

Fairways Manor



A splendid mix of detached, semi-detached homes and townhouses on the edge of town.

The Location

Introducing Fairways Manor, a modern development of luxury homes, offering the ultimate in choice and convenience on the edge of Portadown. The location for this latest development by developer Coral Homes offers buyers the rare opportunity to acquire an address to be proud of on the popular Tandragee Road.

The benefits of the location speak volumes. Portadown has a central location within Northern Ireland with excellent road and rail networks providing comfortable access to Lisburn, Belfast, and other Provincial towns.

The development is situated within comfortable distance to the Town Centre commanding a superb semi-rural location. Homeowners at Fairways Manor can literally attain the "best of both worlds!"

A leisurely walk in the countryside or along the Bann riverbank is never far away yet a stroll down the High Street is of equal convenience. Close by is the bustling town centre as well as the popular Meadows and Rushmere Shopping Centres.

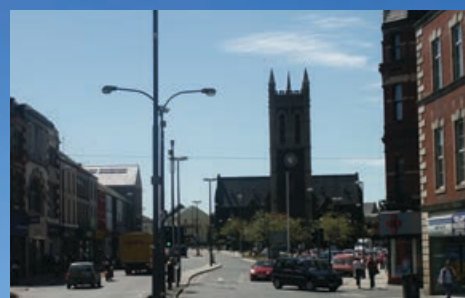
Shoppers can over indulge as well as enjoy a host of eateries and coffee shops to help recharge. All the High Street names are on offer!

Leisure facilities within the close proximity cater for even the most hardcore sporting enthusiasts as well as those who like to enjoy a relaxing walk, swim or cycle.

Cascades Leisure Centre in the heart of Portadown provides a state of the art fitness suite and swimming pool. This along with local rugby, football and golf clubs means there's always something to do!

Not only do home owners at Fairways Manor benefit from the excellent recreational and leisure activities on offer in Portadown, but also the choice of high achieving primary and secondary schools further strengthen the qualities of this location.

Fairways Manor really is an address to be proud of.



*Fairways
Manor*



The Homes

Fairways Manor is a splendid mix of detached, semi-detached homes and townhouses. Each house type has been designed to offer a range of accommodation to suit the needs and requirements of a wide spectrum of buyers. Each home will be finished to the highest of standards and the quality of workmanship and attention to detail will be evident throughout the entire development.

Home Owners at Fairways Manor can expect the following high quality turnkey finish as standard...

- // Living room with feature wood burning stove
- // Extensive kitchen with integrated appliances included
- // Oak four panel doors
- // Fully fenced perimeter
- // PVC double glazing
- // Oil Fired Central Heating with high performance Combi Boiler
- // Tarmac driveways

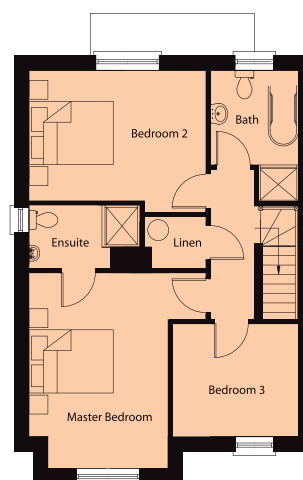
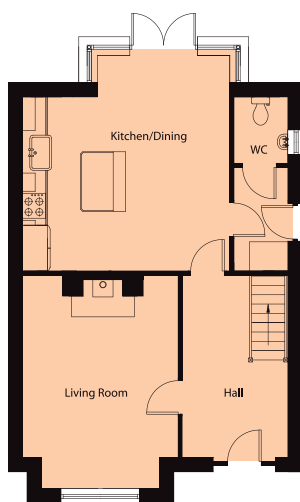
The Sitemap





GROUND FLOOR

Living Room	3.75m x 5.15m	incl. bay
Kitchen/Dining	5.0m x 5.2m	incl. sun area
Utility	2.5m x 1.3m	
W.C.	1.6m x 1.3m	



FIRST FLOOR

Master Bedroom	4.65m x 3.3m	incl. bay
Ensuite	1.5m x 2.6m	
Bedroom 2	3.1m x 4.2m	
Bedroom 3	2.68m x 3.0m	
Bathroom	2.1m x 3.1m	incl. Shower

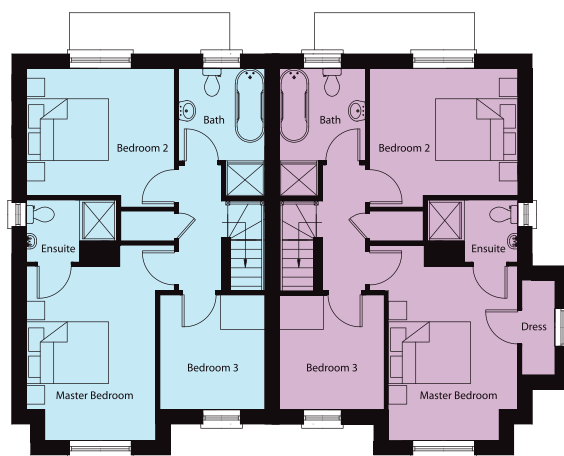


GROUND FLOOR

Living Room	3.6m x 4.75m	incl. bay	4.5m x 4.75m	incl. bays
Kitchen/Dining	4.4m x 5.2m	incl. sun area	4.4m x 5.2m	incl. sun area
Utility	2.5m x 1.3m		2.5m x 1.3m	
W/C	1.6 x 1.3m		1.6 x 1.3m	

House Type A

House Type B

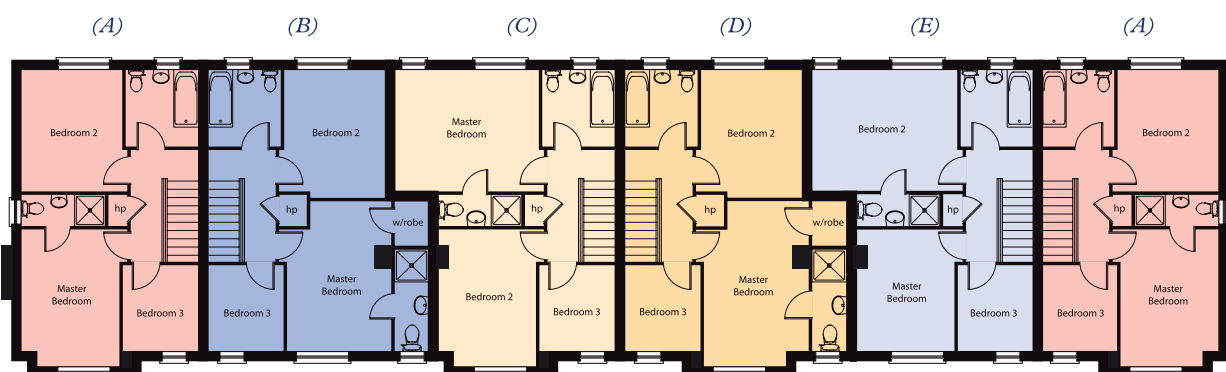


FIRST FLOOR

Master Suite	4.25m x 3.15m	incl. bay	4.25m x 3.15m	incl. bay
Ensuite	1.5m x 2.6m		1.5m x 2.6m	
Dress	N/A		0.8m x 2.8m	
Bedroom 2	3.1m x 3.6m		3.1m x 3.6m	
Bedroom 3	2.55m x 3.0m		2.55m x 3.0m	
Bathroom	2.1m x 3.1m	incl. shower	2.1m x 3.1m	incl. shower

House Type A

House Type B



GROUND FLOOR

Lounge A, C & E	4.40m x 4.10m	plus bay
Lounge B & D	4.40m x 4.10m	
Kitchen Dining	3.90m x 3.60m	
W.C.	1.90m x 1.00m	

FIRST FLOOR : Type B 959 sq.ft.

Master Bedroom	4.30m x 3.00m
Bedroom 2	3.70m x 2.90m
Bedroom 3	2.40m x 2.10m
Bathroom	2.20m x 2.10m

FIRST FLOOR : Type D 986 sq.ft.

Master Bedroom	4.30m x 3.00m	plus bay
Bedroom 2	3.70m x 2.90m	
Bedroom 3	2.40m x 2.10m	
Bathroom	2.20m x 2.10m	

FIRST FLOOR : Type A 925 sq.ft.

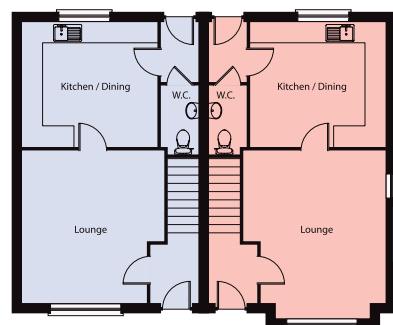
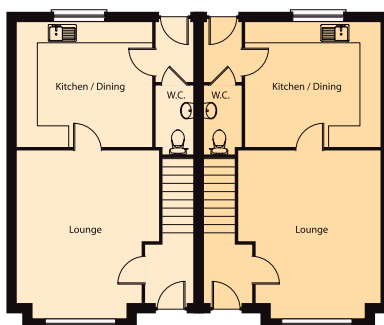
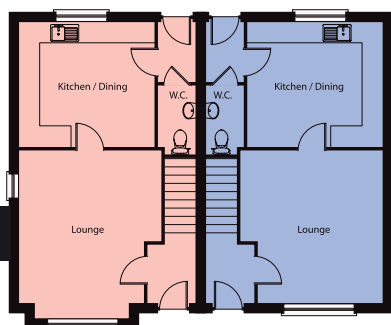
Master Bedroom	3.50m x 2.80m	plus bay
Bedroom 2	3.50m x 2.90m	
Bedroom 3	2.40m x 2.10m	
Bathroom	2.20m x 2.10m	

FIRST FLOOR : Type C 975 sq.ft.

Master Bedroom	4.20m x 3.50m
Bedroom 2	3.50m x 2.80m plus bay
Bedroom 3	2.40m x 2.10m
Bathroom	2.20m x 2.10m

FIRST FLOOR : Type E 949 sq.ft.

Master Bedroom	4.20m x 3.50m
Bedroom 2	3.50m x 2.80m
Bedroom 3	2.40m x 2.10m
Bathroom	2.20m x 2.10m



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