

THE TIDES

Old Shore Road
Carrickfergus
BT38 8PF

HAGAN ®

HAGAN[®]
CREATING
HOMES
SINCE 1988

www.haganhomes.co.uk

*At Hagan Homes
we are not developers;
We are home builders.*



With over 30 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.

Step by Step Guide

Download our **Step by Step** guide to buying a Hagan Home from our website.
www.haganhomes.co.uk



Convenient living with everything on your doorstep

Just a short walk away from nearest bus stop & Trooperslane Train Halt, providing connections to Belfast, Antrim and further afar.

Unbeatable location with easy access to an array of local primary, secondary and grammar schools as well as nearby Ulster of University, Jordanstown campus.

Conveniently located within close proximity to Carrickfergus town centre, with the Omniplex Cinema, shops and a selection of eateries also close by.

Less than 5 miles away from both Carrickfergus Golf Club and Greenisland Golf Club.

Within a short drive of multiple supermarkets including Lidl, Tesco, Sainsburys and Marks & Spencers offering great choice and convenience.

Less than 3 miles away from the picturesque Carrickfergus Marina, with Carrickfergus Sailing Club and Carrickfergus Castle.

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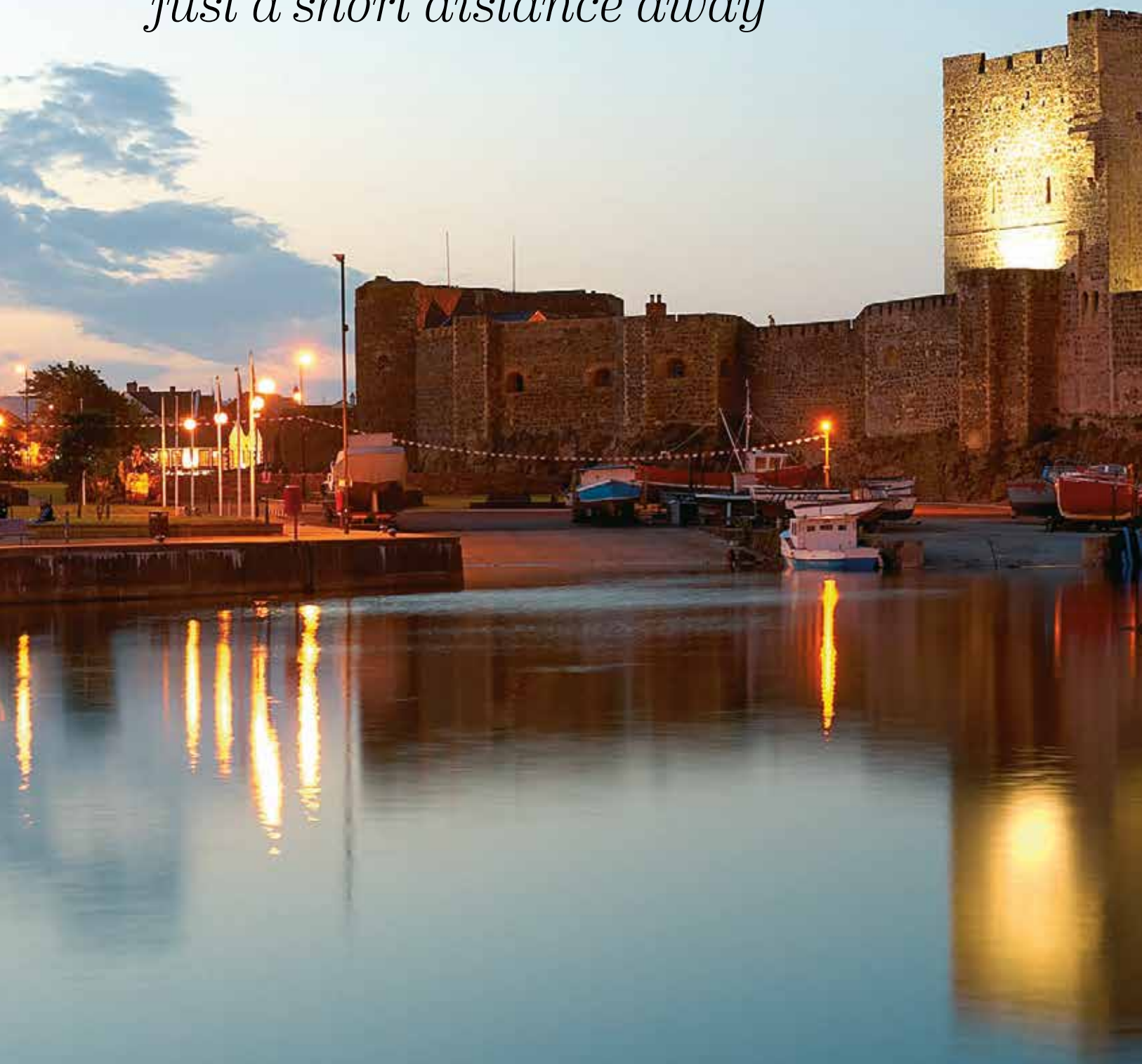
By Car...

Carrickfergus	<i>2.4 miles</i>
Glengormley	<i>6.2 miles</i>
Whitehead	<i>6.9 miles</i>
Belfast	<i>9.7 miles</i>
Larne	<i>12.7 miles</i>
Antrim	<i>17.9 miles</i>
Lisburn	<i>18.1 miles</i>
Ballymena	<i>23.7 miles</i>
Coleraine	<i>52.6 miles</i>
Portrush	<i>55.4 miles</i>
Portstewart	<i>55.6 miles</i>
Derry/Londonderry	<i>69.4 miles</i>
George Best City Airport	<i>10.8 miles</i>
Belfast International Airport	<i>17.1 miles</i>

By Foot...

Bus Stop	<i>2 mins</i>
Trooperslane Rail Halt	<i>10 mins</i>
Marks & Spencer	<i>12 mins</i>
Lidl	<i>14 mins</i>
Post Office	<i>15 mins</i>
Fitness Hub Gym	<i>15 mins</i>
Spar	<i>15 mins</i>
Carrickfergus Marina	<i>26 mins</i>
Carrickfergus Castle	<i>30 mins</i>
Castello Italia	<i>39 mins</i>

*Steeped in a wealth of history
and culture, the charming town
of Carrickfergus is located
just a short distance away*







Carrickfergus Castle & Marina



Belfast - Larne train passing through Carrickfergus



Shaftesbury Park



Civic Centre & Museum



Amphitheatre Wellness Centre

Homes designed and built with you in mind

Just off the Old Shore Road with picturesque views close to the sea you'll discover the magic of The Tides, a stunning new development showcasing sixteen luxurious apartments, each finished to full turn-key specification and resting close to the historic town of Carrickfergus with its magnificent 14th century Norman castle, vibrant Marina and array of colourful boats.

These stylish properties define modern living at its best with high quality fixtures and fittings throughout. Where easy living and low maintenance match a sense of peacefulness.

The Tides has been created with a wide variety of buyers in mind, such as those wishing to downsize to a well designed and accessible home where comfort finds convenience.

With the charming Greenisland close by you can enjoy many activities that help make this location ideal to experience the natural beauty of Bashfordsland Wood balanced with

the convenience of M&S Simply Food, Carrickfergus Omniplex, and Amphitheatre Wellness Centre, taking advantage of the very best amenities and restaurants, including the superb Castello Italia and some of the country's finest cuisine is all there to be enjoyed.

Having really good road links, and the ideally positioned Carrickfergus train station. Makes The Tides the ideal place to live for commuters travelling into Belfast city centre.

It's Safe to say...
You're Home with Hagan



Castello Italia, Carrickfergus



Marine Gardens, Clock Tower



Apartments
1 - 8

Old Shore Road

STOP



Apartments
9 - 16

Shore Road

Trooperslane Road

Computer Visual

*Making your new
apartment a home*



Careful attention to detail has been given in every element of design and construction at The Tides, giving these apartments a distinct charm

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- Extensive electrical specification to include pre-wire for BT and Sky+
- x1 USB double socket in kitchen and all bedrooms



Kitchen

- A choice of quality kitchen doors, handles and Quartz Stone worktops
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



Making your new apartment a home

Bathroom & Ensuite



- Contemporary white sanitary ware
- Clicker waste system in wash hand basin
- Ensuite with a thermostatically controlled shower and glass screen
- Ceramic floor and partial wall tiling fitted from a superior range



External

- Private gated development with electric entrance gates
- Acoustic glazing to windows facing shore side
- Extensive landscaping across entire development
- Apartments 2, 5, 8, 10, 13 & 16 will come with a separate spacious garage with electronic remote control door

The finer details

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White four panel doors with chrome knobs
- Extensive electrical specification to include pre-wire for BT and Sky+
- Internal walls, ceilings and woodwork painted in neutral colours
- Floor tiling to halls, living, kitchen & dining areas
- Carpets to bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- Ground Floor Apartments - Sites 1, 2, 9 & 10 will have burglar alarms fitted
- 10 year NHBC structural warranty

KITCHEN

- A choice of quality kitchen doors & handles
- Quartz Stone kitchen worktop and upstand with a choice of colour
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor tiling from superior range
- Appliances to include electric oven, hob and stainless steel and glass extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer / dryer machine (Except sites 2 & 10 where the washing machine and tumble dryer will be installed in the integrated garage)

BATHROOM & ENSUITE

- Contemporary white sanitary ware
- Vanity unit / basin in main bathroom
- Light supply above basin in main bathroom and ensuite
- Thermostatically controlled shower and screen over bath
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with thermostatically controlled shower and glass screen
- Ceramic floor and partial wall tiling fitted from a superior range

EXTERNAL FEATURES

- Private gated development with electric entrance gates
- Acoustic glazing to windows facing shore side
- External lighting to entrance doors
- Video audio intercom communication via the keypad at the main communal door of each apartment block
- Keypad and fob entry to communal entrance doors
- Communal lift to serve upper floor apartments
- Patio area to ground floor apartments and balconies to upper apartments
- Outside communal water tap to ground floor apartments
- Decorative paving around apartment blocks with bitmac parking areas
- Extensive landscaping across entire development
- Apartments 2, 5, 8, 10, 13 & 16 will come with a separate spacious garage with electric remote control door
- Communal defibrillator
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed



Images are for illustrative purposes only and reflect the standard of finish at Ballyoran Heights.

Apartments
9 - 16



Apartments
1 - 8



Computer Visual

Site Layout



Not to scale



Ground Floor

Apartment 2 & 10

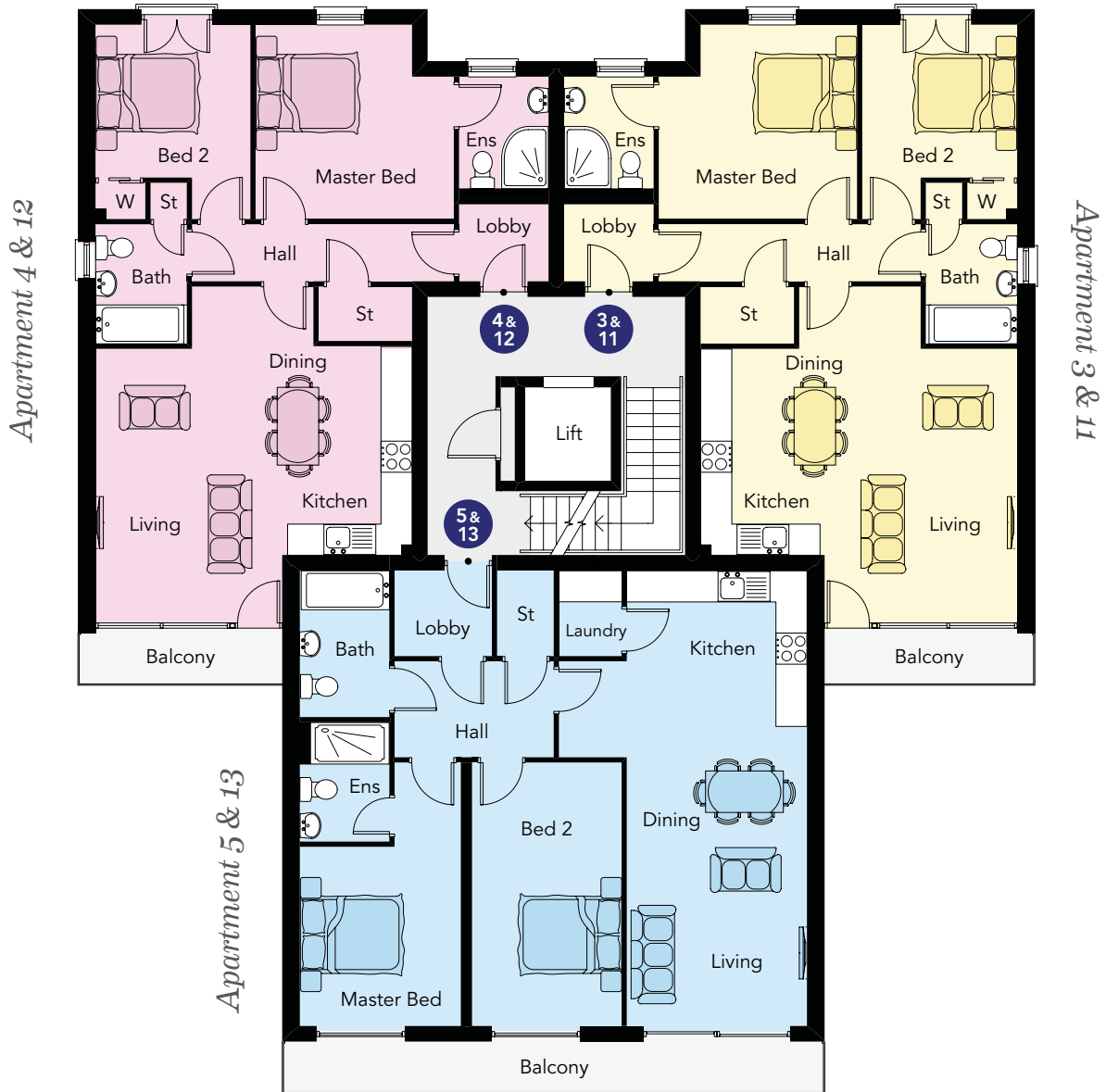
LIVING / DINING _{max}	21'3" x 20'0"
KITCHEN	15'6" x 8'11"
MASTER BED	12'4" x 9'11"
ENSUITE	7'1" x 5'7"
BEDROOM 2 _{max}	12'4" x 9'10"
BATHROOM	7'7" x 5'9"

Total Floor Area: 943 sq ft approx.

Apartment 1 & 9

LIVING / DINING _{max}	21'3" x 20'0"
KITCHEN	15'6" x 8'11"
MASTER BED	12'4" x 9'11"
ENSUITE	7'1" x 5'7"
BEDROOM 2 _{max}	12'4" x 9'10"
BATHROOM	7'7" x 5'9"

Total Floor Area: 943 sq ft approx.



First Floor

Apartment 3, 4, 11 & 12

LIVING / KITCHEN / DINING	max 21'3" x 20'0"
MASTER BED	max 12'6" x 12'4"
ENSUITE	7'1" x 5'8"
BEDROOM 2	max 12'4" x 9'10"
BATHROOM	7'7" x 5'9"

Total Floor Area: 829 sq ft approx.

Apartment 5 & 13

LIVING / KITCHEN / DINING	max 28'10" x 15'8"
MASTER BED	max 16'8" x 10'2"
ENSUITE	7'7" x 5'8"
BEDROOM 2	16'8" x 9'5"
BATHROOM	9'3" x 5'8"

Total Floor Area: 918 sq ft approx.



Second Floor

Apartment 6, 7, 14 & 15

LIVING / KITCHEN /	
DINING _{max}	21'3" x 20'0"
MASTER BED _{max}	12'6" x 12'4"
ENSUITE	7'1" x 5'8"
BEDROOM 2 _{max}	12'4" x 9'10"
BATHROOM	7'7" x 5'9"

Total Floor Area: 829 sq ft approx.

Apartment 8 & 16

LIVING / KITCHEN /	
DINING _{max}	28'10" x 15'8"
MASTER BED _{max}	16'8" x 10'2"
ENSUITE	7'7" x 5'8"
BEDROOM 2	16'8" x 9'5"
BATHROOM	9'3" x 5'8"

Total Floor Area: 918 sq ft approx.

Current Developments



BALLYVEIGH
Antrim BT41 2GW



ENLER VILLAGE
Comber BT23 5ZW



THIRTY EIGHT NORTH
Belfast BT13 3WT



THE ROSE GARDEN
Dunmurry BT17 9GY



THIRTY THREE SOUTH
South Belfast BT12 5JR



BALLYORAN HEIGHTS
Dundonald BT16 1WG



ASHDENE WOOD
Dundonald BT16 1XS

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Multi Award Winning Home Builders

Belfast Telegraph
Residential Developer
Property Award

Belfast Telegraph
Property Marketing
Award 2018

Daily Telegraph
What House?
Award Winner

Sunday Express
National House
Builder Award

CEF - Private Housing
Development
Award Winner 2008

CEF - Private Housing
Development
Award Winner 2012

CEF - Private Housing
Development
Award Finalist 2014

CEF - Private Housing
Development
Award Finalist 2015

Daily Express
British National
House Builder Award

Business Eye
Business Awards 2018
Highly Commended

FSB Small Business
Community Award
Winner 2020



Raising Standards. Protecting Homeowners



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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