

# TARRY WOOD

Cornakinnegar Road | Craigavon



CONTEMPORARY COUNTRY HOMES

WELCOME TO TARRY WOOD  
A DISTINCTIVE COLLECTION OF  
TRADITIONALLY DESIGNED FAMILY  
HOMES SETTLED COMFORTABLY WITHIN  
BEAUTIFUL NATURAL SURROUNDINGS

THIS INSPIRED COLLECTION OF 3, 4 AND 5  
BEDROOM HOMES IS PERFECTLY SUITED FOR  
MODERN FAMILY LIFE.

The focus and design statement of Tarry Wood has been to create quality homes coupled with improved natural green spaces, resulting in a sought after community offering a quiet escape from the bustle of everyday life.

These elegantly crafted homes have merged traditional architectural styles with carefully considered contemporary interiors to create modern, convenient, family living spaces

EXQUISITELY  
DESIGNED HOMES  
BACKING ON  
TO ACRES  
OF GLORIOUS  
GREENSPACE  
WITH  
EVERYTHING YOU  
COULD WANT ON  
YOUR DOORSTEP



A | Ardress House Gardens  
B | Newforge House, Restaurant  
C | Newforge House  
D | Lough Neagh Discovery Centre

(Images courtesy of Northern Ireland Tourist Board)

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TARRY WOOD BOASTS A WONDERFUL  
OPPORTUNITY TO EXPLORE ALL THAT  
LURGAN HAS TO OFFER AND RETURN TO A  
BEAUTIFUL HOME AT THE END OF THE DAY

This exquisite development of superbly detailed family homes nestled into the local Countryside just off the highly sought after Cornakinnegar Road of Lurgan.

This on the edge of the town setting ensures that residents enjoy countryside life yet having the convenience of town centre amenities with St Teresa's Primary school & St Ronan's Secondary School being only a stroll away

These excellent homes offer convenience to the town centre, leading schools, the M1 motorway and a host of other amenities.

For those interested in leisure and recreational facilities the location of Tarry Wood could not be better. Lurgan boasts an excellent range of recreational facilities including the beautiful Lurgan Park, Kinnego Marina, Oxford Island, Lough Neagh Discovery Centre, golf courses and many rugby, football and hockey clubs.

Travel a little further afield and there is a greater choice for shoppers at Sprucefield or Rushmere, and also the Omniplex in Craigavon which offers a large multi-screen cinema and many new restaurants and leisure facilities to indulge your family in.

## A PERFECT PLACE FOR THE FAMILY

With a superb range of outstanding family homes all cleverly incorporated in a delightfully planned site layout, this magnificent development offers an unrivalled specification and introduces a whole new choice of family living for Lurgan.



# SPECIFICATION

## KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
  - Quooker boiling water tap
- Recessed energy efficient LED spotlights to ceilings
  - Ceramic floor tiling to kitchen and dining areas
    - Granite worktops and upstands
- Glass splashback (choice of colours) behind cooker
  - 2 no. USB charging sockets

## BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic tiling to Bathroom, Ensuite and WC floors
  - Tiled splashback around bath and sinks
  - Partial wall tiling in Bathroom
- Chrome heated towel radiator to Bathroom and Ensuite

## INTERNAL FEATURES

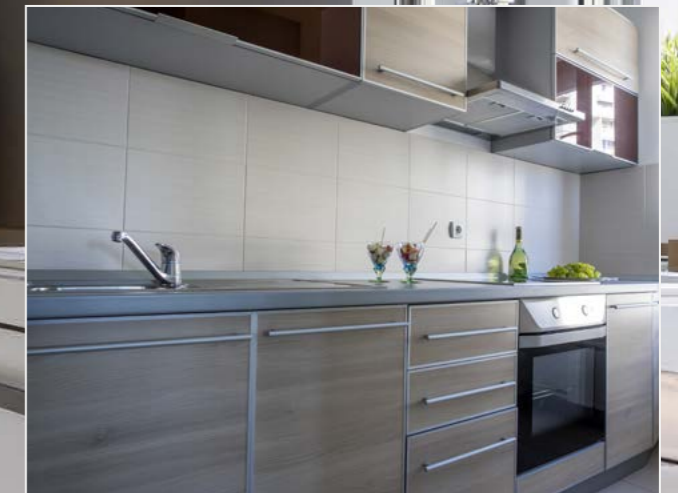
- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
  - Beam central vacuum system
- Carpets to lounge, stairs, landing and bedrooms
  - Ceramic floor tiling to Entrance Hall
  - Wood burning stove with hearth in Lounge
  - Mains supply smoke and heat detectors
  - Carbon monoxide detector in living room
- Comprehensive range of electrical sockets, switches, TV and telephone points
  - 2 no. USB charging sockets in Lounge and Master Bedroom
    - Wired for satellite TV
    - Wired for HDMI cables
  - Oil fired central heating system with a high efficiency boiler
    - Installed security alarm

## EXTERNAL FEATURES

- Solar panels fitted as standard
  - 10 year warranty
- Front and rear gardens levelled and seeded, with feature planting
  - Bitmac driveway
  - Close boarded timber fencing to rear gardens
    - Outside water tap
- Sliding sash windows in Heritage coloured cream frames to front elevation to match the traditional architectural period detailing
  - High performance composite front door
    - Feature lights to front and rear
  - Landscaped communal green spaces

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# A TOUCH OF QUALITY

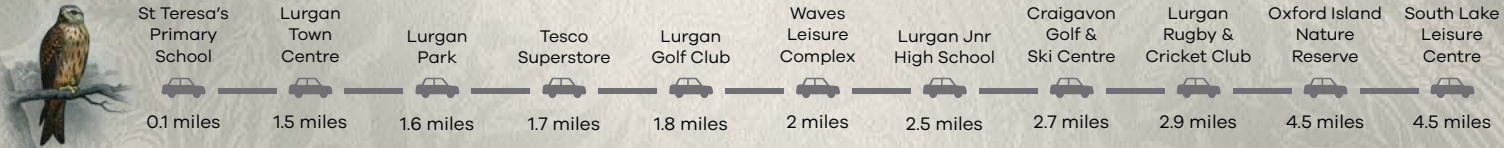


Images shown for illustration purposes only

LOCATION MAP - NOT TO SCALE



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