



MOOR ROAD

DEVELOPMENT





MOOR ROAD

DEVELOPMENT

Welcome to Moor Road...

Moor Road Development is an opportunity to purchase a choice of outstanding three and four bedroom family homes close to Coalisland Town with it's superb array of amenities, including schools, shops and restaurants. The modern development is located just 3 miles from the M1 motorway and just 45 minutes from Belfast.

On your doorstep there are scenic walks along Coalisland old canal between Macks and Moors Bridge and Lough Neagh is only 3 miles away for those who enjoy water activities or perhaps some fishing. Moor Road is within a short distance from Cookstown and Dungannon with a choice of leisure centres, cinema and retail outlets to choose from.

Moor Road is a highly desirable development of 11 contemporary house types which are spacious and built to exacting standards with triple glazed windows for superior energy efficiency. Moor Road is a unique opportunity to create a bespoke home from a choice of housetypes, generous specification options, finishing details and appeals to the family, communter and first time buyer markets.



MOOR ROAD

DEVELOPMENT

Specification

- 3-4 Bedroom homes
- 11 House types
- Built to modern methods of timber frame construction
- High specification Turnkey finish
- Choice of large range of Kitchens, Tiles and flooring from our showroom at our premises
- Highly insulated beyond current requirements
- Triple Glazed 'A-Rated' Internally Glazed Windows
- Wood burning stove
- Condensing Oil boiler for best efficiency
- 10 year NHBC warranty

FLOORING:

- Kitchen / Utility Tiled Flooring
- Bathroom / WC Tiled Flooring
- Entrance Hall Tiled Flooring
- Lounge Laminate Flooring
- Stairs Carpet
- Landing Carpet
- Bedrooms Carpet

WALLS:

- Painted Walls & Ceilings
- WC Tiled Splash Back

BATHROOM / ENSUITE:

- Showers area Fully Tiled
- Bath Tiled Splash Back
- Wash Hand Basin Tiled Splash Back

INTERNALS:

- Varnish doors, skirting and architrave
- Vanished staircase rails

KITCHEN / UTILITY:

- Fitted kitchen / Utility
- Appliances included Oven, Hob and Fridge Freezer
- Fully tiled above hob, with row of tiling or worktop upturn to rest

MOOR ROAD Sitemap



MOOR ROAD House Type A



House Type A (Left)

Total 1,020 sq ft /
95 sq mtr (m)

Ground Floor

Kitchen: 2.80m x 3.70m
Utility Room: 1.80m x 2.70m
Dining Area: 2.70m x 3.70m
Living Room: 5.00m x 3.50m
Hallway: 2.00m x 5.00m
WC: 1.00m x 5.00m

First Floor

Bedroom (1): 2.90m x 3.90m
Bedroom (2): 3.75m x 2.75m
Bedroom (3): 3.50m x 2.75m
Bathroom: 2.50m x 2.10m
Landing: 1.00m x 3.20m
Hotpress: 1.00m x 1.50m



House Type A (Right)

Total 1,260 sq ft /
117 sq mtr (m)

Ground Floor

Kitchen: 2.80m x 3.70m
Utility Room: 1.80m x 2.70m
Dining Area: 2.70m x 3.70m
Living Room: 5.00m x 3.50m
Hallway: 2.00m x 5.00m
WC: 1.00m x 5.00m

First Floor

Bedroom (1): 2.90m x 3.90m
Bedroom (2): 3.75m x 2.75m
Bedroom (3): 3.50m x 2.75m
Bathroom: 2.50m x 2.10m
Landing: 1.00m x 3.20m
Hotpress: 1.00m x 1.50m

MOOR ROAD

House Type B



FRONT ELEVATION



PROPOSED GROUND FLOOR LAYOUT PLAN

FRONT ELEVATION



PROPOSED FIRST FLOOR LAYOUT PLAN

House Type B (Left)

Total 1,000 sq ft /
93 sq mtr (m)

Ground Floor

Kitchen: 2.80m x 3.70m
Dining Area: 2.80m x 3.70m
Living Room: 5.00m x 3.50m
Hallway: 2.00m x 5.00m
WC: 1.00m x 2.00m

First Floor

Bedroom (1): 2.90m x 3.97m
Bedroom (2): 3.75m x 2.75m
Bedroom (3): 3.75m x 2.75m
Bathroom: 2.60m x 3.90m
Landing: 1.00m x 3.20m
Hotpress: 1.00m x 1.50m

House Type B (Right)

Total 1,045 sq ft /
97 sq mtr (m)

Ground Floor

Kitchen: 3.15m x 3.40m
Dining Area: 3.15m x 3.50m
Living Room: 5.00m x 3.50m
Hallway: 2.00m x 4.20m
WC: 1.00m x 2.00m

First Floor

Bedroom (1): 2.90m x 3.90m
Bedroom (2): 3.75m x 2.75m
Bedroom (3): 3.30m x 2.75m
Bathroom: 3.20m x 1.80m
Landing: 1.00m x 3.00m
Hotpress: 1.00m x 0.90m

MOOR ROAD House Type F



FRONT ELEVATION



SIDE ELEVATION



PROPOSED GROUND FLOOR LAYOUT PLAN



House Type F (Left)

Total 970 sq ft /
90 sq mtr (m)

Ground Floor

Kitchen: 2.40m x 3.60m
Dining Area: 2.40m x 3.60m
Living Room: 4.90m x 3.50m
Hallway: 2.00m x 1.20m
Hotpress: 1.00m x 2.00m
WC: 1.00m x 3.50m

First Floor

Bedroom (1): 2.60m x 3.60m
Bedroom (2): 2.60m x 4.60m
Bedroom (3): 3.50m x 2.10m
Bathroom: 2.20m x 2.50m
Landing: 1.10m x 3.20m

House Type F (Right)

Total 1,065 sq ft /
99 sq mtr (m)

Ground Floor

Kitchen: 3.80m x 4.30m
Dining Area: 2.00m x 3.00m
Living Room: 4.90m x 3.50m
Hallway: 2.00m x 1.70m
WC: 0.80m x 2.10m

First Floor

Bedroom (1): 2.30m x 3.80m
Bedroom (2): 2.50m x 3.80m
Bedroom (3): 2.40m x 3.80m
Bathroom: 2.60m x 3.80m
Landing: 1.10m x 3.20m
Hotpress: 1.00m x 1.20m

MOOR ROAD House Type H



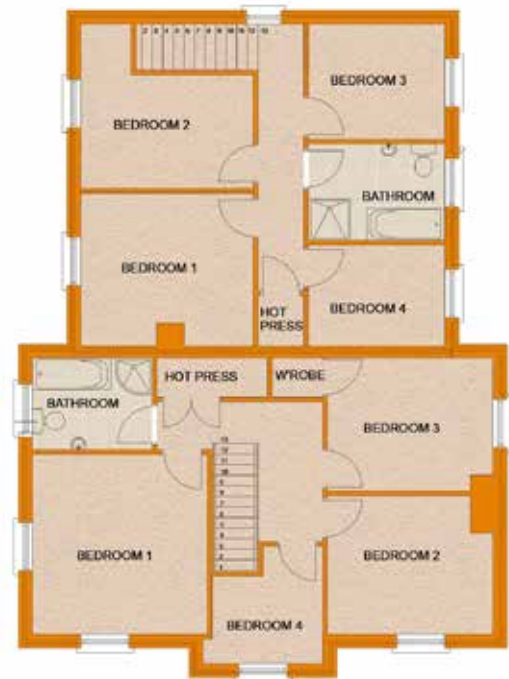
SIDE ELEVATION



FRONT ELEVATION



PROPOSED GROUND FLOOR LAYOUT PLAN



PROPOSED FIRST FLOOR LAYOUT PLAN

House Type H (Left)

Total 1,020 sq ft /
95 sq mtr (m)

Ground Floor

Kitchen: 3.80m x 2.10m
Utility Room: 3.80m x 1.60m
Dining Area: 3.80m x 2.10m
Living Room: 6.00m x 3.60m
Hallway: 2.40m x 5.00m
WC: 1.20m x 2.40m

First Floor

Bedroom (1): 3.80m x 3.90m
Bedroom (2): 3.60m x 3.00m
Bedroom (3): 2.90m x 3.60m
Bedroom (4): 2.40m x 2.50m
Bathroom: 2.00m x 3.00m
Landing: 1.20m x 3.20m
Hotpress: 2.40m x 0.90m

House Type H (Right)

Total 1,260 sq ft /
117 sq mtr (m)

Ground Floor

Kitchen: 3.80m x 2.70m
Utility Room: 1.70m x 3.00m
Dining Area: 3.80m x 2.10m
Living Room: 4.50m x 4.00m
Hallway: 2.90m x 4.50m
WC: 1.00m x 1.70m

First Floor

Bedroom (1): 3.30m x 3.85m
Bedroom (2): 3.50m x 3.85m
Bedroom (3): 2.50m x 2.95m
Bedroom (4): 2.90m x 2.20m
Bathroom: 2.90m x 2.10m
Landing: 1.00m x 3.50m
Hotpress: 1.00m x 1.00m

MOOR ROAD House Type I



FRONT ELEVATION



PROPOSED FIRST FLOOR LAYOUT PLAN



PROPOSED GROUND FLOOR LAYOUT PLAN

House Type I (Left)

Total 1,020sq ft /
95 sq mtr (m)

Ground Floor

Kitchen: 2.80m x 3.70m
Utility Room: 1.80m x 2.70m
Dining Area: 2.80m x 3.70m
Living Room: 5.00m x 3.50m
Hallway: 2.00m x 5.00m
WC: 1.00m x 2.00m

First Floor

Bedroom (1): 2.90m x 3.97m
Bedroom (2): 3.75m x 2.75m
Bedroom (3): 3.50m x 2.75m
Bathroom: 2.50m x 2.10m
Landing: 1.00m x 3.20m
Hotpress: 1.00m x 1.50m

House Type I (Right)

Total 1,260 sq ft /
117 sq mtr (m)

Ground Floor

Kitchen: 3.00m x 2.70m
Dining Area: 4.90m x 3.00m
Living Room: 4.80m x 3.70m
Hallway: 2.00m x 4.80m
WC: 1.00m x 2.00m

First Floor

Bedroom (1): 2.20m x 3.95m
Bedroom (2): 3.70m x 2.95m
Bedroom (3): 3.70m x 2.50m
Bedroom (4): 3.00m x 2.50m
Bathroom: 2.50m x 2.10m
Landing: 1.00m x 2.50m
Hotpress: 1.00m x 1.00m

MOOR ROAD House Type J



House Type J (Left)

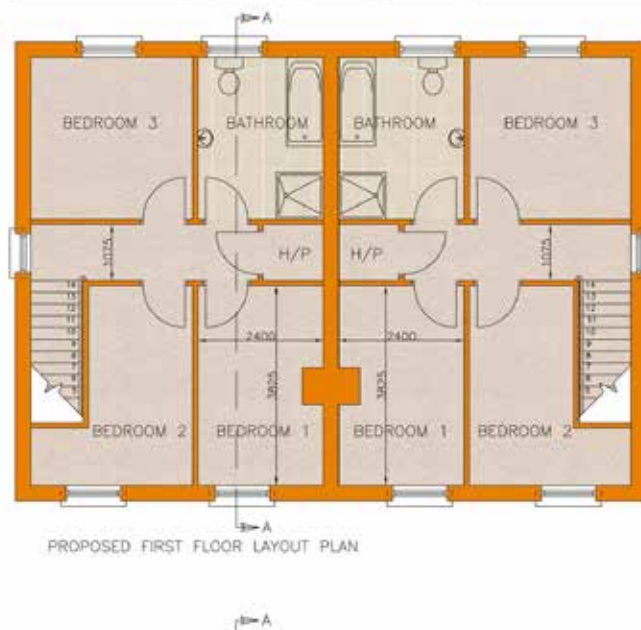
Total 1,065 sq ft /
99 sq mtr (m)

Ground Floor

Kitchen: 2.50m x 5.00m
Dining Area: 2.00m x 4.00m
Living Room: 4.50m x 4.00m
Hallway: 2.00m x 1.20m
WC: 1.50m x 1.20m

First Floor

Bedroom (1): 2.40m x 4.00m
Bedroom (2): 3.00m x 4.00m
Bedroom (3): 3.00m x 3.00m
Bathroom: 2.40m x 3.00m
Landing: 1.10m x 3.20m
Hotpress: 1.10m x 1.20m



House Type J (Right)

Total 1,065 sq ft /
99 sq mtr (m)

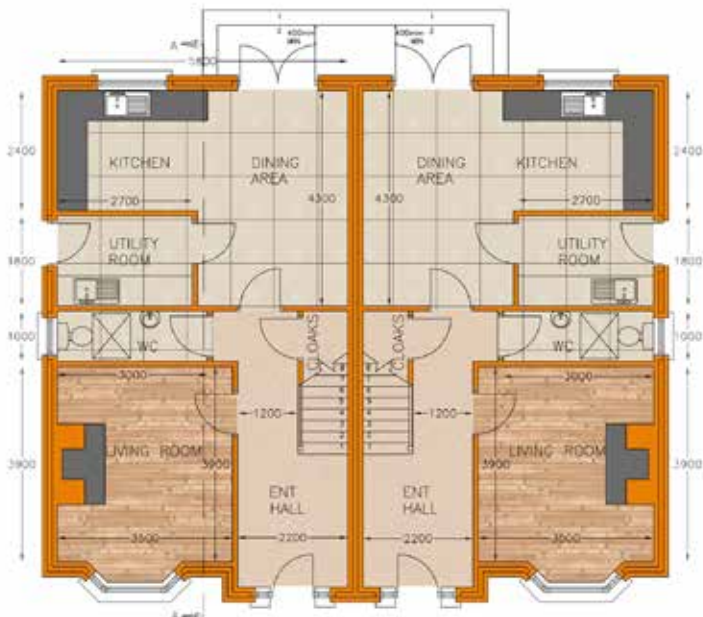
Ground Floor

Kitchen: 2.50m x 5.00m
Dining Area: 2.00m x 4.00m
Living Room: 4.50m x 4.00m
Hallway: 2.00m x 1.20m
WC: 1.50m x 1.20m

First Floor

Bedroom (1): 2.40m x 4.00m
Bedroom (2): 3.00m x 4.00m
Bedroom (3): 3.00m x 3.00m
Bathroom: 2.40m x 3.00m
Landing: 1.10m x 3.20m
Hotpress: 1.10m x 1.20m

MOOR ROAD House Type K



PROPOSED GROUND FLOOR LAYOUT PLAN

House Type K (Left)

Total 1,130 sq ft /
105 sq mtr (m)

Ground Floor

Kitchen: 2.70m x 3.40m
Utility Room: 1.80m x 2.70m
Dining Area: 4.30m x 3.10m
Living Room: 3.90m x 3.50m
Hallway: 2.20m x 5.00m
WC: 1.00m x 3.00m

First Floor

Bedroom (1): 2.20m x 3.45m
Bedroom (2): 3.50m x 2.75m
Bedroom (3): 2.80m x 2.75m
Bedroom (4): 2.90m x 3.35m
Bathroom: 2.50m x 2.10m
Landing: 1.90m x 3.20m
Hotpress: 1.10m x 1.10m



House Type K (Right)

Total 1,130 sq ft /
105 sq mtr (m)

Ground Floor

Kitchen: 2.70m x 3.40m
Utility Room: 1.80m x 2.70m
Dining Area: 4.30m x 3.10m
Living Room: 3.90m x 3.50m
Hallway: 2.20m x 5.00m
WC: 1.00m x 3.00m

First Floor

Bedroom (1): 2.20m x 3.45m
Bedroom (2): 3.50m x 2.75m
Bedroom (3): 2.80m x 2.75m
Bedroom (4): 2.90m x 3.35m
Bathroom: 2.50m x 2.10m
Landing: 1.90m x 3.20m
Hotpress: 1.10m x 1.10m



MOOR ROAD
DEVELOPMENT