



LARDEN

◆ — MEADOWS — ◆

AGHAREANY ROAD | DONAGHMORE

TRADITIONAL COUNTRY FAMILY LIVING



Dungannon Park



Images of Donaghmore Village
Awarded Ireland's Best Kept Village 2019



LARDEN

◆ — MEADOWS — ◆

Welcome to Larden Meadows
No Ordinary Place to Live



LARDEN MEADOWS



- 1: Parkanaur Manor House
- 2: Parkanaur Forest Park
- 3: Linen Green Dungannon
- 4: Dungannon Golf Club

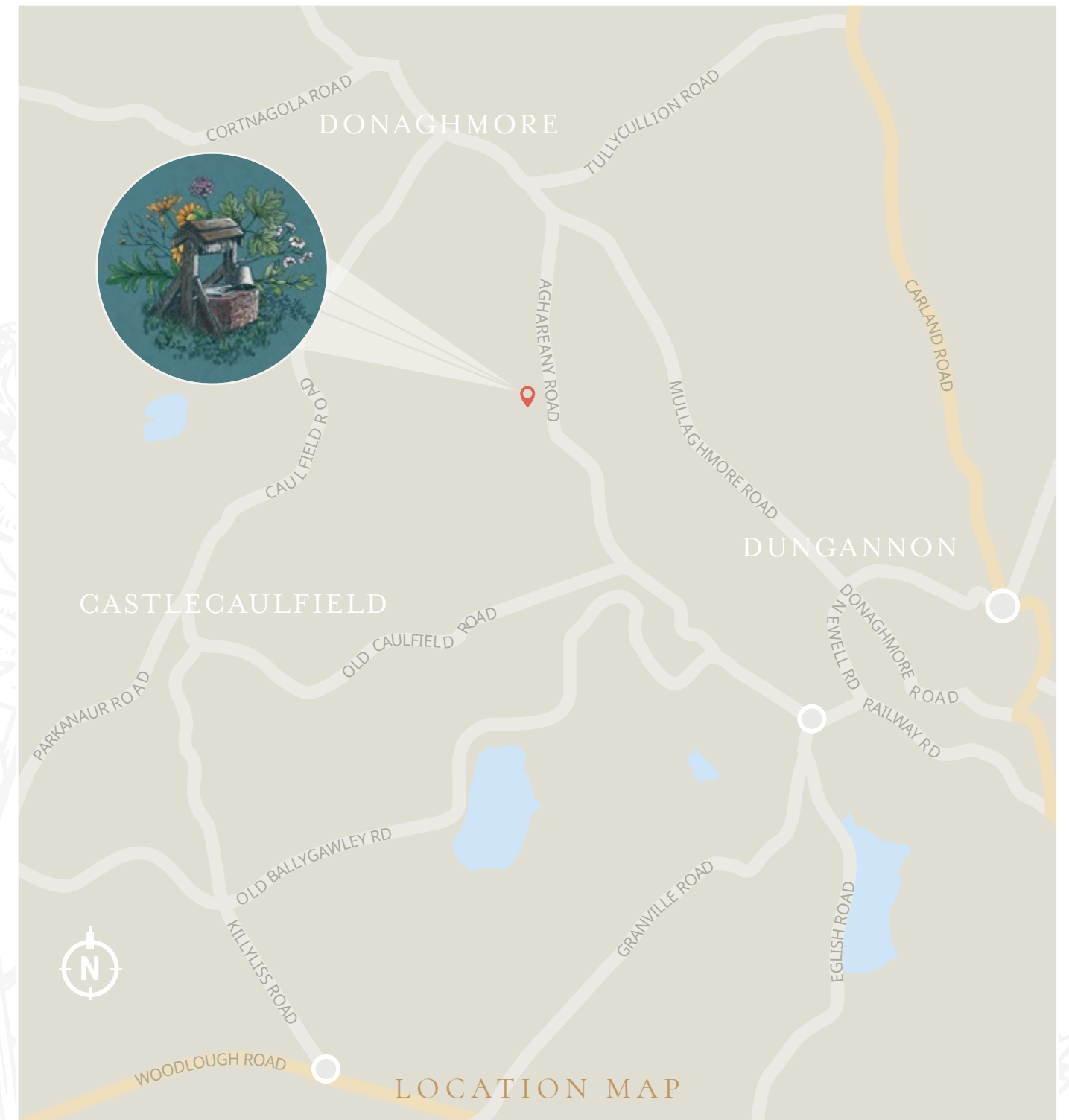


Nestled in the heart of rural Tyrone, Larden Meadows is moments from the village centre of Donaghmore, awarded Ireland's Best Kept Village in 2019. Discover a thriving, friendly community, a quintessential village high street of independent stores, restaurants, bars, cafes, butchers and hair salons, excellent schools and, of course, acres of glorious green space, stretching for miles.

Share in the pleasure of living in this idyllic village with natural heritage and history a stone's throw away at Donaghmore's High Cross and Bardic Community Theatre,

and take pleasure in Donaghmore in Bloom, when hanging baskets and wheelbarrows of flowers adorn every corner and the village overflows with colour.

Further afield, just three miles along excellent road links, is the vibrant town of Dungannon. Spend time in the peaceful sanctuary of Dungannon's scenic park, play a round of golf with family and friends at the esteemed Dungannon Golf Club or pop into the bijou Linen Green, Moygashel, where everyday favourites and independent boutiques are beautifully set in an inviting courtyard.



NOT TO SCALE

WELL CONNECTED

Donaghmore Village.....	1.0 mile	🚗	Dungannon Park.....	3.5 miles	🚗
Dungannon Golf Club.....	2.2 miles	🚗	Linen Green, Moygashel.....	3.7 miles	🚗
Dungannon Town	3.0 miles	🚗	M1 Motorway	4.0 miles	🚗

DISCOVER A TRULY SUPERB PLACE
TO CALL HOME AND BUILD A LIFE
FOR THE YEARS TO COME

At Larden Meadows, traditional country inspired houses are surrounded by tree-lined avenues, fields and woodland. Elegant, traditional features have been thoughtfully incorporated into every home, such as bay windows, gables, chimneys and porches.

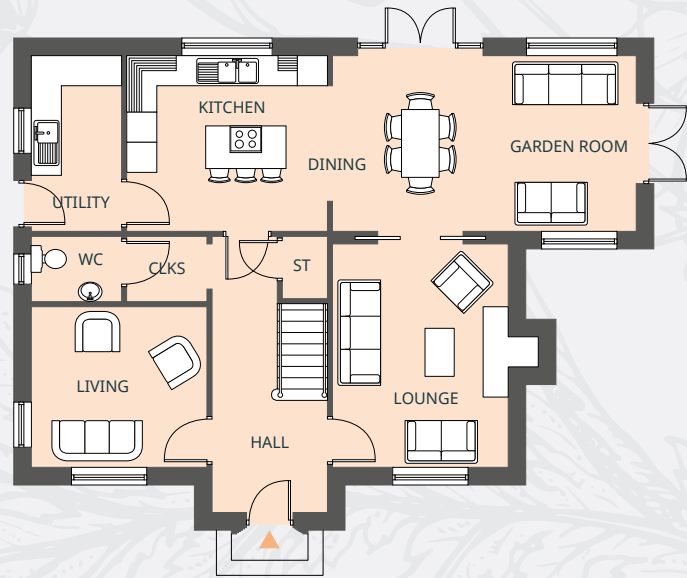
Inside, the rooms are spacious and filled with light with designer kitchens, bathrooms and luxury finishes throughout. Outside, every home has a spacious garden and driveway.



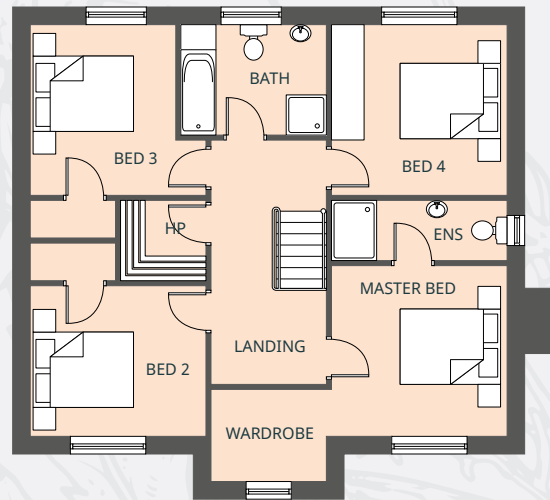
BRICK FINISH

8 THE BRAMBLE (1) No. 2 Larden Meadows

4 BEDROOM DETACHED. Total floor area: 1819 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge	14'7" x 11'6"	4.45 x 3.50
Living	11'6" x 10'6"	3.50 x 3.20
Kitchen	13'3" x 11'6"	4.00 x 3.50
Dining Garden Room	19'10" x 11'6"	6.05 x 3.50
Utility	5'11" x 11'6"	1.80 x 3.50

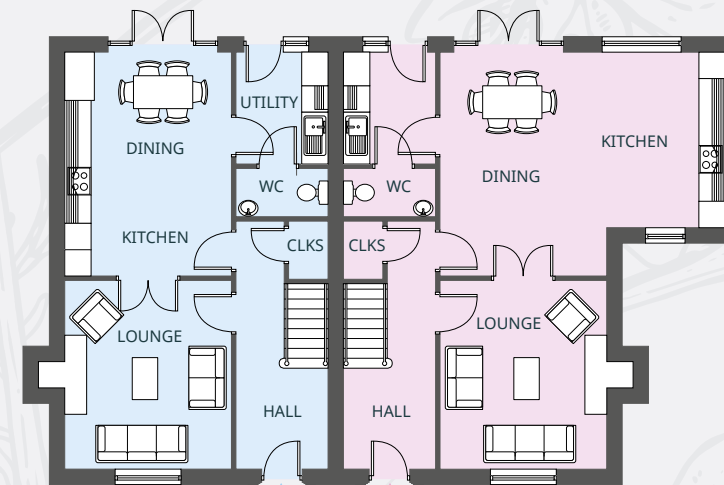


FIRST FLOOR	Ft	M
Master Bedroom	11'6" x 11'3"	3.50 x 3.40
Ensuite	11'6" x 3'11"	3.50 x 1.20
Bedroom 2	11'6" x 9'10"	3.50 x 3.00
Bedroom 3 (max)	11'6" x 11'3"	3.50 x 3.40
Bedroom 4	11'6" x 11'3"	3.50 x 3.40
Bathroom	9'7" x 7'4"	2.90 x 2.20



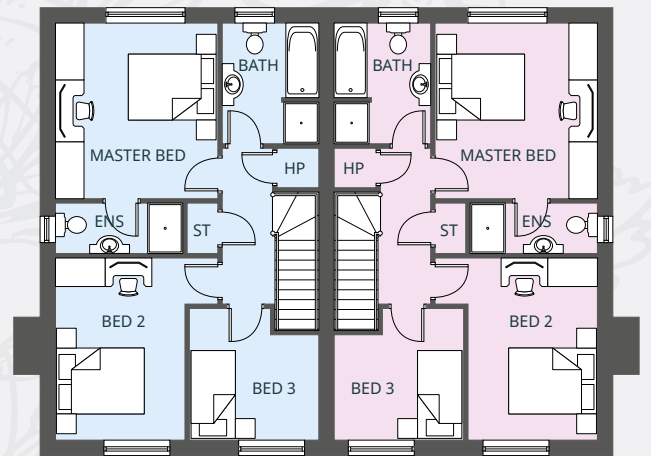
THE POPPY (8) & THE PRIMROSE (3) Nos. 1 | 3 Larden Meadows

3 BEDROOM SEMI DETACHED. Total floor area: 1226 sq ft Total floor area: 1343 sq ft



GROUND FLOOR The Poppy	Ft	M
Entrance Hall with separate Cloakroom		
Lounge	14'3" x 12'6"	4.30 x 3.80
Kitchen Dining	16'9" x 12'6"	5.10 x 3.80
Utility	8'5" x 8'10"	2.55 x 2.10
WC	6'10" x 3'8"	2.10 x 1.10

GROUND FLOOR The Primrose	Ft	M
Entrance Hall with separate Cloakroom		
Lounge	14'3" x 12'6"	4.30 x 3.80
Kitchen Dining (max)	21'5" x 16'9"	6.50 x 5.10
Utility	8'5" x 8'10"	2.55 x 2.10
WC	6'10" x 3'8"	2.10 x 1.10



FIRST FLOOR The Poppy	Ft	M
Master Bedroom	13'3" x 12'3"	4.00 x 3.70
Ensuite	9'7" x 3'9"	2.90 x 1.15
Bedroom 2	13'8" x 9'8"	4.15 x 2.95
Bedroom 3	9'10" x 9'8"	3.00 x 2.95
Bathroom	9'6" x 7'4"	2.90 x 2.20

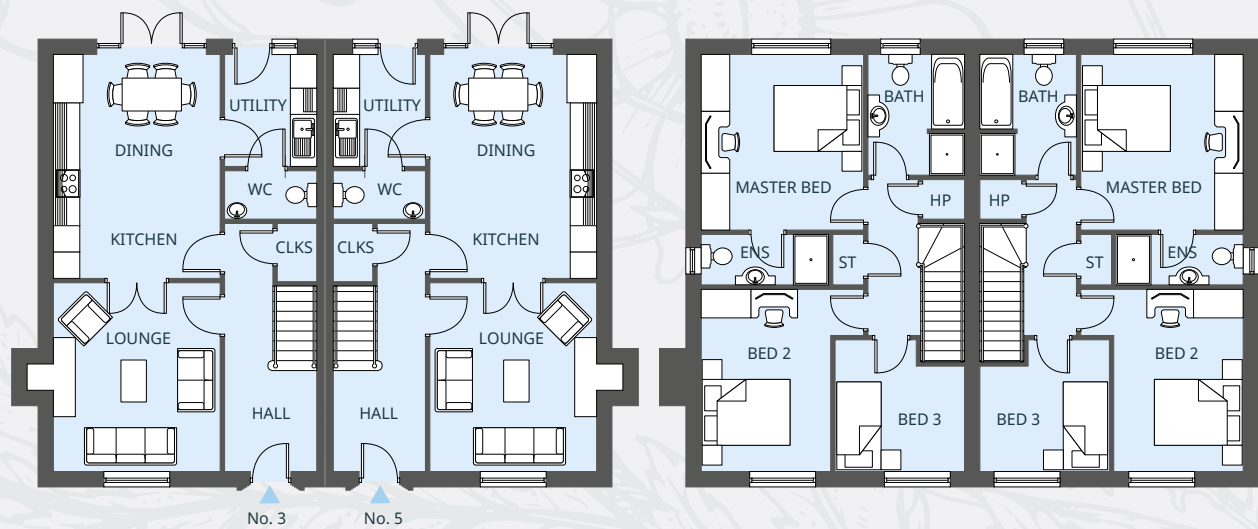
FIRST FLOOR The Primrose	Ft	M
Master Bedroom	13'3" x 12'3"	4.00 x 3.70
Ensuite	9'7" x 3'9"	2.90 x 1.15
Bedroom 2	13'8" x 9'8"	4.15 x 2.95
Bedroom 3	9'10" x 9'8"	3.00 x 2.95
Bathroom	9'6" x 7'4"	2.90 x 2.20



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THE POPPY (8) Nos. 3 | 5 Larden Place

3 BEDROOM SEMI DETACHED. Total floor area: 1226 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate Cloakroom		
Lounge	14'3" x 12'6"	4.30 x 3.80
Kitchen Dining	16'9" x 12'6"	5.10 x 3.80
Utility	8'5" x 8'10"	2.55 x 2.10
WC	6'10" x 3'8"	2.10 x 1.10

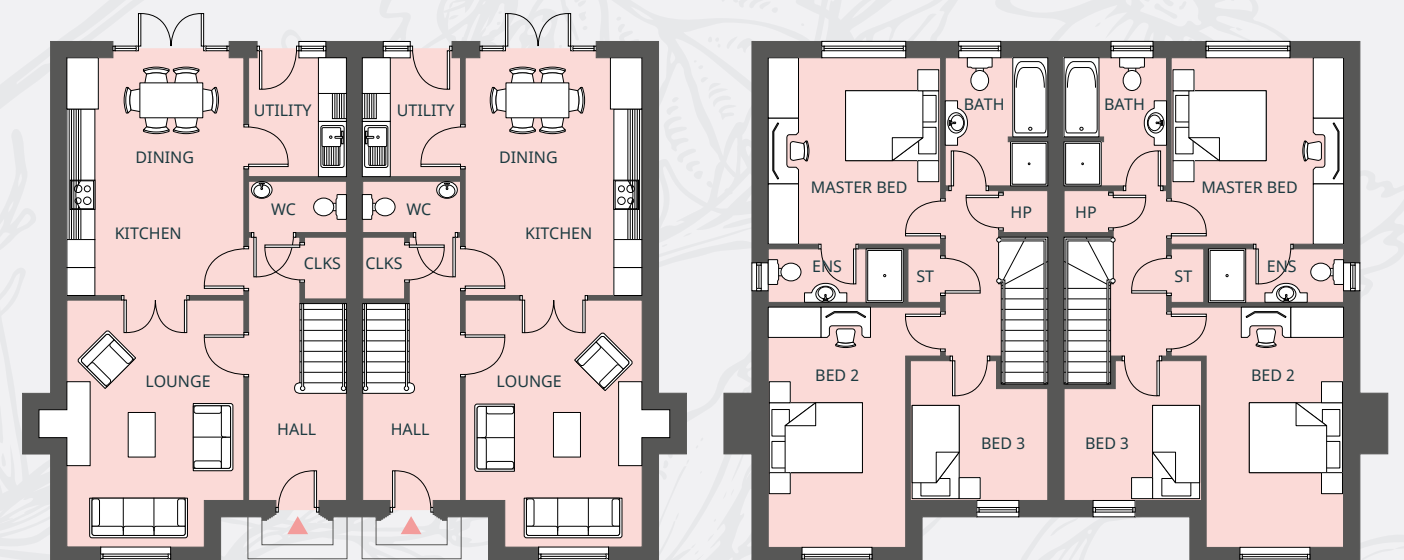
FIRST FLOOR	Ft	M
Master Bedroom	13'3" x 12'3"	4.00 x 3.70
Ensuite	9'7" x 3'9"	2.90 x 1.15
Bedroom 2	13'8" x 9'8"	4.15 x 2.95
Bedroom 3	9'10" x 9'8"	3.00 x 2.95
Bathroom	9'6" x 7'4"	2.90 x 2.20



BRICK AND RENDER FINISH

THE FOXGLOVE (6) Nos. 5 | 7 Larden Meadows Nos. 7 | 9 | 11 | 15 Larden Place

3 BEDROOM SEMI DETACHED. Total floor area: 1283 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge (max)	16'9" x 12'6"	5.30 x 3.80
Kitchen Dining	16'9" x 12'6"	5.10 x 3.80
Utility	8'5" x 6'10"	2.55 x 2.10

FIRST FLOOR	Ft	M
Master Bedroom	13'3" x 12'3"	4.00 x 3.70
Ensuite	9'7" x 3'9"	2.90 x 1.15
Bedroom 2	16'10" x 9'8"	5.15 x 2.95
Bedroom 3	9'10" x 9'8"	3.00 x 2.95
Bathroom	9'10" x 7'4"	3.00 x 2.20

11

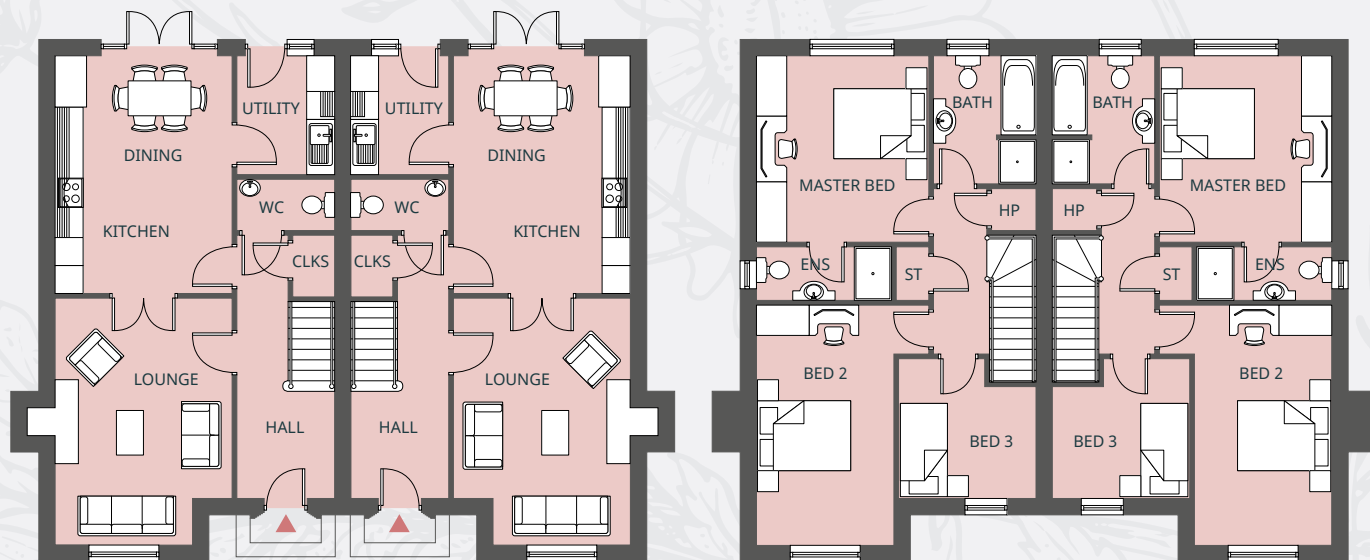


RENDER FINISH

12

THE FOXGLOVE (7)

3 BEDROOM SEMI DETACHED. Total floor area: 1283 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge (max)	16'9" x 12'6"	5.30 x 3.80
Kitchen Dining	16'9" x 12'6"	5.10 x 3.80
Utility	8'5" x 6'10"	2.55 x 2.10

FIRST FLOOR	Ft	M
Master Bedroom	13'3" x 12'3"	4.00 x 3.70
Ensuite	9'7" x 3'9"	2.90 x 1.15
Bedroom 2	16'10" x 9'8"	5.15 x 2.95
Bedroom 3	9'10" x 9'8"	3.00 x 2.95
Bathroom	9'10" x 7'4"	3.00 x 2.20

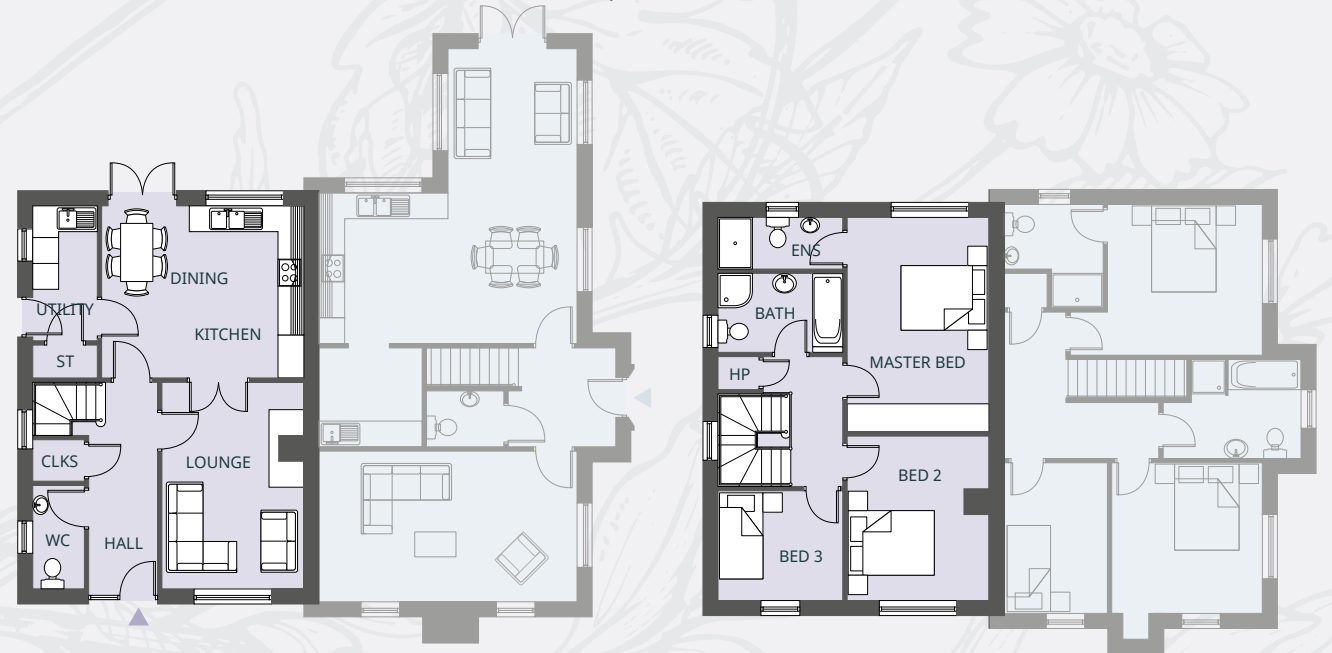


RENDER FINISH

13

THE COWSLIP (14) Nos. 6 | 11 Larden Meadows

3 BEDROOM SEMI DETACHED Total floor area: 1206 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge	15'9" x 10'10"	4.80 x 3.30
Kitchen Dining	15'6" x 13'3"	4.70 x 4.00
Utility	10'4" x 4'11"	3.13 x 1.50

FIRST FLOOR	Ft	M
Master Bedroom	16'5" x 10'10"	4.98 x 3.30
Ensuite	9'7" x 3'11"	2.90 x 1.20
Bedroom 2	12'7" x 10'10"	3.82 x 3.30
Bedroom 3	9'7" x 8'5"	2.90 x 2.55
Bathroom	9'7" x 6'11"	2.90 x 1.83

The Chicory

The Cowslip

RENDER FINISH

14 THE COWSLIP (14) No. 4 Larden Meadows

3 BEDROOM SEMI DETACHED Total floor area: 1206 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge.....15'9" x 10'10"	4.80	x 3.30
Kitchen Dining.....15'6" x 13'3"	4.70	x 4.00
Utility.....10'4" x 4'11"	3.13	x 1.50

FIRST FLOOR	Ft	M
Master Bedroom.....16'5" x 10'10"	4.98	x 3.30
Ensuite.....9'7" x 3'11"	2.90	x 1.20
Bedroom 2.....12'7" x 10'10"	3.82	x 3.30
Bedroom 3.....9'7" x 8'5"	2.90	x 2.55
Bathroom.....9'7" x 6'11"	2.90	x 1.83

The Chicory

The Cowslip

RENDER FINISH

THE CHICORY Nos. 2 | 9 Larden Meadows

3 BEDROOM SEMI DETACHED Total floor area: 1378 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge.....19'8" x 11'6"	6.00	x 3.50
Kitchen Dining (max).....19'8" x 11'6"	6.00	x 3.50
Garden Room.....10'11" x 10'2"	3.35	x 3.10
Utility.....7'10" x 7'7"	2.40	x 2.30

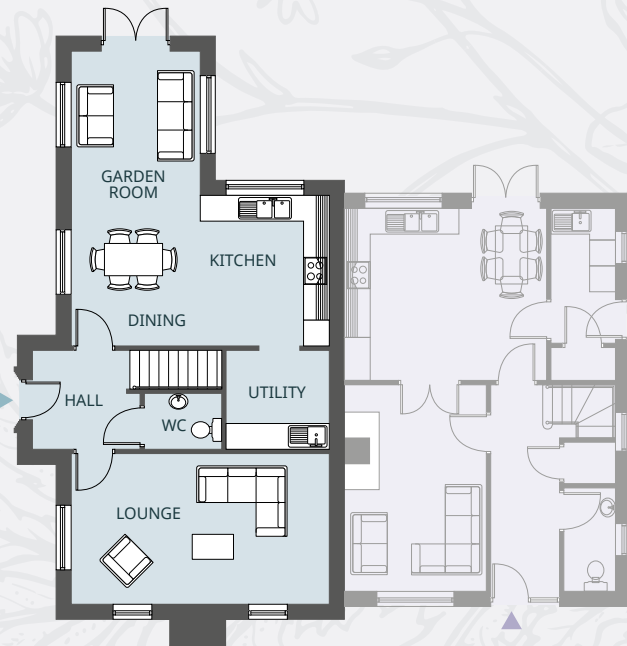
FIRST FLOOR	Ft	M
Master Bedroom.....13'3" x 11'6"	4.00	x 3.50
Ensuite.....7'10" x 6'4"	2.40	x 1.90
Bedroom 2.....11'6" x 11'6"	3.50	x 3.50
Bedroom 3.....11'6" x 7'10"	3.50	x 2.40
Bathroom.....10'6" x 7'7"	3.20	x 2.30



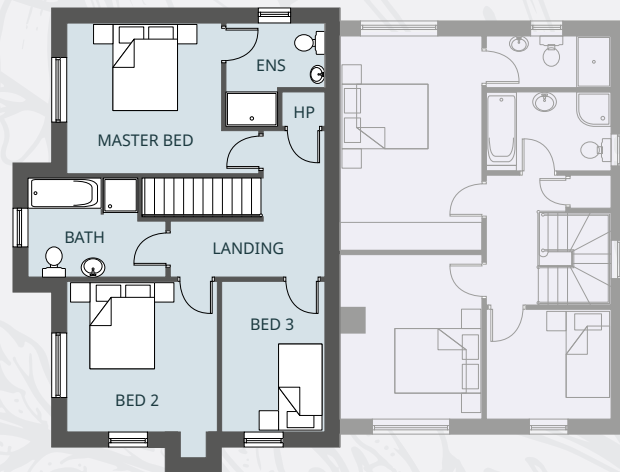
RENDER FINISH

16 THE CHICORY No. 1 Larden Place

3 BEDROOM SEMI DETACHED Total floor area: 1378 sq ft



GROUND FLOOR	Ft	M
Entrance Hall with separate WC and Cloakroom		
Lounge	19'8" x 11'6"	6.00 x 3.50
Kitchen Dining (max)	19'8" x 11'6"	6.00 x 3.50
Garden Room	10'11" x 10'2"	3.35 x 3.10
Utility	7'10" x 7'7"	2.40 x 2.30



FIRST FLOOR	Ft	M
Master Bedroom	13'3" x 11'6"	4.00 x 3.50
Ensuite	7'10" x 6'4"	2.40 x 1.90
Bedroom 2	11'6" x 11'6"	3.50 x 3.50
Bedroom 3	11'6" x 7'10"	3.50 x 2.40
Bathroom	10'6" x 7'7"	3.20 x 2.30



SITE LAYOUT

NOT TO SCALE





LARDEN

— MEADOWS —

Designed for living

KITCHENS & UTILITY ROOMS

- Choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer, dishwasher and washing machine / dryer
- Recessed energy efficient LED spotlights to ceilings
- Porcelain floor tiling to kitchen and dining areas
- 4" Worktop splashback
- Upstand behind cooker

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Vanity unit supplied
- Ceramic floor tiling
- Tiled showers and splash back around sinks

INTERNAL FEATURES

- 9ft ceilings to ground floor
- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- Pre-finished interior doors with quality ironmongery
- Skirting and architrave
- Wooden floor to lounge and carpets to stairs, landing and bedrooms
- Multi fuel burning stove with granite hearth and surround in living room
- Mains supply smoke and heat detectors
- Carbon monoxide detector in living room
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Oil fired heating system with a high energy boiler
- Pressurised water system

EXTERNAL FEATURES

- Beautifully designed homes by McKeown & Shields Architects
- 10-year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Patio area
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include render and brick to complement the modern design
- Outside water tap
- PVC windows
- PVC fascia/soffit and seamless gutter
- Composite door
- Feature light to front door

Upgrades available upon request

Images shown for illustration purposes only





SELLING AGENT



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