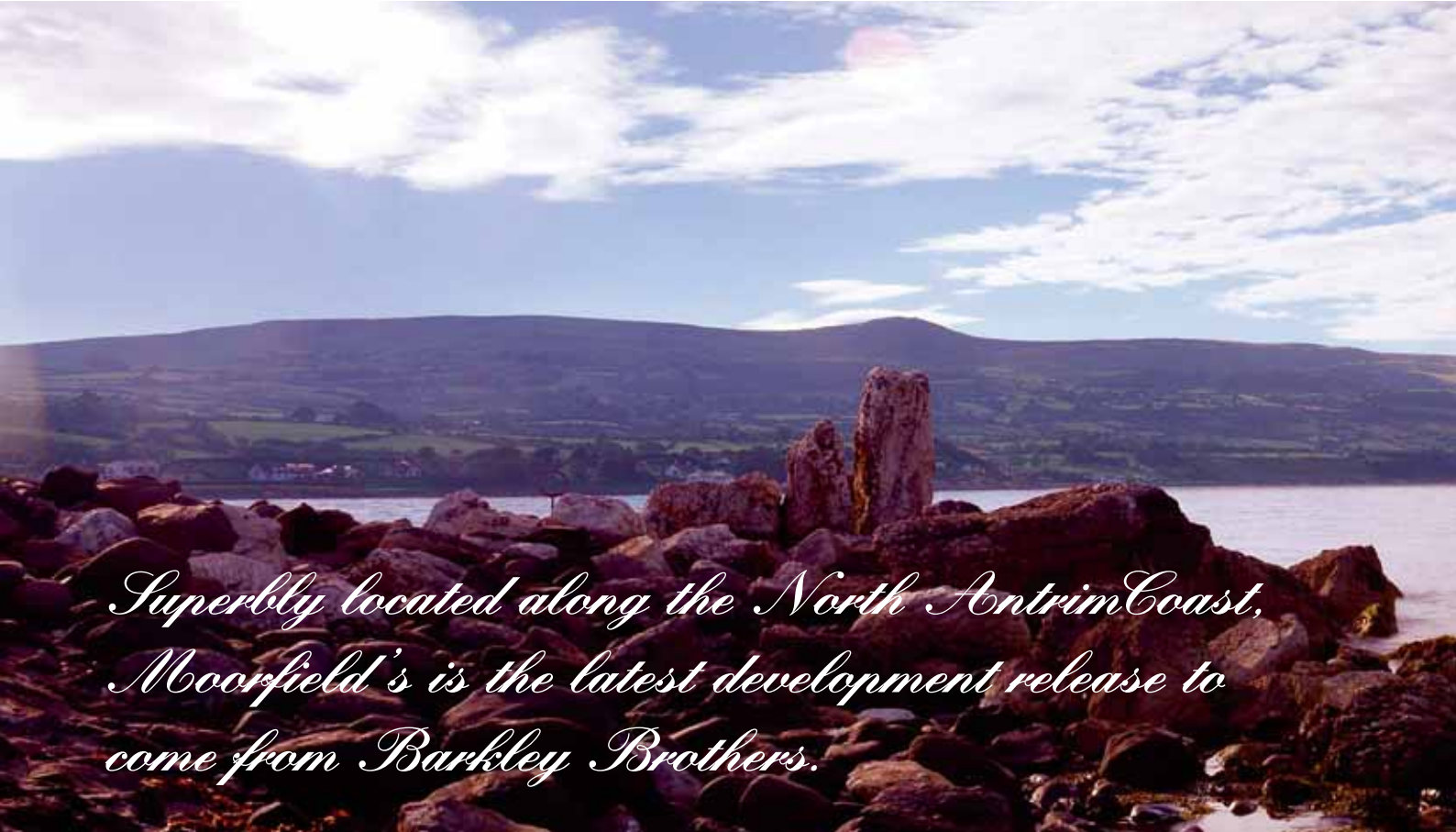


Moorfields

ballybogy

A charming collection of detached & semi-detached homes
surrounded by mature trees and beautiful countryside



Superbly located along the North Antrim Coast, Moorfield's is the latest development release to come from Barkley Brothers.

a unique development of luxury homes nestling in the picturesque village of Ballybogy

This latest release from, Ballymoney builders, Barkley Brothers commands a prominent site on the main Portrush Road within the village. This location is simply ideal for those who appreciate both the tranquillity of village life coupled with all the convenience and amenities available in the nearby towns of Coleraine and Ballymoney - both offering a superb selection of high street shopping.

Put the coastal towns of Portrush and Portstewart into the equation and you have a selection of fine restaurants, bars & entertainment as well as water sports, leisure facilities and recreational activities that are second to no other in the Province. Not to mention the host of beaches, golf courses and tourist attractions that even local people like to enjoy time and time again!

Homeowners at Moorfields really will be spoilt for choice!

The Homes

On offer at Moorfields is a selection of detached and semi-detached homes built in a range of charming styles. Each will be finished to a superior standard with choice ranging from spacious three bedroom semi-detached and detached homes to a range of four bedroom detached homes. All homeowners at Moorfields can expect a cleverly designed home, creating a comfortable and relaxed environment for all. The leafy setting for this unique collection of houses is perfect for a modern, yet serene lifestyle. Each home has a very high level of specification as shown opposite.





A superior standard of living.

SPECIFICATION:

All houses are built with brick finishes, named sites part stone fronts

Concrete floors upstairs

Oil fired central heating complete with 300gallon PVC oil tank

Thermal insulation to walls, roofs and floors

uPVC Double glazed windows and external doors fitted

Smoke alarms fitted as standard

Generous electric specification to each property

An extra TV and telephone point will be fitted in master bedroom as standard

Gardens levelled and topsoiled

Tarmac driveway as standard

NHBC 10 year warranty

All internal woodwork painted/stained as standard

All walls and ceilings will be smooth plaster finish

Generous P.C. Sum allowance of £5,000



P.C. SUMS

Kitchen £2,500

Woodland Kitchens,
Wakehurst Industrial Estate, Ballymena

Tel: 028 2564 5833

Bathroom £1,500

Bassets,
20a Cloyfin Road, Coleraine

Tel: 028 7034 4552

Fireplace £1,000

Coleraine Fireplaces
Lower Newmills Road, Coleraine

Tel: 028 7035 6850

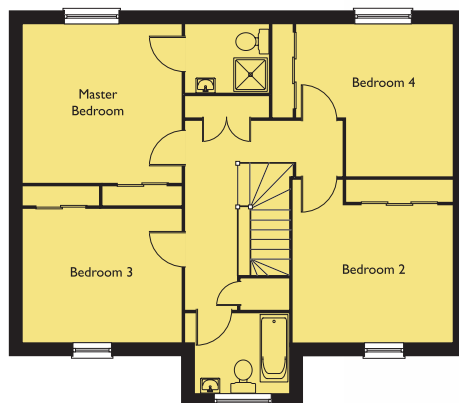
Our suppliers must be used with no exceptions.



House Type A - 1764 sq.ft. including garage

GROUND FLOOR

Living Room	4.07m x 3.92m	(13'4" x 12'10")
Dining Room	3.85m x 3.6m	(12'7" x 11'9")
Kitchen	4.65m x 3.03m	(15'3" x 9'11")
Garage	5.0m x 3.97m	(16'4" x 13'0")
Utility	3.06m x 2.32m	(10'0" x 7'7")
W.C.	1.99m x 1.0m	(6'6" x 3'3")

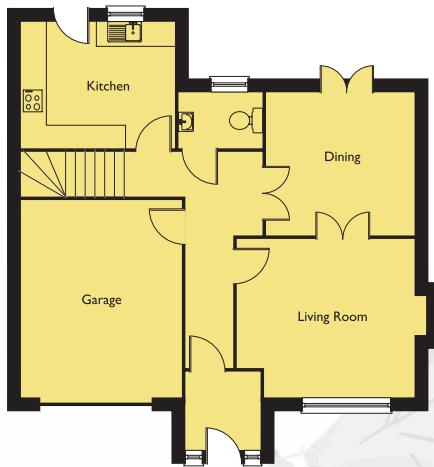


FIRST FLOOR

Master Bedroom	4.05m x 3.98m	(13'3" x 13'0")
Ensuite	2.11m x 1.7m	(6'11" x 5'7")
Bedroom 2	3.93m x 3.44m	(12'10" x 11'3")
Bedroom 3	3.98m x 3.33m	(13'0" x 10'11")
Bedroom 4	4.54m x 3.85m	(14'10" x 12'7")
Bathroom	2.52m x 2.05m	(8'3" x 6'8")



House Type B - 1635 sq.ft. including garage

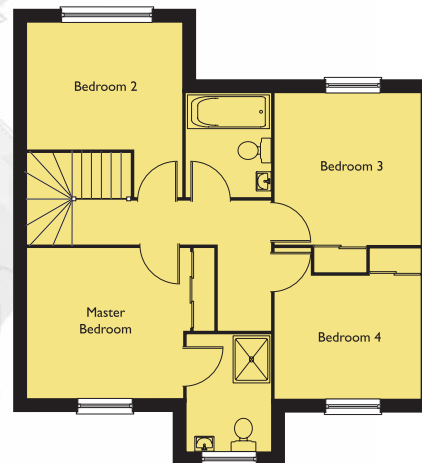


GROUND FLOOR

Living Room	4.44m x 3.97m	(14'6" x 13'0")
Dining Room	3.75m x 3.61m	(12'3" x 11'10")
Kitchen	3.87m x 3.2m	(12'8" x 10'6")
Garage	5.11m x 3.91m	(16'9" x 12'10")
W.C.	2.07m x 1.4m	(6'9" x 4'7")

FIRST FLOOR

Master Bedroom	3.93m x 3.8m	(12'10" x 12'5")
Ensuite	2.92m x 2.1m	(9'7" x 6'10")
Bedroom 2	3.86m x 3.2m	(12'8" x 10'6")
Bedroom 3	3.81m x 3.71m	(12'6" x 12'2")
Bedroom 4	3.71m x 3.1m	(12'2" x 10'2")
Bathroom	2.6m x 2.16m	(8'6" x 7'1")

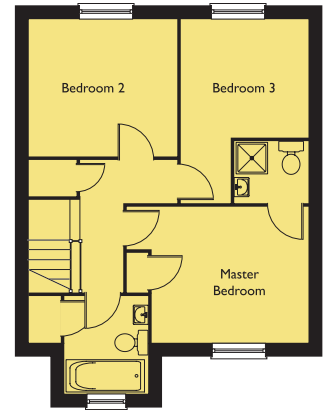
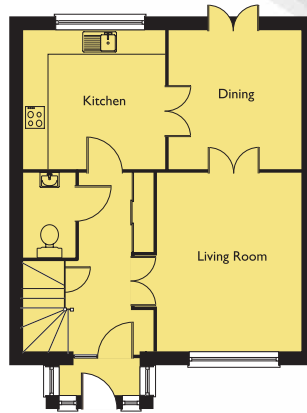




House Type C - 1269 sq.ft.

GROUND FLOOR

Living Room	4.11m x 3.61m (13'5" x 11'10")
Dining Room	3.92m x 3.31m (12'10" x 10'8")
Kitchen	3.57m x 3.53m (11'8" x 11'7")
W.C.	2.15m x 1.28m (7'0" x 4'2")



FIRST FLOOR

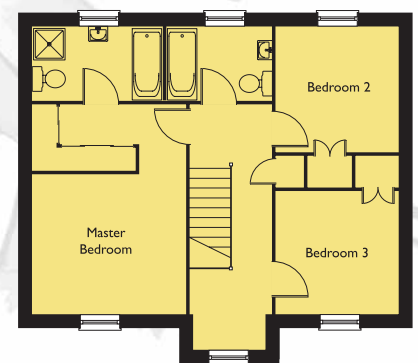
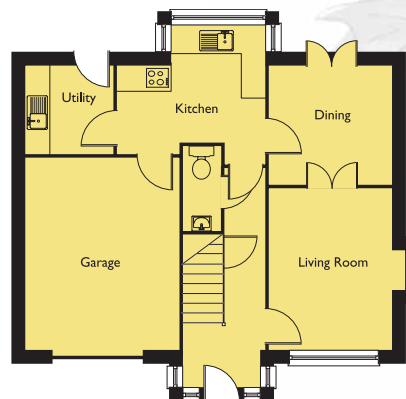
Master Bedroom	3.95m x 3.38m (12'11" x 11'1")
Ensuite	1.82m x 1.59m (5'9" x 5'2")
Bedroom 2	3.73m x 3.45m (12'2" x 11'3")
Bedroom 3	3.18m x 2.96m (10'5" x 11'8")
Bathroom	2.41m x 2.08m (7'10" x 6'9")



House Type D - 1316 sq.ft.

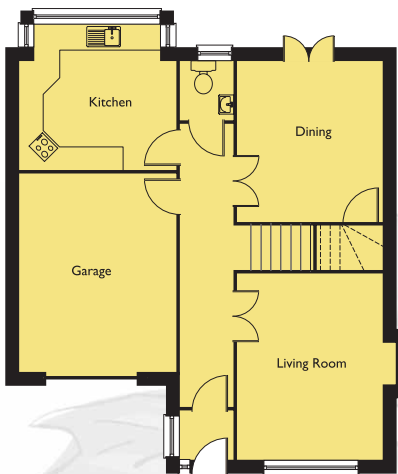
GROUND FLOOR

Living Room	4.1m x 3.06m	(13'5" x 10'0")
Dining Room	3.06m x 3.04m	(10'0" x 9'11")
Kitchen	3.75m x 2.87m	(12'3" x 11'5")
Garage	4.99m x 3.87m	(16'4" x 12'8")
Utility	2.26m x 2.2m	(7'5" x 7'2")
W.C.	1.9 m x 1.4 m	(6'2" x 4'7")
Master Bedroom	3.9m x 3.51m	(12'9" x 11'6")
Ensuite	3.29m x 1.83m	(10'9" x 6'0")
Dressing Area	2.61m x 1.7m	(8'6" x 5'7")
Bedroom 2	3.15m x 3.07m	(10'4" x 10'1")
Bedroom 3	3.08m x 3.07m	(10'1" x 10'1")
Bathroom	2.7m x 1.83m	(8'10" x 6'0")





House Type E - 1672 sq.ft. including garage

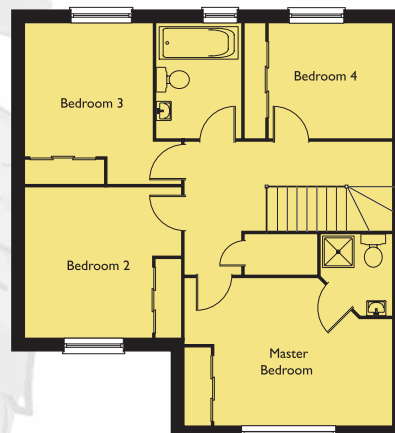


GROUND FLOOR

Living Room	4.8m x 3.71m	(15'9" x 12'2")
Dining Room	4.06m x 3.71m	(13'3" x 12'2")
Kitchen	3.92m x 3.65m	(12'10" x 11'11")
Garage	5.18m x 3.92m	(16'11" x 12'10")
W.C.	1.9 m x 1.4 m	(6'2" x 4'7")

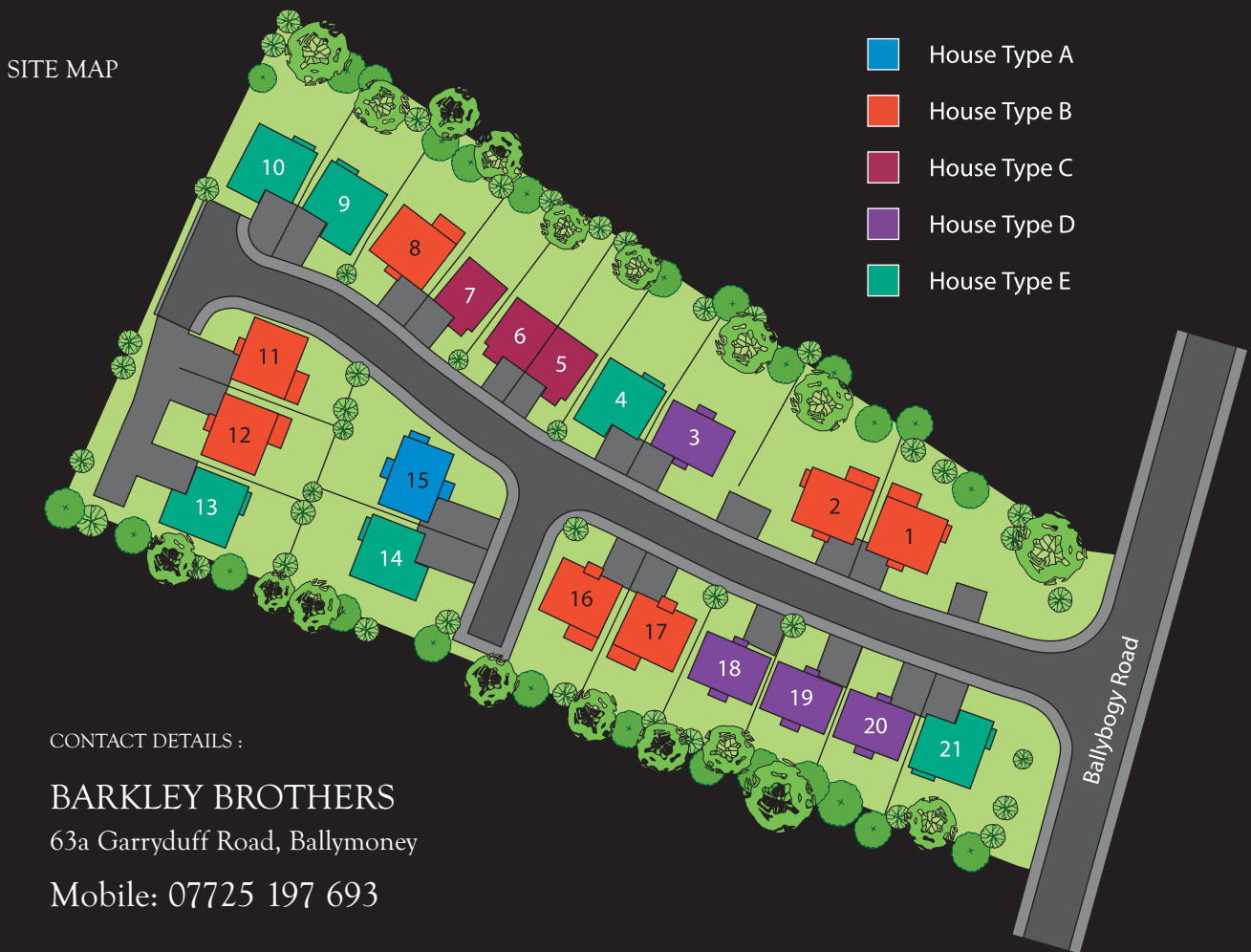
FIRST FLOOR

Master Bedroom	5.21m x 3.7m	(17'1" x 12'1")
Ensuite	2.04m x 1.76m	(6'8" x 5'9")
Bedroom 2	3.93m x 3.77m	(12'10" x 12'4")
Bedroom 3	4.06m x 3.21m	(13'3" x 10'6")
Bedroom 4	3.73m x 2.87m	(12'2" x 11'5")
Bathroom	2.86m x 2.12m	(11'4" x 6'11")





LOCATION MAP



SITE MAP

CONTACT DETAILS :

BARKLEY BROTHERS
 63a Garryduff Road, Ballymoney
 Mobile: 07725 197 693

GENERAL NOTE

Following the introduction of the Misdescriptions Act, we are obliged to inform you that whilst we endeavour to make our sales material accurate and reliable, this should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. Elevational treatments may vary depending upon planning requirements. Site plans on the brochure are not to scale. The sketches used in the brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impression are not included in the purchase price of the property.