



# RIVERSIDE MILL

LAKE STREET LURGAN

MODERN PARK SIDE LIVING

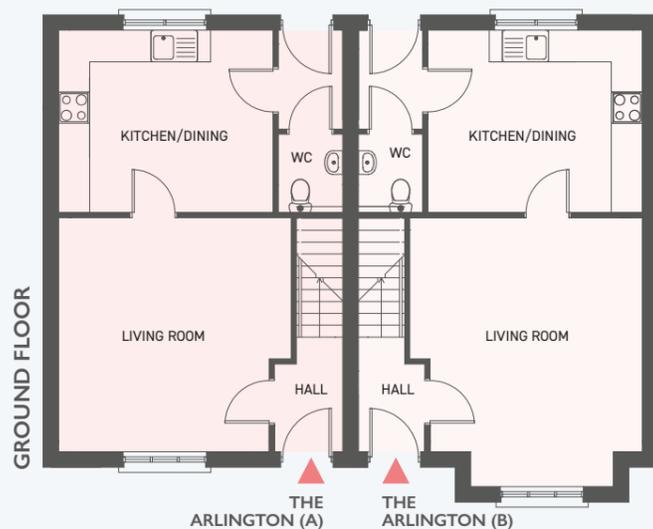
## THE ARLINGTON (A) & THE ARLINGTON (B)

3 BEDROOM SEMI DETACHED FAMILY HOMES



## THE CONWAY (A) & THE CONWAY (B)

3 BEDROOM SEMI DETACHED FAMILY HOMES



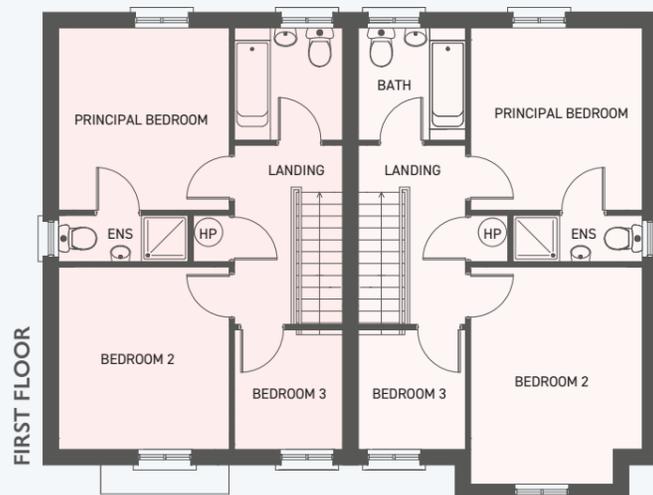
**THE ARLINGTON (A)** TOTAL FLOOR AREA: 966 sq ft approx.  
**THE ARLINGTON (B)** TOTAL FLOOR AREA: 1007 sq ft approx.

### GROUND FLOOR: THE ARLINGTON (A)

Entrance Hall			
Living Room	ft 14'10" x 13'4"	m 4.53 x 4.08	
Kitchen   Dining	ft 13'2" x 11'6"	m 4.00 x 3.52	
WC			

### GROUND FLOOR: THE ARLINGTON (B)

Entrance Hall			
Living Room (plus bay)	ft 14'10" x 13'5"	m 4.53 x 4.11	
Kitchen   Dining	ft 13'2" x 11'6"	m 4.00 x 3.52	
WC			



### FIRST FLOOR: THE ARLINGTON (A)

Principal Bedroom	ft 11'6" x 10'10"	m 3.53 x 3.30	
Ensuite	ft 8'2" x 3'0"	m 2.50 x 0.90	
Bedroom 2	ft 11'6" x 10'10"	m 3.53 x 3.30	
Bedroom 3	ft 7'7" x 6'10"	m 2.32 x 2.10	
Bathroom	ft 7'2" x 6'10"	m 2.17 x 2.10	

### FIRST FLOOR: THE ARLINGTON (B)

Principal Bedroom	ft 11'6" x 10'10"	m 3.53 x 3.30	
Ensuite	ft 8'2" x 3'0"	m 2.50 x 0.90	
Bedroom 2 (max)	ft 13'9" x 10'10"	m 4.21 x 3.30	
Bedroom 3	ft 7'7" x 6'10"	m 2.32 x 2.08	
Bathroom	ft 7'2" x 6'10"	m 2.17 x 2.10	

**THE CONWAY (A)** TOTAL FLOOR AREA: 1001 sq ft approx.  
**THE CONWAY (B)** TOTAL FLOOR AREA: 1013 sq ft approx.

### GROUND FLOOR: THE CONWAY (A)

Entrance Hall with separate WC			
Living Room	ft 17'2" x 10'4"	m 5.24 x 3.16	
Kitchen   Dining	ft 17'2" x 10'4"	m 5.24 x 3.16	

### GROUND FLOOR: THE CONWAY (B)

Entrance Hall with separate WC			
Living Room (plus bay)	ft 14'10" x 13'5"	m 4.53 x 4.11	
Kitchen   Dining	ft 13'2" x 11'6"	m 4.00 x 3.52	

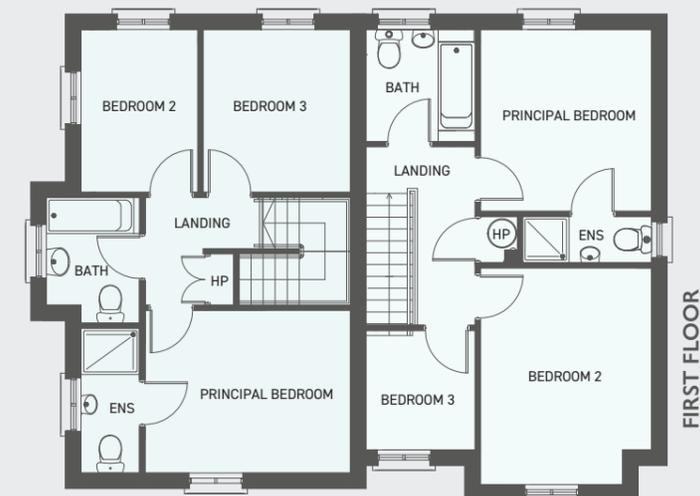


### FIRST FLOOR: THE CONWAY (A)

Principal Bedroom	ft 13'7" x 10'5"	m 4.14 x 3.16	
Ensuite	ft 9'2" x 3'8"	m 2.79 x 1.10	
Bedroom 2	ft 10'5" x 7'5"	m 3.16 x 2.26	
Bedroom 3	ft 10'5" x 9'5"	m 3.16 x 2.88	
Bathroom	ft 8'0" x 5'10"	m 2.44 x 1.78	

### FIRST FLOOR: THE CONWAY (B)

Principal Bedroom	ft 11'6" x 10'10"	m 3.53 x 3.30	
Ensuite	ft 8'2" x 3'0"	m 2.50 x 0.90	
Bedroom 2 (max)	ft 13'9" x 10'10"	m 4.21 x 3.30	
Bedroom 3	ft 7'7" x 6'11"	m 2.32 x 2.12	
Bathroom	ft 7'2" x 6'10"	m 2.17 x 2.10	





Location Map and Site Layout - not to scale

SALES REPRESENTATION:



T 028 3834 8383

kinghamproperty.com

DEVELOPED BY:



newparkhomes.co.uk

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

