



Exciting
New
Development

Old Mill Race

GLEBE HILL ROAD.

Tandragee



Old Mill Race

Old Mill Race, Glebe Hill Road, Tandragee, is a quality turnkey development offering new build homes finished to the highest standards using local traditional craftsmanship. This exclusive development features an excellent range of carefully planned detached, linked detached and semi-detached homes. Located in the picturesque setting on the outskirts of Tandragee overlooking Tandragee Golf course and the rolling hills beyond, with easy access to local schools, shops and neighbouring towns.

Buildcon Homes, have over 30 years building experience, creating homes of the highest quality, design and workmanship, All homes come with an excellent turnkey finish and are covered by Global Warranty Scheme. For further information contact selling agents.

t. 028 3835 0883 e. portadown@stevensonandcumming.com

T. 028 406 24400 e. info@wilson-residential.com

External Features:

Traditional Construction
Cream uPVC double glazed windows
10 year Global Home Warranty cover
Lighting to front and rear doors
Good Energy Efficiency Rating Homes
Gas Central Heating
Gardens sown out to front and rear
Timber fencing to part of side and rear garden boundaries
Tarmac Driveway
Mostly brick, (excluding The Flax House Type), with feature door, sill, bay and side elevation detailing in some house types
Optional Detached Garage available on some sites, (see Agent for pricing and further details)



GLEBE HILL ROAD

TurnKey Specification

Tandragee

- Choice of High & low level Kitchen units* with fitted electric Oven, gas Hob and integrated Fridge/Freezer & Dishwasher
- Work top fitted in Utility Room*
- Contemporary White Sanitary Ware* to Bathroom, En-Suite & WC.
- Choice of carpets to Entrance Hall, stairs, landings, Lounge & Bedrooms *
- Multi Fuel stove with Hearth*
- All internal walls, ceilings and woodwork painted white throughout
- Moulded Skirting & Architraves • Wired for Security Alarm
- Energy Efficient recessed down lighting to Kitchen, Bathroom & En-Suite • Smoke & CO2 Detectors as standard
- Choice of Ceramic floor tiling* to Kitchen, Utility, Bathroom, En-Suite & WC
- Choice of partial wall tiling* to Bathroom, En-Suite & WC.



NOMINATED SUPPLIERS

KITCHEN

McArdle & Toman
48 Hunters Hill
Road Gilford,
BT63 6AL
028 3883 1085

CARPETS

Instyle Carpets
5 Scarva Road
Banbridge, BT32 3AR
Tel: 028 406 69525

SANITARY WARE

Haldane Fisher
(Various Site locations)
Tel: Newry, 028 302 63201)
or
Tel: Portadown, 028 38 616700

TILES

Tile & Stone Creations
Unit 1, Ballinacraig Industrial Estate
Rampart Road, Greenbank
Newry, BT34 2qU
Tel: 028 302 52852

FIREPLACE

Flames & Fireplaces
Unit 3 Banbridge Business
62 Scarva Road
Banbridge, BT32 3qD
Tel: 028 406 29080



Initial Booking deposit of £2,000 made payable to selling agent, subject to Contract.

Balance of 10% payable on signing of unconditional contracts within 6 weeks of booking or 21 days from purchasers solicitor is in receipt of building agreement (whichever is the latest). After this period if unconditional contracts are not exchanged, the sale will be reviewed and may be released for sale at the discretion of Buildcon Homes.

Balance of Purchase Price Payable on completion of sale.

To ensure the continued maintenance and upkeep of the development, a management company will be employed and each property owner in the complex will pay an annual maintenance fee.

All houses covered by Global Home Warranty Scheme. Builder responsible for NIE Connection. No Alterations may be made to building specifications.

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquiries must satisfy themselves regarding descriptions and measurements. All measurements are approximate. Services, fittings and equipment referred to in these particulars have not been tested, (unless otherwise stated) and no warranty can be given as to their condition. Photographs and artists impressions are for illustration purposes only. The developer reserves the right to amend/change details or drawings as contained within this brochure, at any time, in order to benefit the development scheme.

BRO REF: OMM-AMC-01

Wilson
Residential

Please contact us to arrange a viewing.

23 Rathfriland Street
Banbridge,
BT32 3LA
Tel: 028 406 24400

**STEVENSON
& CUMMING**
EST 1947

Please contact us to arrange a viewing.

25 Mandeville Street
Portadown,
BT62 3PA
Tel: 028 3835 0883

www.propertyaffairs.com
www.wilson-residential.com