HAGAN HOMES

Ballymena

The Nursery

Cushendall Road, BT43 6WL

2 & 3 Bedroom Homes with a Turnkey Finish

Affordable I Quality I Stylish

www.haganhomes.co.uk

Our commitment to your Hagan Home...

Thank you for taking the time to look at our brochure and we hope you have the opportunity to visit our show homes. If you would like further information on any Hagan Homes developments please speak to one of our selling agents.

At Hagan Homes we are not developers – we are homebuilders.

This is why our award winning team of Architects, Interior Designers and Craftspeople ensure that every home is given the same attention to detail as they would lavish on their own home.

Your new home has been built to our most exacting standard; providing you with complete peace of mind with regards to the quality and durability in your choice of new home.

Our homes are built to be lived in, so the usability of your house has been a primary consideration in its design and build. No compromise has been made on the quality and craftsmanship, or in the finishing or materials used in the creation of your new home.

With over 25 years experience Hagan Homes prides itself on offering Affordable, Quality, Stylish homes, so go ahead and make your new home a Hagan Home.

Sincerely,

Jamesy Hagan, Managing Director

Examine our quality

We currently have a number of developments with homes to suit every dream. Below is a selection of some of our Hagan Homes.

Hagan Homes Developments

Visit the website for our current developments
www.haganhomes.co.uk

Wells Gate, Newtownabbey
BT36

Scotch Quarter, Carrickfergus
BT38 7DP

Linen Lane, Bangor
BT19 7JJ

Hollybrook Hill, Glengormley
BT36 7FA

Gortin Meadows, Newbuildings
BT47 2TZ

Kinross Avenue, Belfast
BT5 7GH

Ilford Park, Crossnacreevy
BT6 9SG

Woodland Grove, Ballymena
BT43 6WJ

Thaxton Village, Lisburn
BT28 3ZH

Quality Assured

Award winning developer

National House Builder Award

Residential Developer of the Year Award

Quality & Design Award

Build Quality Awards

2012 CEF Winner of Private Housing Development Award

2014 CEF Winner of Private Housing Development Award

National House Builder Award

2015 CEF Finalist of Private Housing Development Award

Location, location, location...

The Nursery is the latest development from Award Winning property developer Hagan Homes, which offer beautifully designed two bedroom apartments, three bedroom townhouses, semi-detached and detached homes.

Every new home in The Nursery will benefit from Hagan Homes' high quality and stylish turnkey package. This includes a fully fitted stylish kitchen and modern bathroom suite, meaning you have little to do once you move in.

Hagan Homes are renowned for their attention to detail and the emphasis placed on the finer details, both internally and externally. Utilising an expert team of top architects, landscapers and building professionals you are guaranteed a home to be proud of.

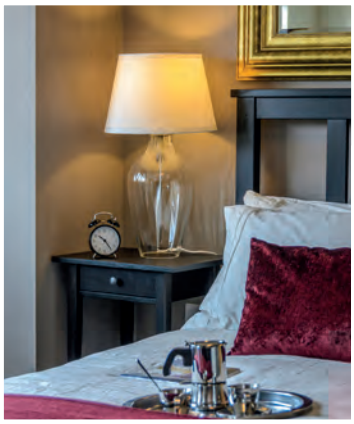
Situated off the Cushendall Road in Ballymena, The Nursery is ideally located in a mature residential area. Residents can enjoy the convenience of Ballymena's vibrant centre, and the peacefulness afforded by a development located away from the main throng of the town.

Commuters travelling further afield can avail of a comprehensive road and commuter network, which enables easy access to the north, west and south to Belfast City Centre and beyond. Ballymena's extensive rail and bus network is accessed directly from the town to many locations throughout the province.

Beautiful open countryside is close to hand, with some of Ulster's finest villages a short drive away. The stunning village of Broughshane is three miles to the east, where residents can enjoy the quaint atmosphere and perhaps a cosy lunch at the picturesque Thatch Inn. Galgorm is a similar distance to the west, complete with stunning riverscapes and the world-class Galgorm Hotel & Spa in which to relax and unwind.

Ballymena benefits from a compact town centre, affording easy access to fabulous boutiques, shopping centres and high street stores, interspersed with coffee shops, bistros and great restaurants to spend relaxed evenings and weekends with friends and family.

Those who enjoy fitness can avail of the Seven Towers Leisure Centre as well as the running, walking and cycling opportunities within the local parkland. Ballymena is a very family-centric location with a superb selection of schools and colleges as well as recreational fun to be enjoyed within the ECOS Centre, the local cinema complex and the The Braid (Museum and Arts Centre) to name just a few locations. To enjoy this all you have to do is move!



Specification

We take great pride in offering superb quality and an excellent finish to all our homes.

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

General Features

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: prefinished oak with chrome handles
- Extensive electrical specification to include prewire for BT and Sky Plus
- Internal walls, ceilings and woodwork painted in neutral colours
- Carpeted throughout
- Decorative fire to be fitted (houses only)
- Mains supply smoke, heat and carbon monoxide detectors
- UPVC windows
- 2 year defect liability period with Hagan Homes
- 10 year NHBC structural warranty

Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated fridge freezer
- Integrated washing machine

Bathroom, Ensuite & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath/shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with electric shower
- Ceramic floor and partial wall tiling fitted from a superior range

External Features

- External lighting to front and rear door
- Outside water tap
- All front and back gardens to be grassed (where applicable)
- Bitmac parking areas
- Extensive trees and landscaping across entire development

Apartment Features

- The Charlock & The Barberry Apartments will have individual entrance doors
- The Bluebell Apartments will have communal entrance hallway with intercom system
- Maintained landscaped areas
- Integrated washer dryer

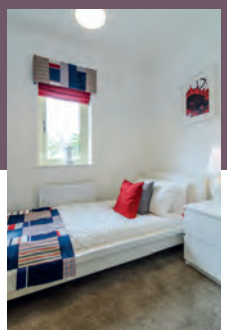
Old house verses new Hagan Home

When you buy old you run the risk of deteriorating conditions and hidden repair/upgrade costs. **When you buy new with Hagan Homes we guarantee satisfaction and a quality build home, along with fantastic energy cost saving measures.**

Energy Saving Measure	Saving per year*
- Cavity wall insulation	£180
- G rated boiler replaced with 'A' Rated boiler	£310
- Loft Insulation	£180
- Draft proofing windows	£30

To find out more visit www.nia-uk.org

*Savings based on a 3 bed Semi-Detached home.



The Nursery

The Charlock

2 bedroom apartment

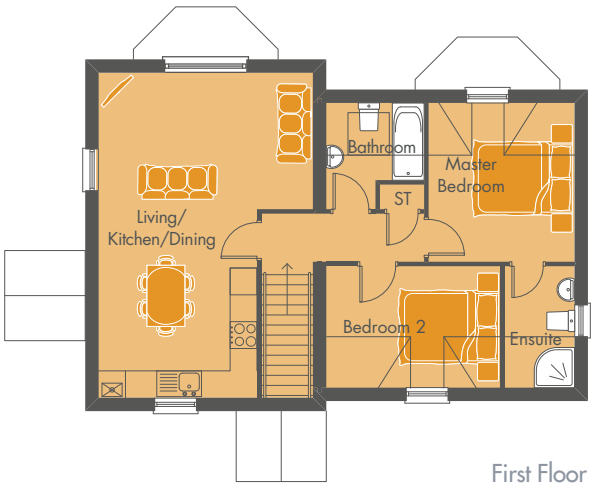
/Dimensions

No. 1
Ground Floor

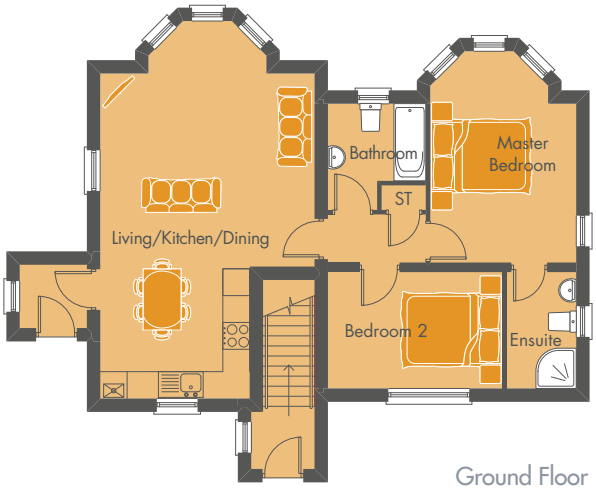
Living/Kitchen/Dining	15′ 9″ x 27′ 8″ max
Master Bedroom	10′ 8″ x 15′ 6″ max
Ensuite	5′ 1″ x 8′ 6″
Bedroom 2	12′ 10″ x 8′ 6″
Bathroom	7′ 2″ x 7′ 10″ max

No. 2
First Floor

Living/Kitchen/Dining	15′ 9″ x 23′ 10″ max
Master Bedroom	10′ 8″ x 11′ 8″
Ensuite	5′ 1″ x 8′ 11″
Bedroom 2	12′ 10″ x 8′ 11″
Bathroom	7′ 2″ x 7′ 10″ max



First Floor



Ground Floor

Disclaimer: Please note all dimensions in this brochure are to blockwork faces and do not include for plasterwork or any variations on site.

The Nursery

The Barberry

2 bedroom apartment

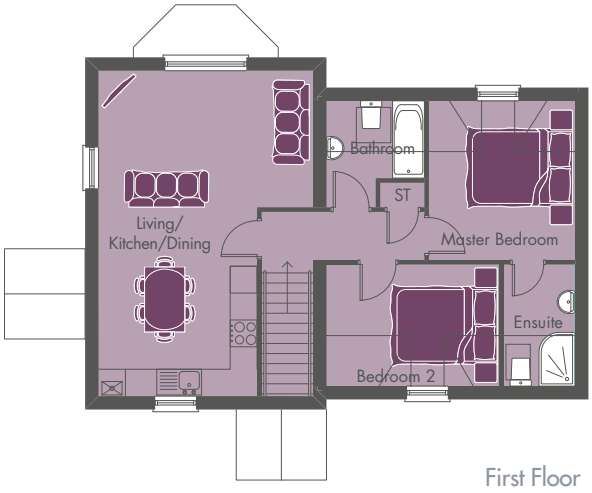
/Dimensions

No. 12 & 36
Ground Floor

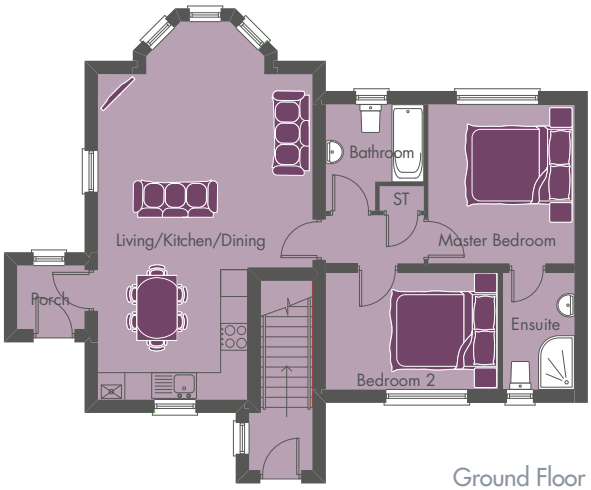
Living/Kitchen/Dining	15′ 9″ x 27′ 8″ max
Master Bedroom	10′ 8″ x 11′ 8″ max
Ensuite	5′ 3″ x 8′ 6″
Bedroom 2	12′ 8″ x 8′ 6″
Bathroom	7′ 2″ x 7′ 10″ max

No. 12a & 37
First Floor

Living/Kitchen/Dining	15′ 9″ x 23′ 10″ max
Master Bedroom	10′ 8″ x 11′ 8″
Ensuite	5′ 3″ x 8′ 11″
Bedroom 2	12′ 8″ x 8′ 11″
Bathroom	7′ 2″ x 7′ 10″ max



First Floor



Ground Floor

The Nursery

The Bluebell

2 bedroom apartment

/Dimensions

No. 26 & 28
Ground & First Floors

Living/Kitchen/Dining	11′ 10″ x 21′ 7″ max
Master Bedroom	10′ 11″ x 11′ 11″
Ensuite	3′ 8″ x 9′ 4″
Bedroom 2	10′ 6″ x 9′ 10″
Bathroom	6′ 9″ x 9′ 10″ max

No. 30
Second Floor

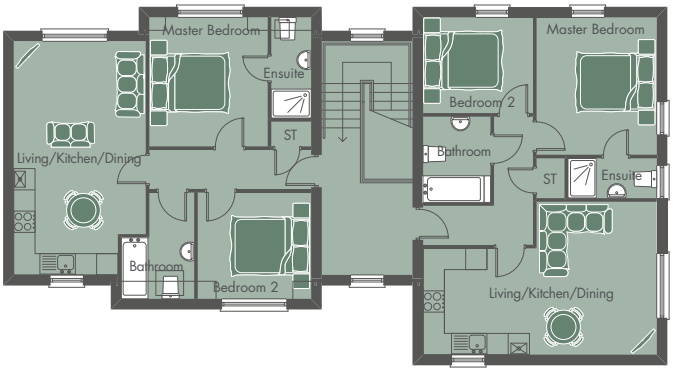
Living/Kitchen/Dining	12′ 3″ x 21′ 7″ max
Master Bedroom	10′ 11″ x 11′ 11″
Ensuite	3′ 8″ x 9′ 4″
Bedroom 2	10′ 6″ x 9′ 10″
Bathroom	6′ 9″ x 9′ 10″ max

No. 27 & 29
Ground & First Floor

Living/Kitchen/Dining	21′ 7″ x 13′ 9″ max
Master Bedroom	11′ 1″ x 12′ 9″
Ensuite	8′ 2″ x 3′ 8″
Bedroom 2	10′ 2″ x 8′ 10″
Bathroom	6′ 3″ x 7′ 7″

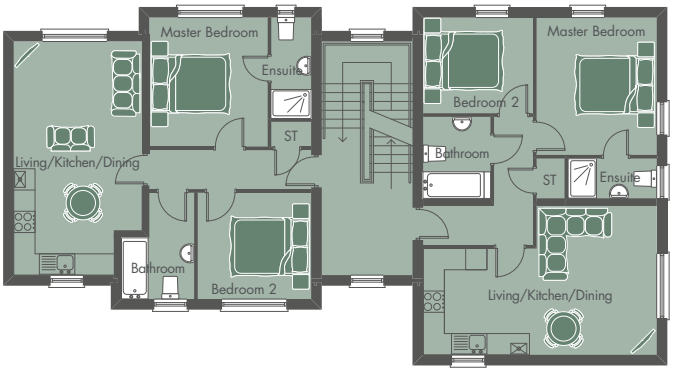
No. 31
Second Floor

Living/Kitchen/Dining	21′ 7″ x 14′ 2″ max
Master Bedroom	11′ 1″ x 12′ 9″
Ensuite	8′ 2″ x 3′ 8″
Bedroom 2	10′ 2″ x 8′ 10″
Bathroom	6′ 3″ x 7′ 11″



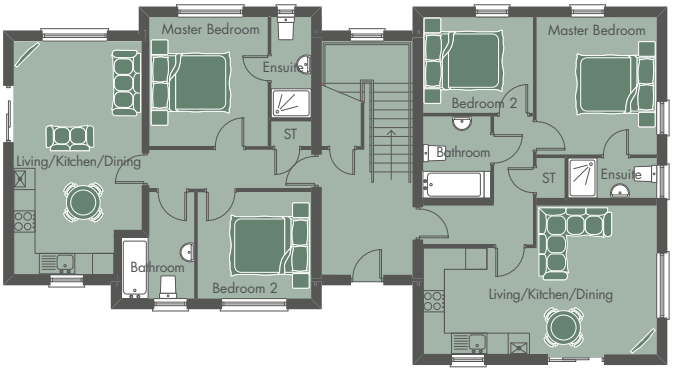
SecondFloor

No.30 No.31



First Floor

No.28 No.29



Ground Floor

No.26 No.27

The Nursery

The Lavender

3 bedroom detached/semi-detached

/Dimensions

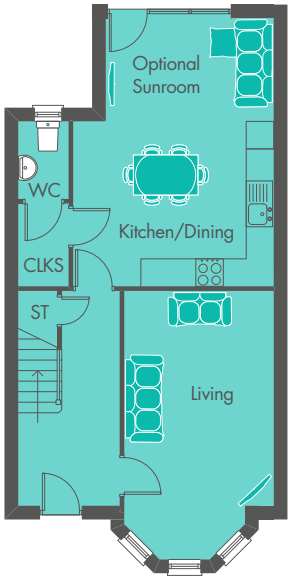
No. 3-6
Ground Floor

Lounge	10′ 8 x 19′ 3″ max
Kitchen/Dining	14′ 4″ x 11′ 10″
WC	3′ 7″ x 5′ 7″
Optional Sunroom	12′ x 7′ 5″

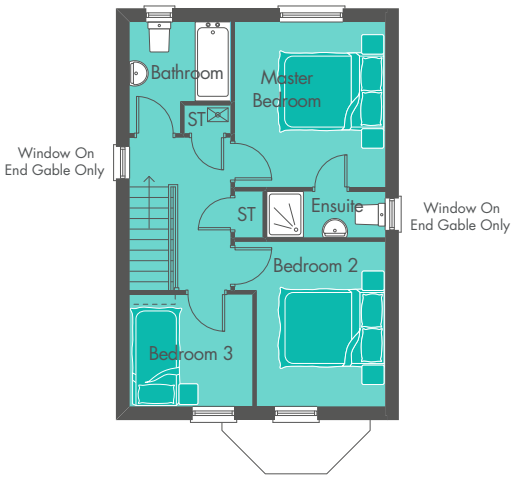
First Floor

Master Bedroom	10′ 9″ x 11′ 10″
Ensuite	8′ 5″ x 3′ 3″
Bedroom 2	10′ 9″ x 11′ 9″ max
Bedroom 3	8′ 9″ x 8′
Bathroom	7′ 3″ x 7′ 11″ max

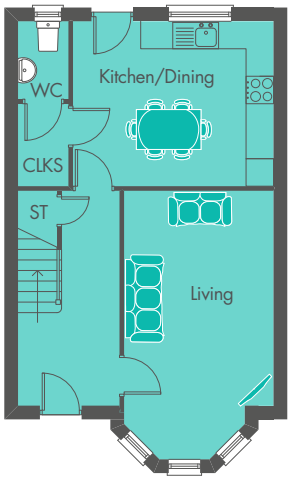
NOTE: No. 40, 46 & 47 are handed versions.



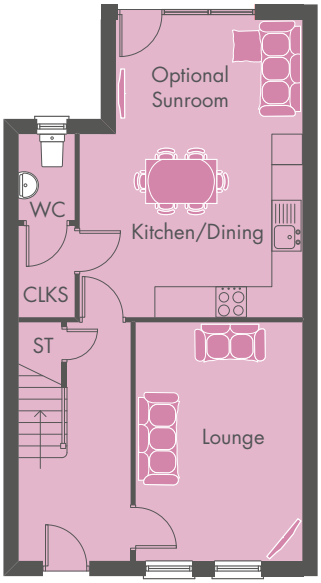
Optional Ground Floor



First Floor



Ground Floor



Optional Ground Floor

The Nursery

The Sage

3 bedroom semi-detached

/Dimensions

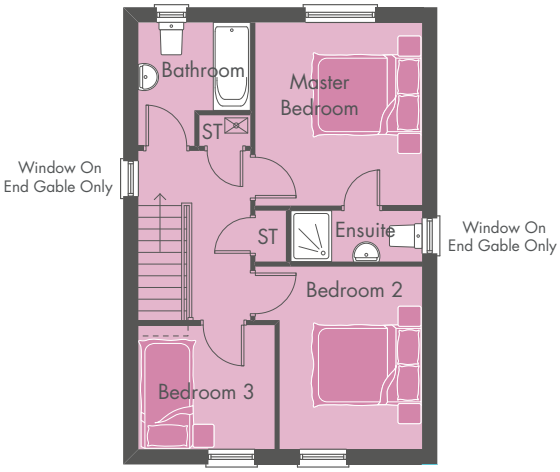
No. 7 & 8
Ground Floor

Lounge	10′ 9 x 15′ 5″
Kitchen/Dining	14′ 4″ x 11′ 10″
WC	3′ 7″ x 5′ 7″
Optional Sunroom	12′ x 7′ 5″

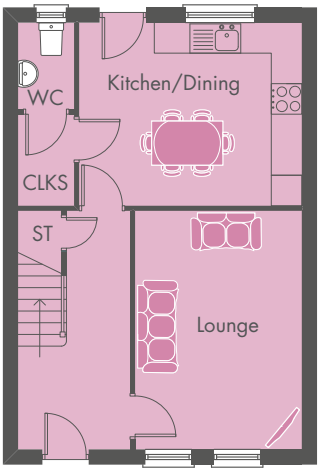
First Floor

Master Bedroom	10′ 9″ x 11′ 10″
Ensuite	8′ 5″ x 3′ 3″
Bedroom 2	10′ 9″ x 11′ 9″ max
Bedroom 3	8′ 9″ x 8′
Bathroom	7′ 3″ x 7′ 11″ max

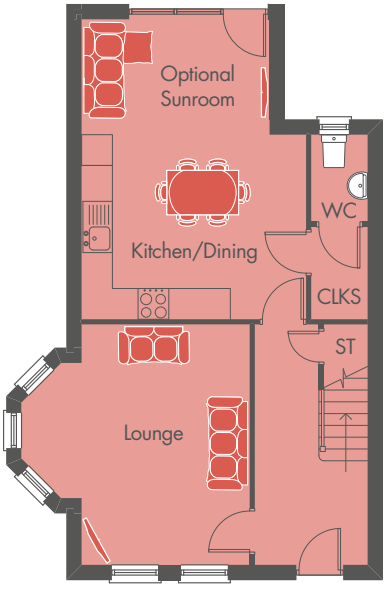
NOTE: No. 48 & 49 are handed versions.



First Floor



Ground Floor



Optional Ground Floor

The Nursery

The Violet

3 bedroom detached

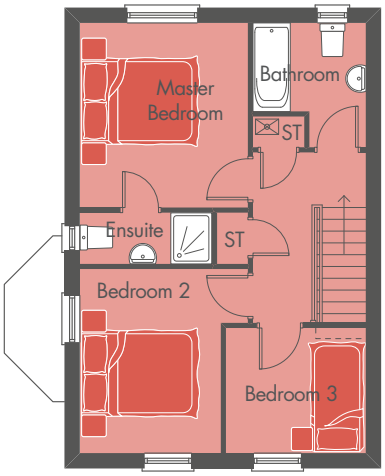
/Dimensions

No. 9
Ground Floor

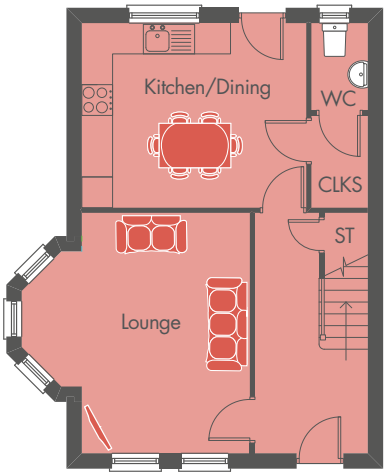
Lounge	14′ 7 x 15′ 5″ max
Kitchen/Dining	14′ 4″ x 11′ 10″
WC	3′ 7″ x 5′ 7″
Optional Sunroom	12′ x 7′ 5″

First Floor

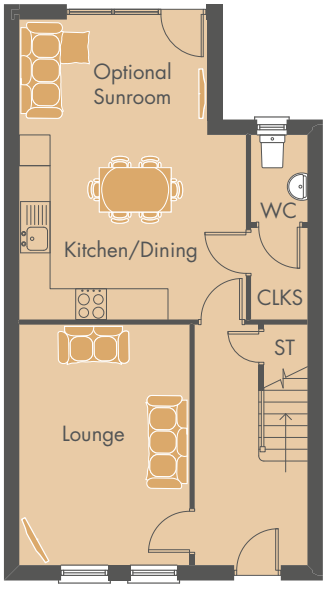
Master Bedroom	10′ 9″ x 11′ 10″
Ensuite	8′ 5″ x 3′ 3″
Bedroom 2	10′ 9″ x 11′ 9″ max
Bedroom 3	8′ 11″ x 8′
Bathroom	7′ 3″ x 7′ 11″ max



First Floor



Ground Floor



Optional Ground Floor

The Nursery

The Marigold

3 bedroom townhouse

/Dimensions

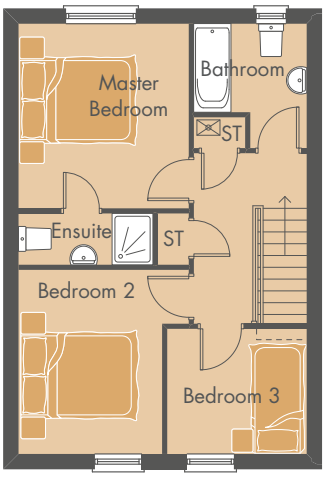
No. 10
Ground Floor

Lounge	10′ 11″ x 15′ 5″
Kitchen/Dining	14′ 6″ x 11′ 10″
WC	3′ 7″ x 5′ 7″
Optional Sunroom	12′ x 7′ 5″

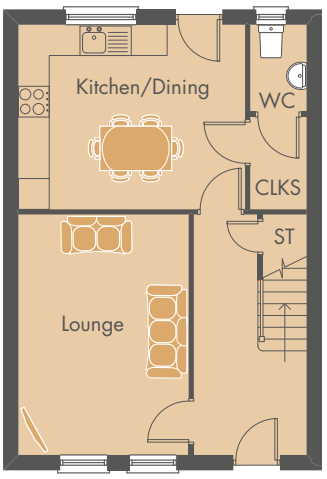
First Floor

Master Bedroom	10′ 11″ x 11′ 10″
Ensuite	8′ 7″ x 3′ 3″
Bedroom 2	10′ 11″ x 11′ 9″ max
Bedroom 3	8′ 11″ x 8′
Bathroom	7′ 3″ x 7′ 11″ max

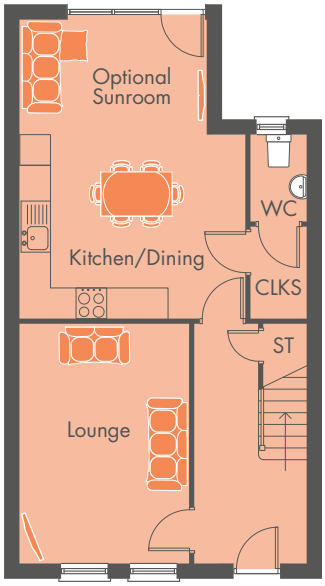
NOTE: No. 11 is a handed version.



First Floor



Ground Floor



Optional Ground Floor

The Nursery

The Thistle

3 bedroom semi-detached

/Dimensions

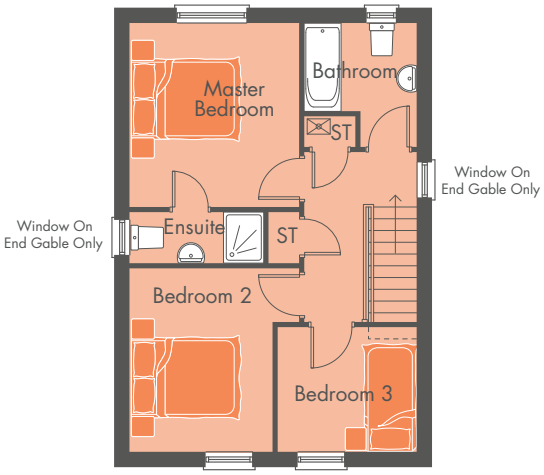
No. 41, 44 & 45
Ground Floor

Lounge	10′ 11′′ x 15′ 5′′
Kitchen/Dining	14′ 6″ x 11′ 10″
WC	3′ 7″ x 5′ 7″
Optional Sunroom	12′ x 7′ 5″

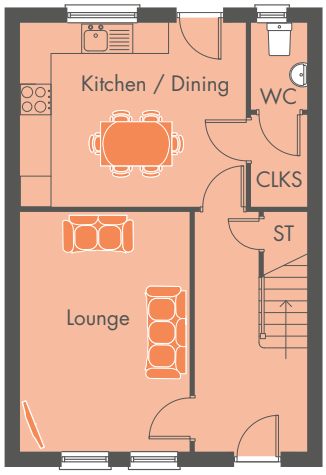
First Floor

Master Bedroom	10′ 11″ x 11′ 10″
Ensuite	8′ 7″ x 3′ 3″
Bedroom 2	10′ 11″ x 11′ 9″ max
Bedroom 3	8′ 11″ x 8′
Bathroom	7′ 3″ x 7′ 11″ max

NOTE: No. 42 is a handed version.



First Floor



Ground Floor

The Nursery

The Foxglove

3 bedroom townhouse

/Dimensions

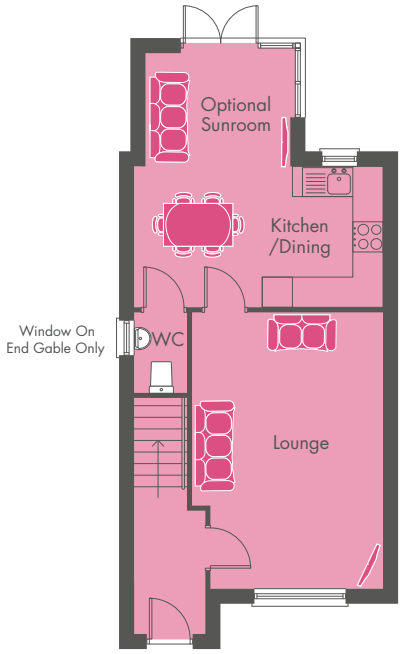
No. 14, 18, 22 & 23
Ground Floor

Lounge	12′ 5″ x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

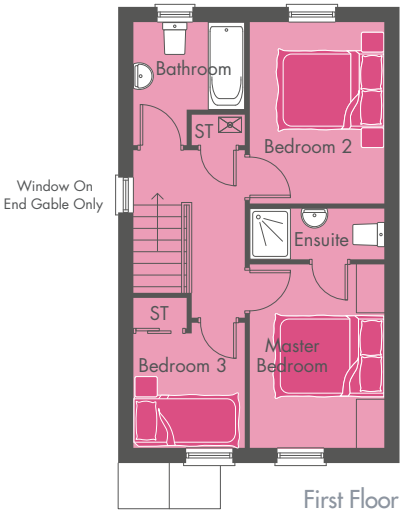
First Floor

Master Bedroom	8′ 8″ x 11′ 10″
Ensuite	8′ 8″ x 3′ 3″
Bedroom 2	8′ 8″ x 11′ 9″
Bedroom 3	7′ 2″ x 8′ 1″ max
Bathroom	7′ 2″ x 7′ 11″ max

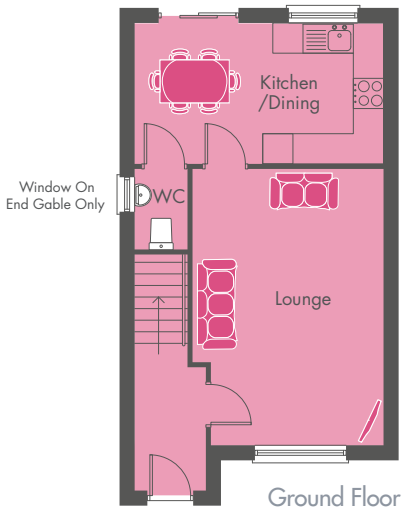
NOTE: No. 17, 21 & 25 are handed versions.



Optional Ground Floor



First Floor



Ground Floor

The Nursery

The Ivy

3 bedroom townhouse

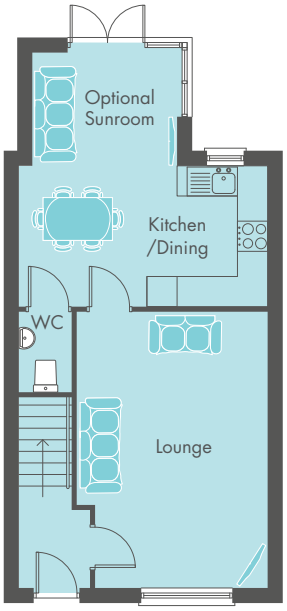
/Dimensions

No. 15 & 19
Ground Floor

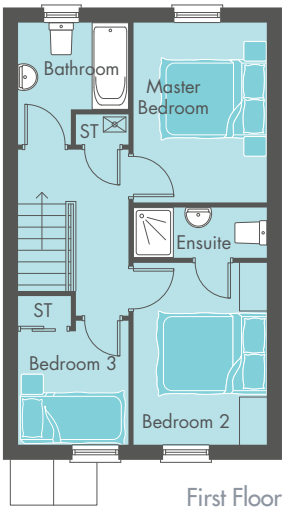
Lounge	12′ 5″ x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

First Floor

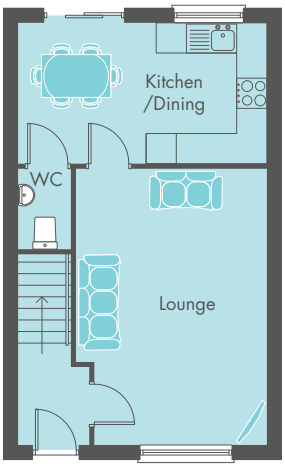
Master Bedroom	8′ 8″ x 11′ 10″
Ensuite	8′ 8″ x 3′ 3″
Bedroom 2	8′ 8″ x 11′ 9″
Bedroom 3	7′ 2″ x 8′ 1″ max
Bathroom	7′ 2″ x 7′ 11″ max



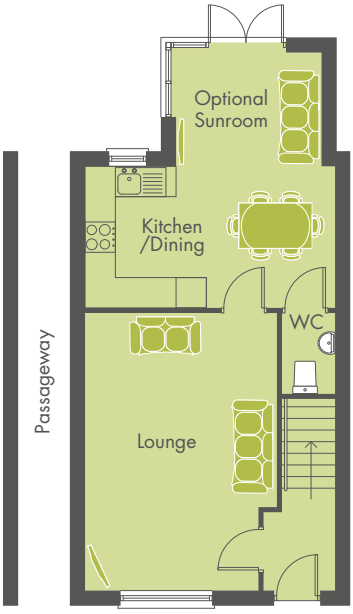
Optional Ground Floor



First Floor



Ground Floor



Optional Ground Floor

The Nursery

The Honeysuckle

3 bedroom townhouse

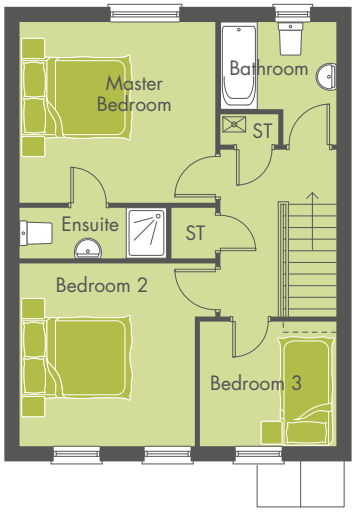
/Dimensions

No. 16 & 20
Ground Floor

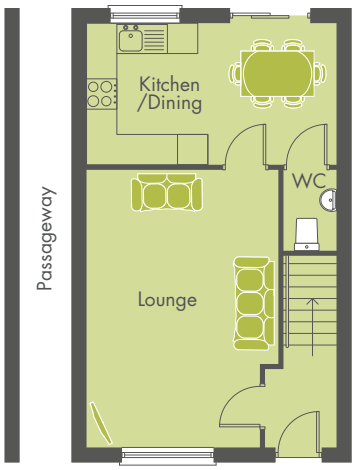
Lounge	12′ 5″ x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

First Floor

Master Bedroom	12′ 8″ x 11′ 9″
Ensuite	9′ 6″ x 3′ 3″
Bedroom 2	12′ 8″ x 11′ 10″ max
Bedroom 3	8′ 10″ x 8′ 1″
Bathroom	7′ 6″ x 7′ 11″ max



First Floor



Ground Floor

The Nursery

The Jasmine

3 bedroom townhouse

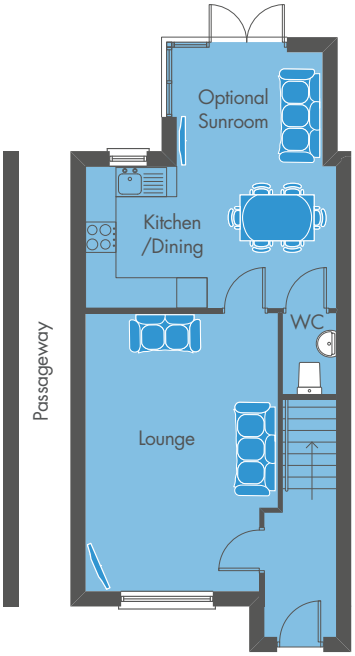
/Dimensions

No. 24
Ground Floor

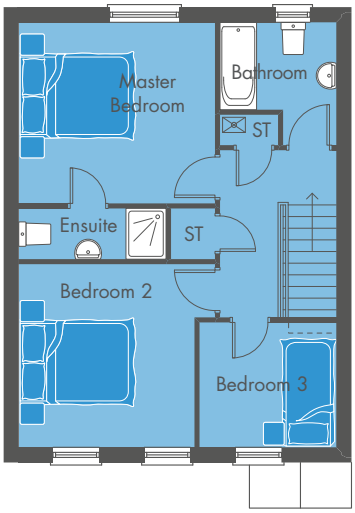
Lounge	12′ 5″ x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

First Floor

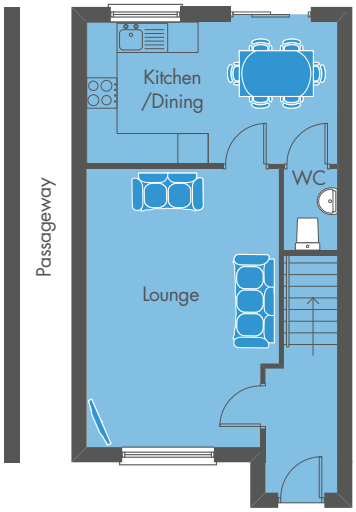
Master Bedroom	12′ 8″ x 11′ 9″
Ensuite	9′ 6″ x 3′ 3″
Bedroom 2	12′ 8″ x 11′ 10″ max
Bedroom 3	8′ 10″ x 8′ 1″
Bathroom	7′ 6″ x 7′ 11″ max



Optional Ground Floor



First Floor



Ground Floor

The Nursery

The Bellflower - Brick

3 bedroom townhouse

/Dimensions

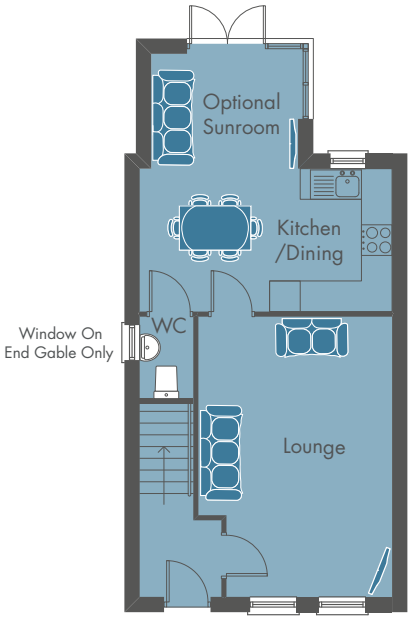
No. 32 & 33 Brick
Ground Floor

Lounge	12′ 5″ x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

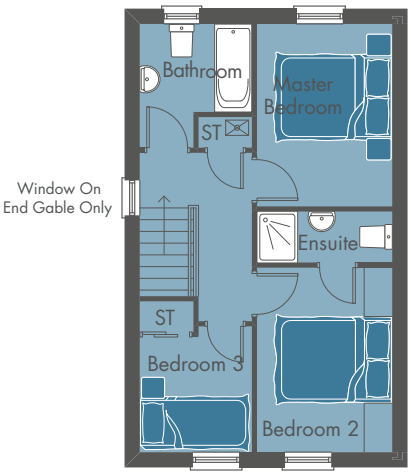
First Floor

Master Bedroom	8′ 8″ x 11′ 10″
Ensuite	8′ 8″ x 3′ 3″
Bedroom 2	8′ 8″ x 11′ 9″
Bedroom 3	7′ 2″ x 8′ 1″ max
Bathroom	7′ 2″ x 7′ 11″ max

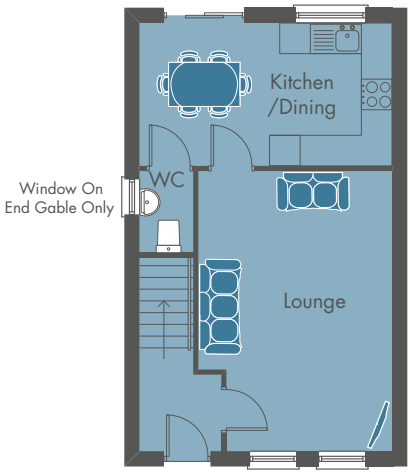
NOTE: No. 35 is a handed version.



Optional Ground Floor



First Floor



Ground Floor

The Nursery

The Bellflower - Render

3 bedroom townhouse

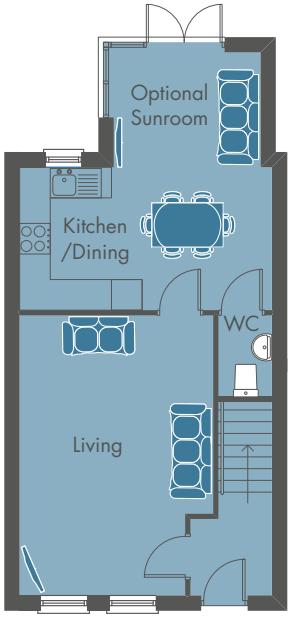
/Dimensions

No. 39
Ground Floor

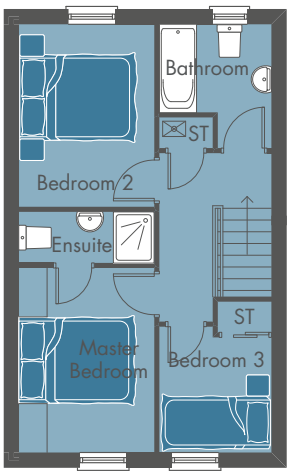
Lounge	12′ 5″ x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5′′ x 5′ 3′′
Optional Sunroom	9′ 5″ x 7′ 5″

First Floor

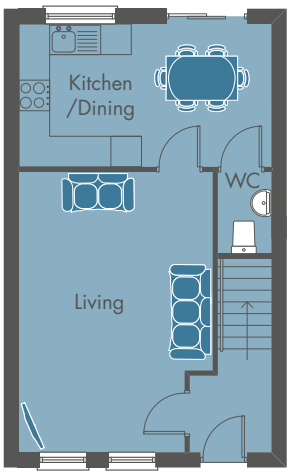
Master Bedroom	8′ 8″ x 11′ 10″
Ensuite	8′ 8″ x 3′ 3″
Bedroom 2	8′ 8″ x 11′ 9″
Bedroom 3	7′ 2″ x 8′ 1″ max
Bathroom	7′ 2″ x 7′ 11″ max



Optional Ground Floor



First Floor



Ground Floor

The Nursery

The Snowdrop - Brick

3 bedroom townhouse

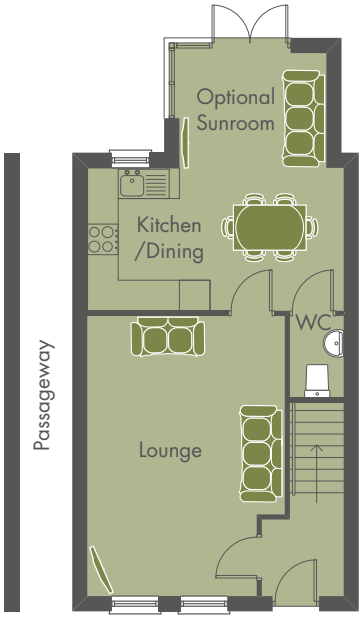
/Dimensions

No. 34
Ground Floor

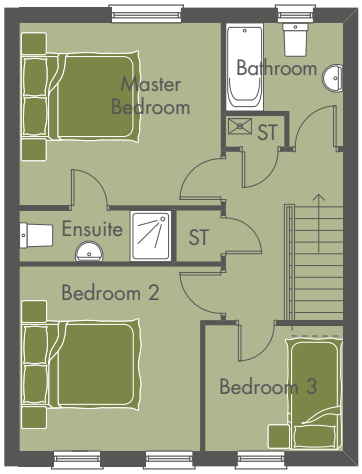
Lounge	12′ 8 x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

First Floor

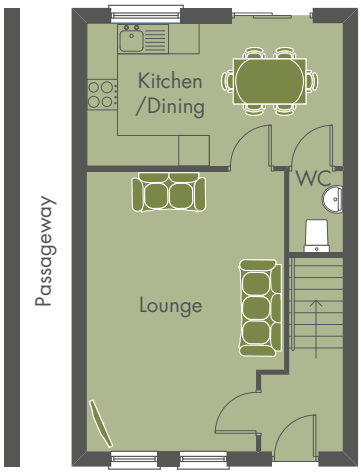
Master Bedroom	12′ 11″ x 11′ 9″
Ensuite	9′ 9″ x 3′ 3″
Bedroom 2	12′ 11″ x 11′ 10″ max
Bedroom 3	8′ 10″ x 8′ 1″
Bathroom	7′ 6″ x 7′ 11″ max



Optional Ground Floor



First Floor



Ground Floor

The Nursery

The Snowdrop - Render

3 bedroom townhouse

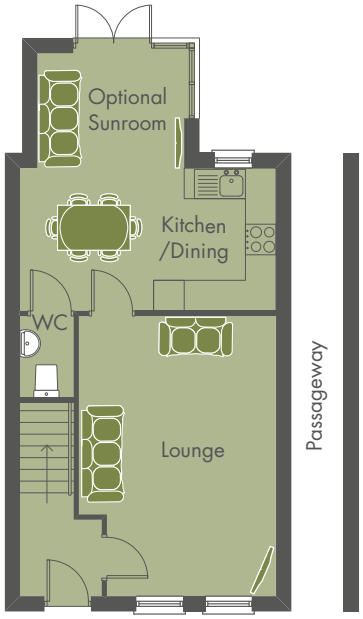
/Dimensions

No. 38
Ground Floor

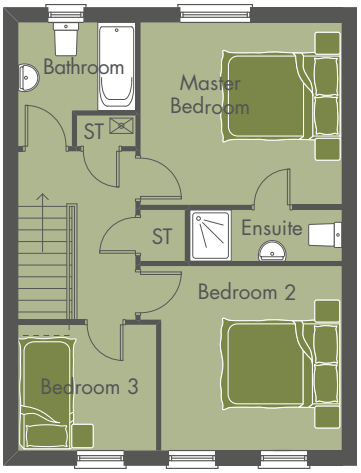
Lounge	12′ 8 x 18′ max
Kitchen/Dining	16′ 3″ x 9′ 2″
WC	3′ 5″ x 5′ 3″
Optional Sunroom	9′ 5″ x 7′ 5″

First Floor

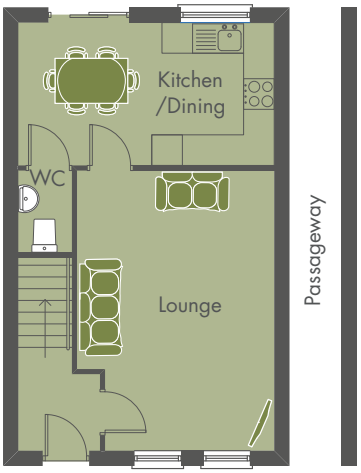
Master Bedroom	12′ 11″ x 11′ 9″
Ensuite	9′ 9″ x 3′ 3″
Bedroom 2	12′ 11″ x 11′ 10″ max
Bedroom 3	8′ 10″ x 8′ 1″
Bathroom	7′ 6″ x 7′ 11″ max



Optional Ground Floor



First Floor



Ground Floor

The Nursery

The Orchid

3 bedroom detached

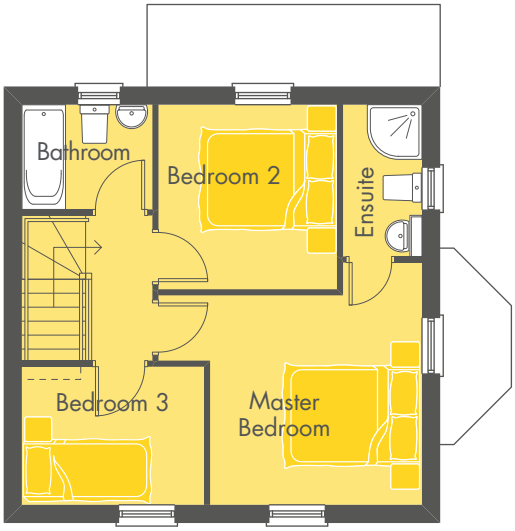
/Dimensions

No. 43
Ground Floor

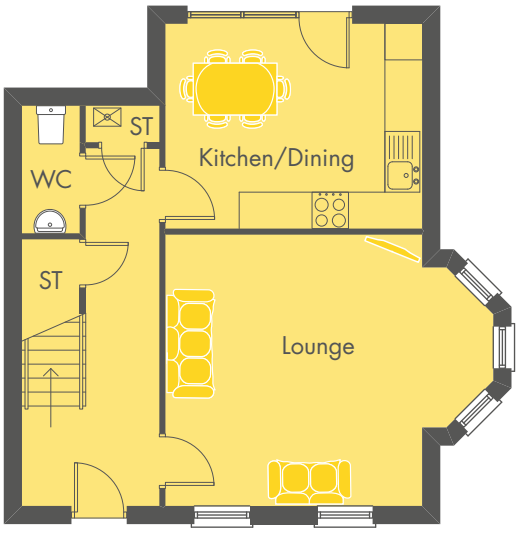
Lounge	17′ 9″ x 14′ 8″ max
Kitchen/Dining	13′ 10″ x 11′ 1″
WC	3′ 1″ x 6′ 11″

First Floor

Master Bedroom	14′ 3″ x 13′ 1″ max
Ensuite	4′ 3″ x 8′ 2″
Bedroom 2	9′ 8″ x 10′
Bedroom 3	9′ 10″ x 7′ 6″
Bathroom	7′ 1″ x 5′ 8″



First Floor



Ground Floor

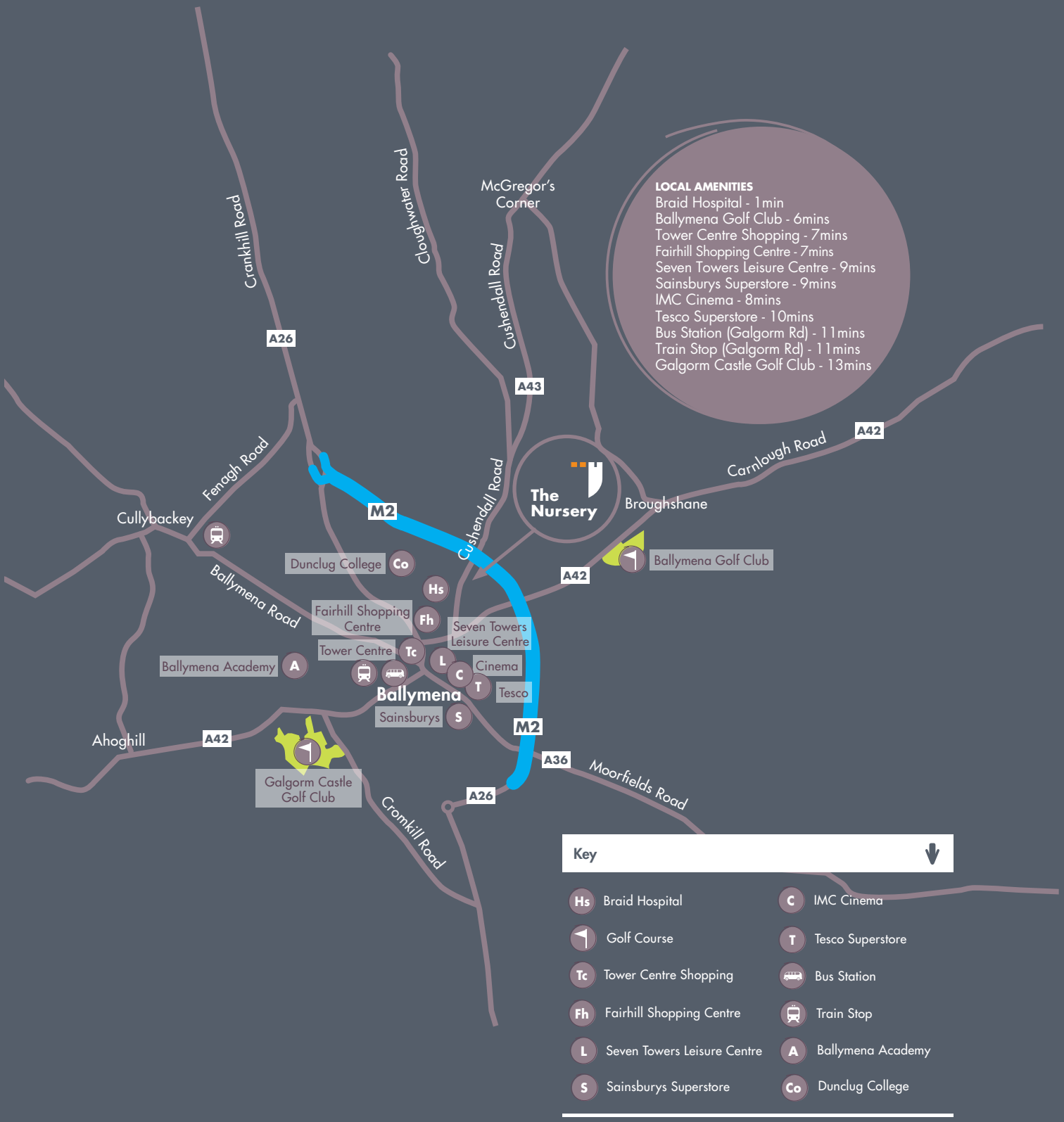
Notes

Siteplan

The Charlock	2 bedroom apartment	The Foxglove	3 bedroom townhouse
The Barberry	2 bedroom apartment	The Ivy	3 bedroom townhouse
The Bluebell	2 bedroom apartment	The Honeysuckle	3 bedroom townhouse
The Lavender	3 bedroom detached/semi-detached	The Jasmine	3 bedroom townhouse
The Sage	3 bedroom semi-detached	The Bellflower	3 bedroom townhouse
The Violet	3 bedroom detached	The Snowdrop	3 bedroom townhouse
The Marigold	3 bedroom townhouse	The Orchid	3 bedroom detached
The Thistle	3 bedroom semi-detached		

Location Map

Village life in Ballymena



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