

KILLANE
MANOR

K



beautiful modern



Imagine, living life *your* way in a stunning, spacious and prestigious setting that brings together town and country life.

Killane Manor is making the dream possible, with a beautiful selection of distinctive homes. An exclusive development of just 55 houses, featuring a mix of detached, semi-detached and townhouse designs, Killane Manor brings together the best of contemporary and traditional architecture, inside and out. All of this in a prime location on the Galgorm Road, Ballymena.

With three first class Grammar schools in the local area, an excellent infrastructure and a booming retail industry, Ballymena has become one of the most desirable places to live in County Antrim.

Ballymena boasts a championship golf course at the 400 year old Galgorm Castle. World-class also describes the Galgorm Manor Resort and Spa, a magnificent 5 star plus resort set in its own estate. Indulge in the ultimate pampering and fitness experience in the luxurious spa, or dine in the acclaimed restaurants. Superb amenities by any standard, just a few minutes from Killane Manor.

You'll know Killane Manor truly has it all once you step inside and view the attention to detail, the spacious layout and the high quality specification that includes all the essentials for modern living.

features|luxury



At Rockfield Developments we don't just build houses, we build homes. Our attention to detail and high level of workmanship can be clearly seen in every development. Our experienced team are committed to quality in all areas which has been recognised by industry awards such as the NHBC Pride in the Job.

Killane Manor is no exception to this rule and every last detail has been carefully considered to design a development that will provide you with the home you want, the lifestyle you want. Each of the homes offer a modern twist on the traditional design with detailing full of character and interest with charming touches throughout. And because we insist on each house being completed to the highest standard, all you'll need to do is walk into your new home and start enjoying it. For a specification package to match your needs, we have enclosed a detailed list.

With so many house styles to choose from there is plenty of scope for you to express your individuality... Killane Manor awaits you.





welcomhome



aerialview

housetypes



house type A



house type B



house type C



house type D/D1/D2/D3/D4



house type E



house type F/F1



house type G



house type H/H1

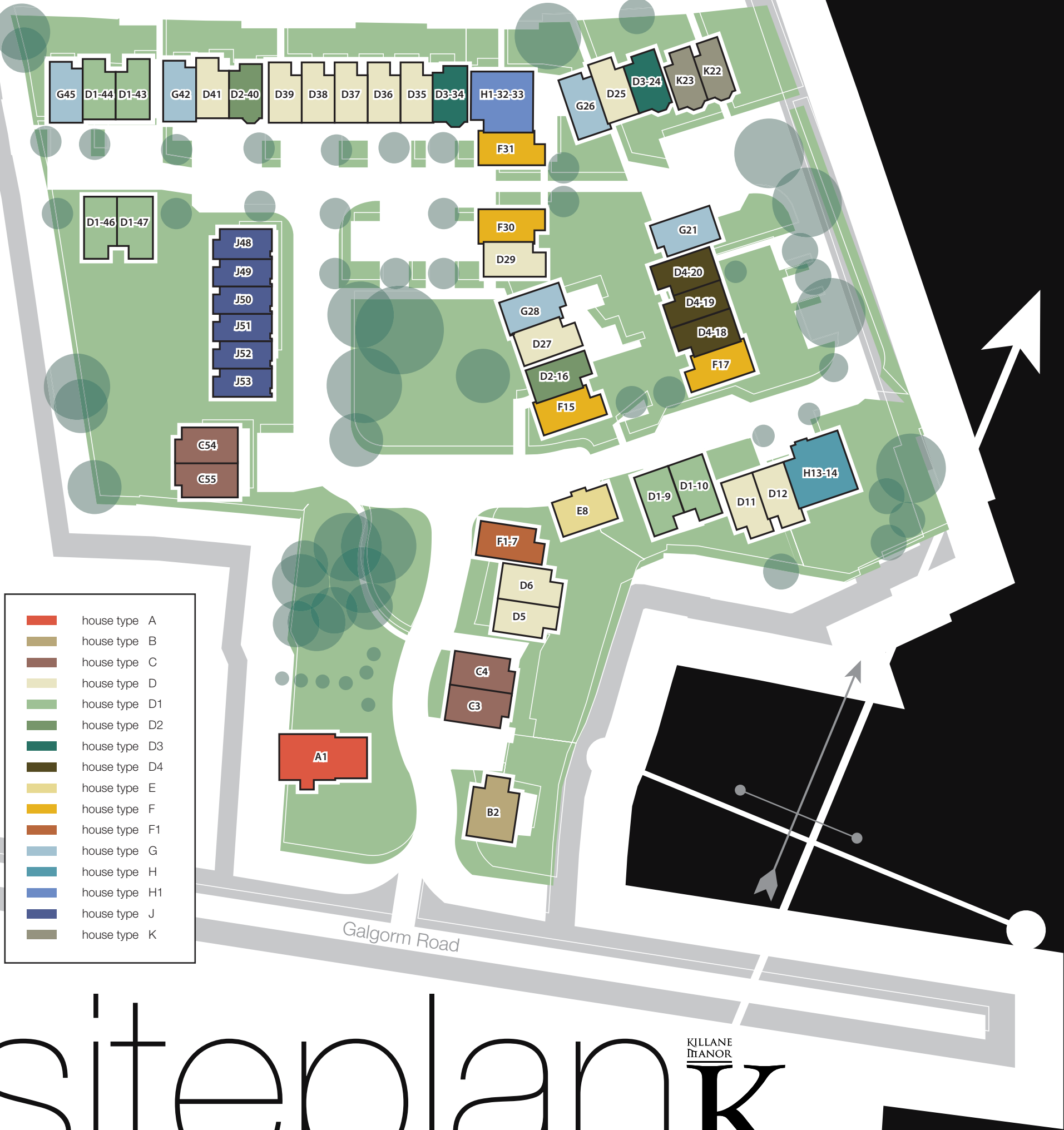


house type J



house type K

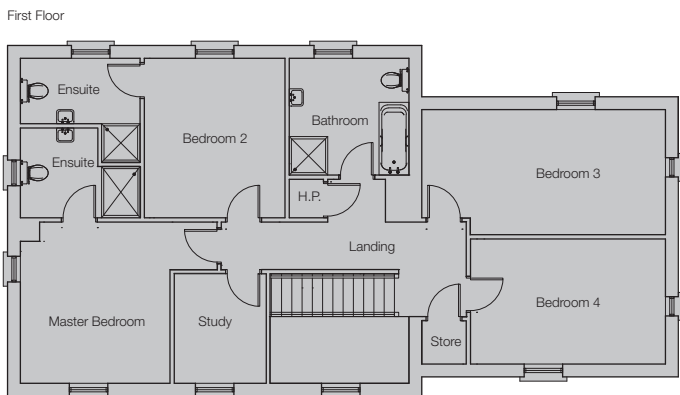
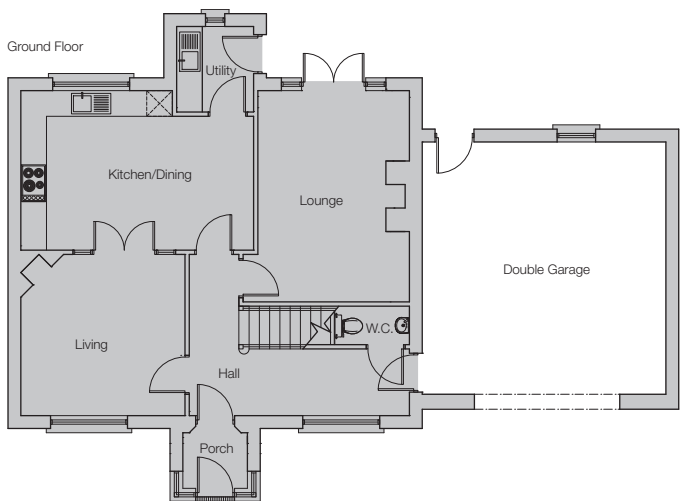
- house type A
- house type B
- house type C
- house type D
- house type D1
- house type D2
- house type D3
- house type D4
- house type E
- house type F
- house type F1
- house type G
- house type H
- house type H1
- house type J
- house type K



siteplan

KILLANE MANOR

house type A



ground floor

kitchen/dining	3.73m x 5.45m
living	3.77m x 3.49m
lounge	3.35m x 4.95m
hall	3.49m x 3.77m
utility	1.80m x 2.00m
porch	1.51m x 1.30m
double garage	5.70m x 5.95m

first floor

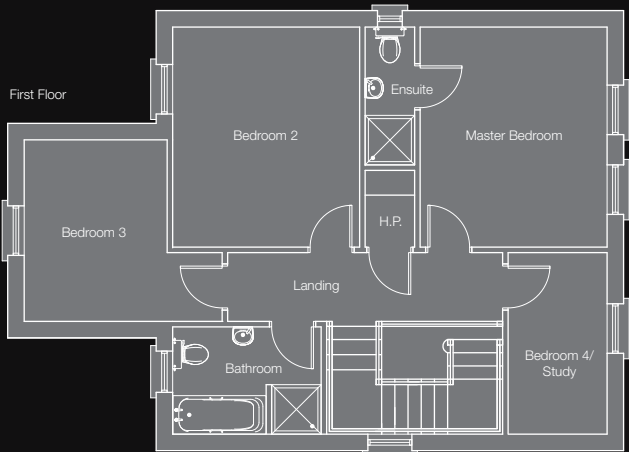
master bedroom incl. ensuite	3.50m x 5.97m
bedroom 2 incl. ensuite	3.63m x 6.19m
bedroom 3	2.93m x 5.70m
bedroom 4	2.93m x 4.56m
study	2.14m x 2.56m
bathroom	2.80m x 2.75m

floor area	1877 sq. ft.
garage	365 sq. ft.



house type B
one x four bedroom detached house

house type A
one x four bedroom detached house
with integral double garage



ground floor

kitchen/dining	3.60m x 5.68m
living	2.70m x 3.30m
lounge	4.46m x 4.20m
hall	2.84m x 4.20m
utility	3.60m x 1.67m

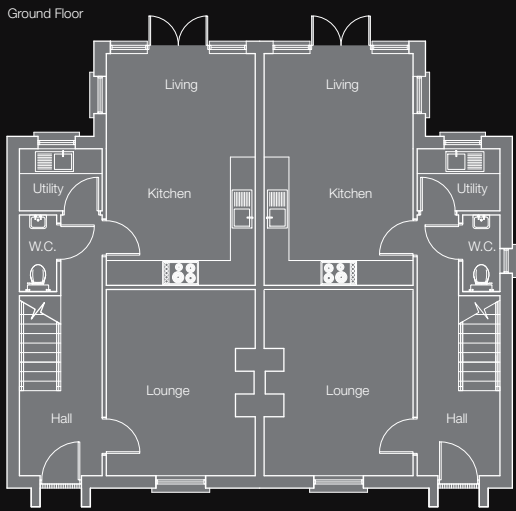
first floor

master bedroom incl. ensuite	4.40m x 4.00m
bedroom 2	3.40m x 4.00m
bedroom 3	3.30m x 2.60m
bedroom 4/study	1.80m x 3.30m
bathroom	1.95m x 2.70m

floor area	1450 sq. ft.
------------	--------------

house type B

house type C
four x three bedroom
semi-detached houses



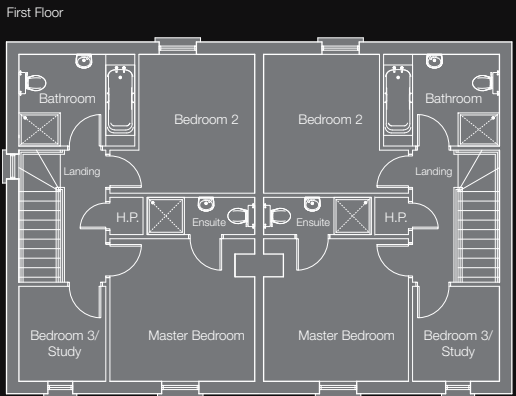
ground floor

kitchen/living	3.60m x 5.60m
lounge	3.60m x 4.50m
hall	2.00m x 6.30m
utility	1.80m x 1.50m

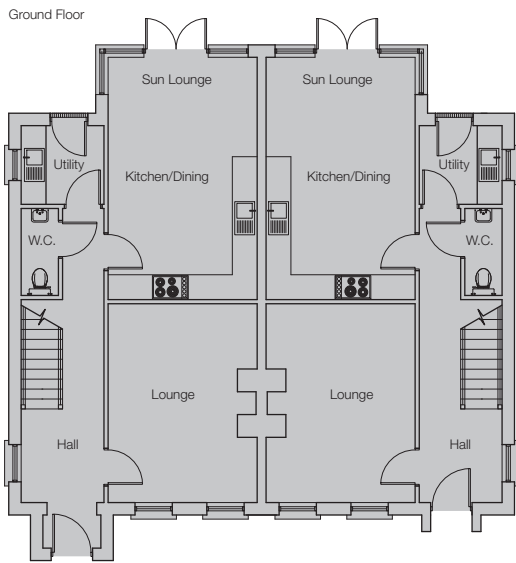
first floor

master bedroom incl. ensuite	3.50m x 4.50m
bedroom 2	2.80m x 3.30m
bedroom 3/study	2.30m x 2.10m
bathroom	2.80m x 2.41m

floor area 1060 sq. ft.



house type D



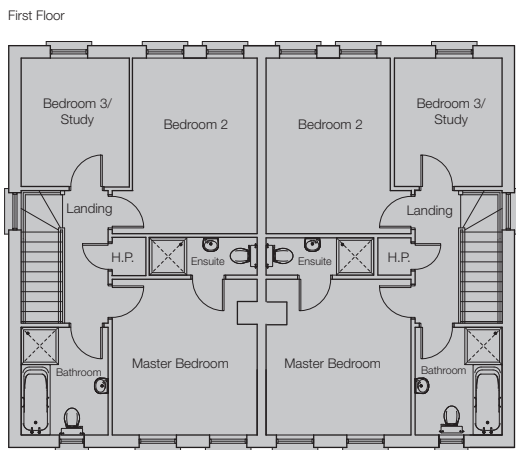
ground floor

kitchen/dining	3.60m x 4.20m
sun lounge	1.65m x 3.60m
lounge	3.60m x 4.90m
hall	2.00m x 7.10m
utility	1.80m x 1.90m

first floor

master bedroom incl. ensuite	3.50m x 4.80m
bedroom 2	3.50m x 4.20m
bedroom 3/study	3.10m x 2.60m
bathroom	2.10m x 2.60m

floor area 1200 sq. ft.



house type C

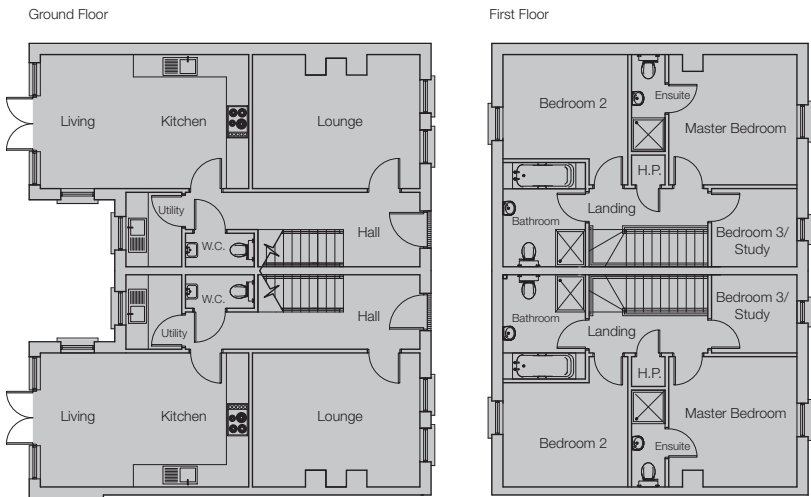


house type D/D1/D2/D3/D4
twenty six x three bedroom semi-detached houses and townhouses

house type D1

house type D2/D3

house type D4

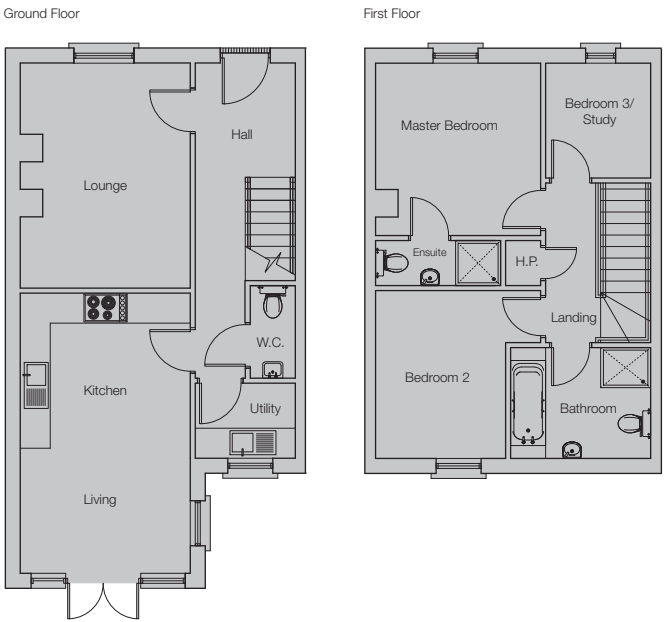
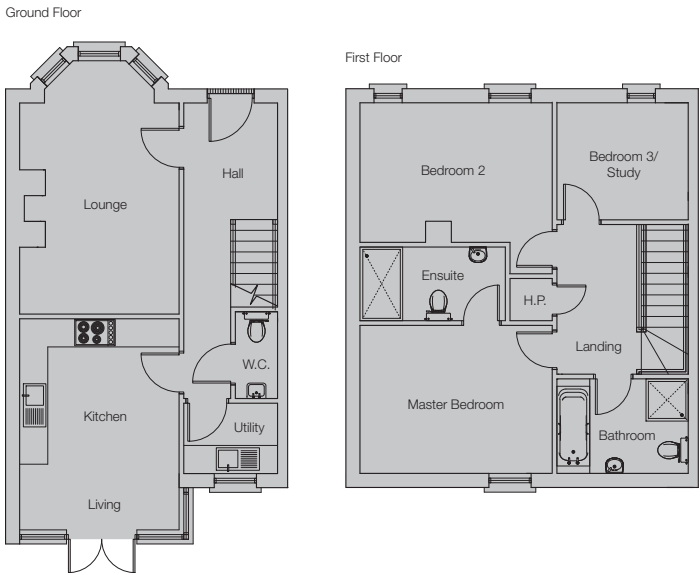


ground floor	
kitchen/living	3.60m x 5.60m
lounge	3.60m x 4.50m
hall	2.00m x 6.30m
utility	1.80m x 1.50m
first floor	
master bedroom incl. ensuite	3.50m x 4.50m
bedroom 2	2.80m x 3.30m
bedroom 3/study	2.30m x 2.10m
bathroom	2.80m x 2.41m
floor area	1060 sq. ft.

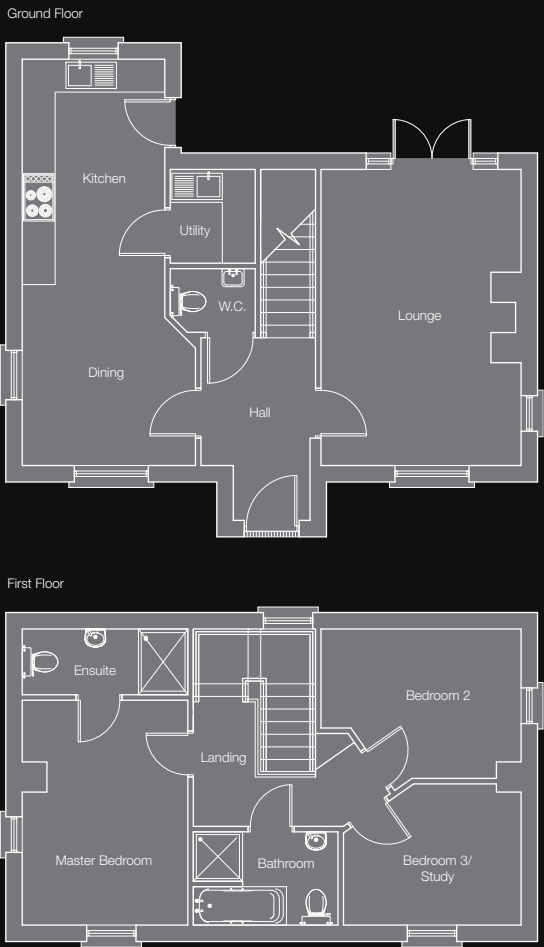


house type E
one x three bedroom
detached house

ground floor	
kitchen/living	3.40m x 4.50m
lounge	3.40m x 5.40m
hall	2.00m x 6.30m
utility	1.50m x 2.00m
first floor	
master bedroom incl. ensuite	4.83m x 4.10m
bedroom 2	4.10m x 3.00m
bedroom 3/study	2.60m x 2.50m
bathroom	2.80m x 2.02m
floor area	1125 sq. ft.



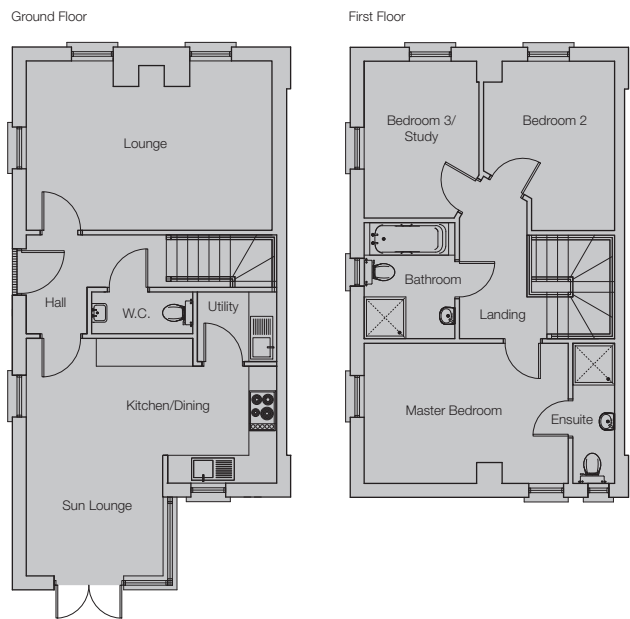
ground floor	
kitchen/living	5.60m x 3.40m
lounge	3.40m x 4.50m
hall	2.00m x 6.30m
utility	1.50m x 2.00m
first floor	
master bedroom incl. ensuite	3.30m x 4.45m
bedroom 2	3.36m x 3.30m
bedroom 3/study	2.10m x 2.30m
bathroom	2.80m x 2.22m
floor area	1020 sq. ft.



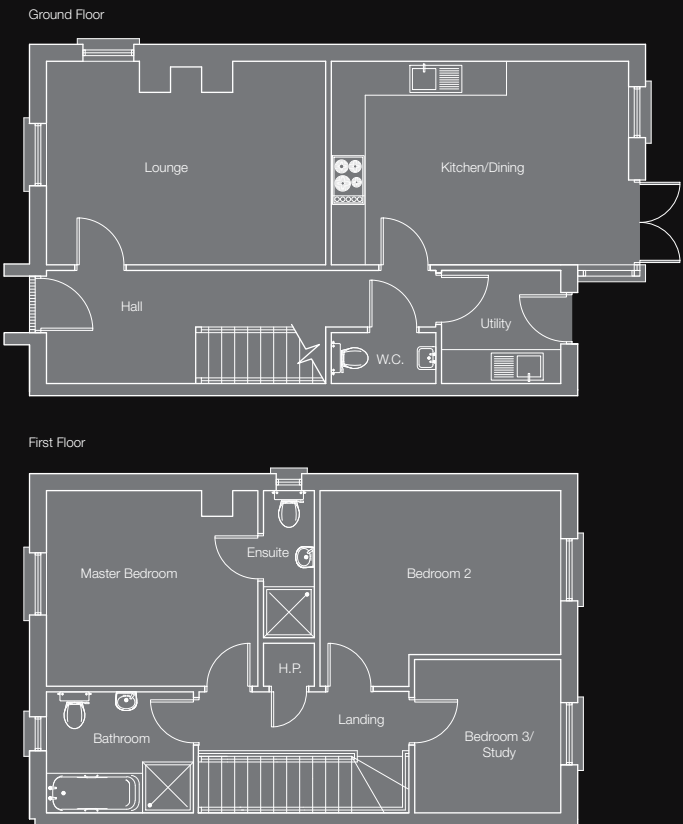
ground floor	
kitchen	2.60m x 4.11m
dining	3.20m x 3.30m
lounge	3.65m x 5.40m
hall	2.00m x 4.80m
utility	1.35m x 1.70m
first floor	
master bedroom incl. ensuite	3.02m x 5.40m
bedroom 2	3.65m x 2.73m
bedroom 3/study	3.24m x 2.73m
bathroom	2.64m x 1.70m
floor area	1130 sq. ft.

house type E

house type F



ground floor	
kitchen/dining	5.40m x 3.20m
sun lounge	3.05m x 2.00m
lounge	3.65m x 5.40m
hall	2.13m x 3.60m
utility	1.50m x 1.70m
first floor	
master bedroom incl. ensuite	5.40m x 3.02m
bedroom 2	2.83m x 3.65m
bedroom 3/study	2.48m x 3.38m
bathroom	2.50m x 2.00m
floor area	1135 sq. ft.



ground floor	
kitchen/dining	3.60m x 5.26m
lounge	4.94m x 3.60m
hall	2.00m x 6.89m
utility	2.00m x 2.11m
first floor	
master bedroom incl. ensuite	3.46m x 4.74m
bedroom 2	2.90m x 4.26m
bedroom 3/study	2.70m x 3.10m
bathroom	2.60m x 2.14m
floor area	1165 sq. ft.

house type G

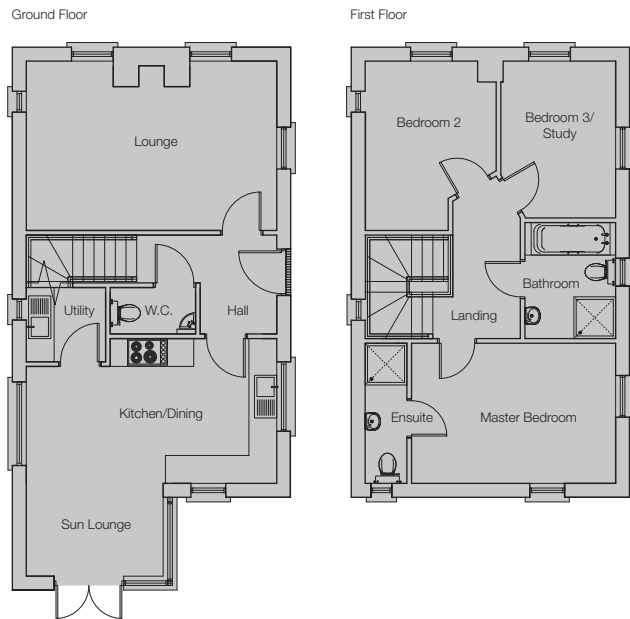
house type F
four x three bedroom semi-detached houses
house type F1
one x three bedroom detached house



house type G
one x three bedroom detached house
and four x three bedroom
semi-detached houses

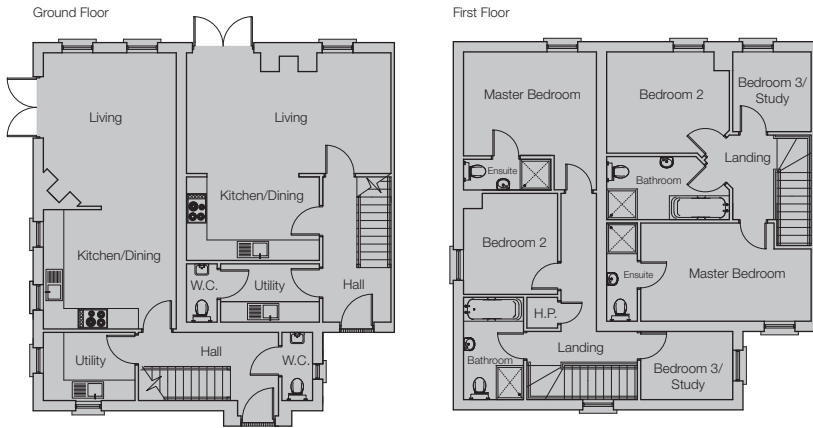


house type F1



ground floor	
kitchen/dining	5.40m x 3.20m
sun lounge	3.05m x 2.00m
lounge	5.40m x 3.65m
hall	2.13m x 3.60m
utility	1.70m x 1.50m
first floor	
master bedroom incl. ensuite	5.40m x 3.02m
bedroom 2	2.83m x 3.65m
bedroom 3/study	2.48m x 3.38m
bathroom	2.50m x 2.00m
floor area	1135 sq. ft.

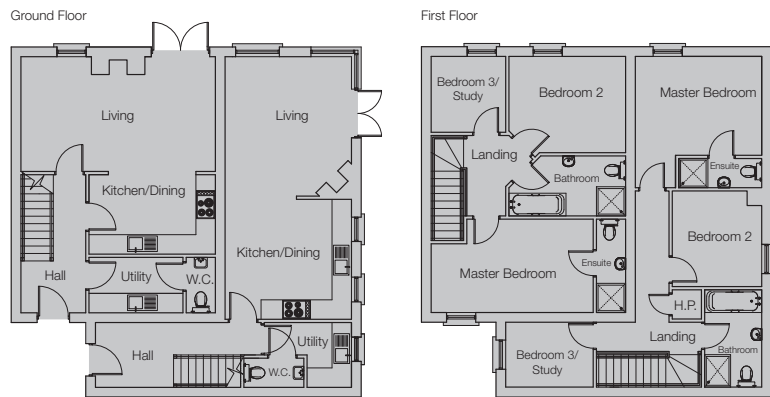
house type H



house type H/H1
four x three bedroom
semi-detached houses



house type H1



ground floor - site 13

kitchen/dining	3.90m x 2.60m
living	6.00m x 3.54m
hall	2.00m x 4.26m
utility	1.70m x 3.90m

first floor - site 13

master bedroom incl. ensuite	6.00m x 2.95m
bedroom 2	3.60m x 3.00m
bedroom 3/study	2.30m x 2.34m
bathroom	3.60m x 1.85m

floor area	1020 sq. ft.
------------	--------------

ground floor - site 14

kitchen/dining	3.90m x 3.70m
living	3.90m x 4.40m
hall	5.01m x 2.00m
utility	2.69m x 2.00m

first floor - site 14

master bedroom incl. ensuite	3.90m x 4.05m
bedroom 2	2.95m x 3.00m
bedroom 3/study	2.70m x 2.00m
bathroom	3.00m x 1.76m

floor area	1030 sq. ft.
------------	--------------

ground floor - site 32

kitchen/dining	3.90m x 2.60m
living	6.00m x 3.54m
hall	4.26m x 2.00m
utility	2.75m x 3.90m

first floor - site 32

master bedroom incl. ensuite	6.00m x 2.88m
bedroom 2	3.60m x 3.00m
bedroom 3/study	2.30m x 2.34m
bathroom	3.60m x 1.85m

floor area	1020 sq. ft.
------------	--------------

ground floor - site 33

kitchen/dining	3.70m x 3.90m
living	3.90m x 4.40m
hall	4.48m x 2.00m
utility	3.32m x 2.00m

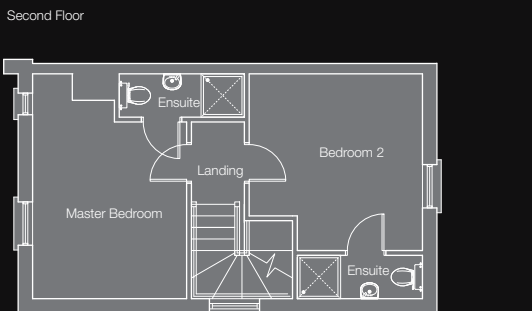
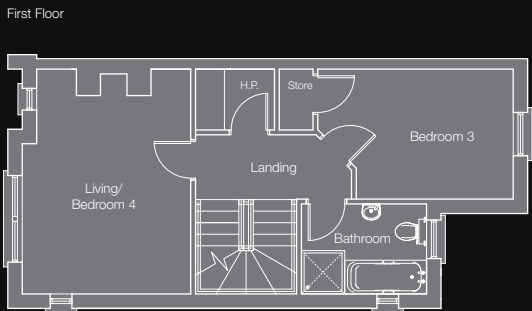
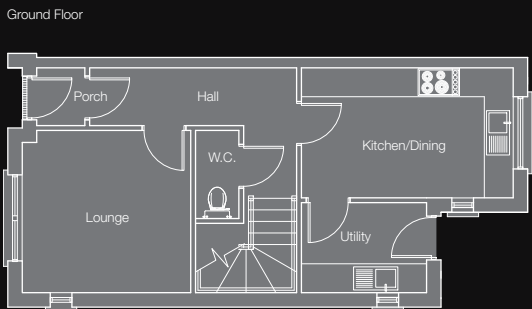
first floor - site 33

master bedroom incl. ensuite	3.90m x 4.05m
bedroom 2	2.95m x 2.76m
bedroom 3/study	2.70m x 2.00m
bathroom	3.00m x 1.76m

floor area	1030 sq. ft.
------------	--------------



house type J
six x three/four bedroom townhouses



ground floor

kitchen/dining	4.40m x 2.70m
lounge	3.50m x 3.12m
hall	5.40m x 1.25m
utility	1.85m x 2.60m

first floor

living/bedroom 4	4.67m x 3.50m
bedroom 3	2.70m x 4.06m
bathroom	1.67m x 2.60m

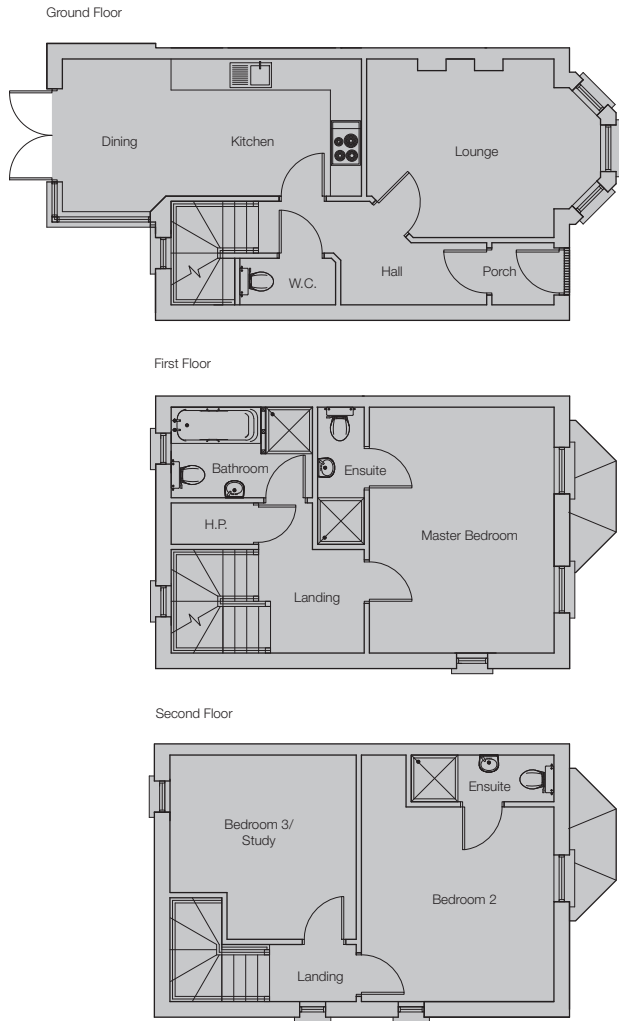
second floor

master bedroom incl. ensuite	4.67m x 3.20m
bedroom 2 incl. ensuite	4.67m x 3.60m

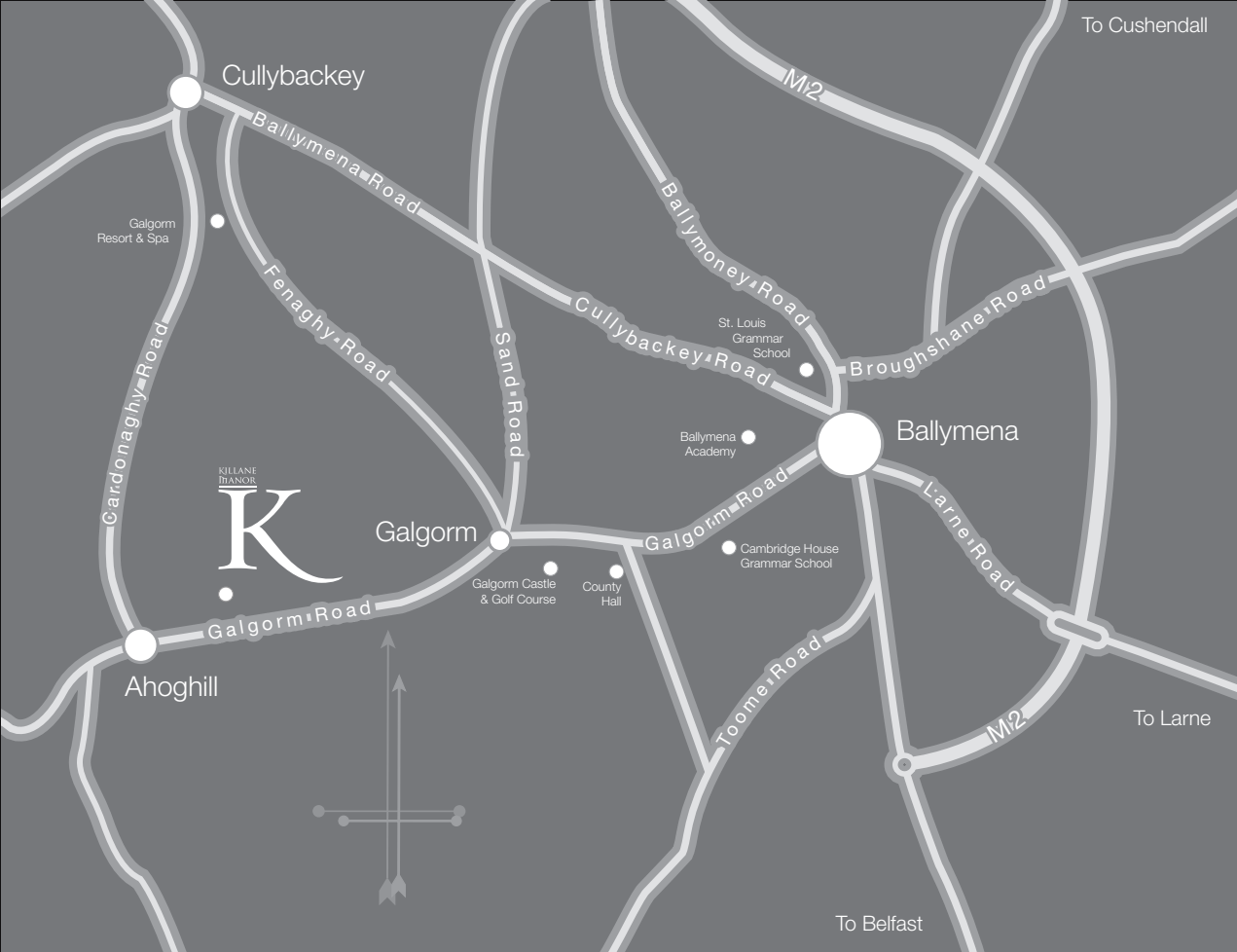
floor area	1345 sq. ft.
------------	--------------

house type J

house type K



ground floor	
kitchen	2.65m x 3.70m
dining	2.95m x 2.15m
lounge	3.45m x 4.50m
hall	6.07m x 2.00m
first floor	
master bedroom incl. ensuite	4.75m x 4.57m
bathroom	2.73m x 2.65m
second floor	
bedroom 2 incl. ensuite	4.75m x 3.71m
bedroom 3/study	3.59m x 3.65m
floor area	1200 sq. ft.



locationmap

house type K
two x three bedroom
semi-detached houses



Disclaimer
This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them.

Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agents or the developer. 3. None of the statements contained in these particulars are to be relied upon as statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Killane Manor or any part of it. 6. The selling agents do not make or give, nor any person in their employment has any authority to make or give any representation or warrant whatever in relation to Killane Manor or any part of it. 7. Date of publication May 2008.

Purchase Procedure
1. Reserve the house or apartment of your choice for a non-refundable reservation fee of £2000. 2. Appoint a solicitor to act on your behalf for the purchase of your property. 3. Apply for a mortgage for the property (if required). 4. The developer's solicitors will issue a detailed information pack in relation to the title documentation. 5. You will be expected to exchange contracts on the house/apartment within 6 weeks of the contract documentation being issued to your solicitor. 6. On exchange the purchaser will be required to pay a deposit of 10% of the purchase price, at which point the £2000 reservation fee will form part of the 10% deposit. 7. If exchange of contracts does not take place within the required timescale, the property will be returned to the market or offered to purchasers on the waiting list and your reservation fee will be forfeited. 8. Contracts will be completed once the house is fit and ready for occupation at which point the balance of the purchase price will be payable.

Management Company - a separate management company has been formed to look after maintenance of the communal areas and each resident will pay an annual service charge.

Developer:
Rockfield Developments Ltd.
27 Greenmount Terrace,
Ballymena, County Antrim,
BT43 6BY
T: 028 2565 0500
www.rockfieldltd.com

Selling Agent:
Rafferty Property Services
13 Broughshane Street,
Ballymena, County Antrim,
BT43 6EB
T. 028 2565 6195

Selling Agent:
McAfee
14 Ballymoney Road,
Ballymena, County Antrim,
BT43 5BY
T. 028 2563 7733
www.mcafeepropertiesandmortgages.com

Registered house builder

