



No. 9 & 11
CADGER ROAD
BT8 8AU



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An exclusive site of 2
beautiful, luxury homes
3,574 SQ|FT





W

M

O

H

3574 SQ. FT

4 BED + STUDY

OPEN PLAN LIVING

GARAGE INCL.



EASY LIVING

High, 9ft ceilings (ground floor), large sliding doors and a beautiful open plan that connects your main living area with your garden.

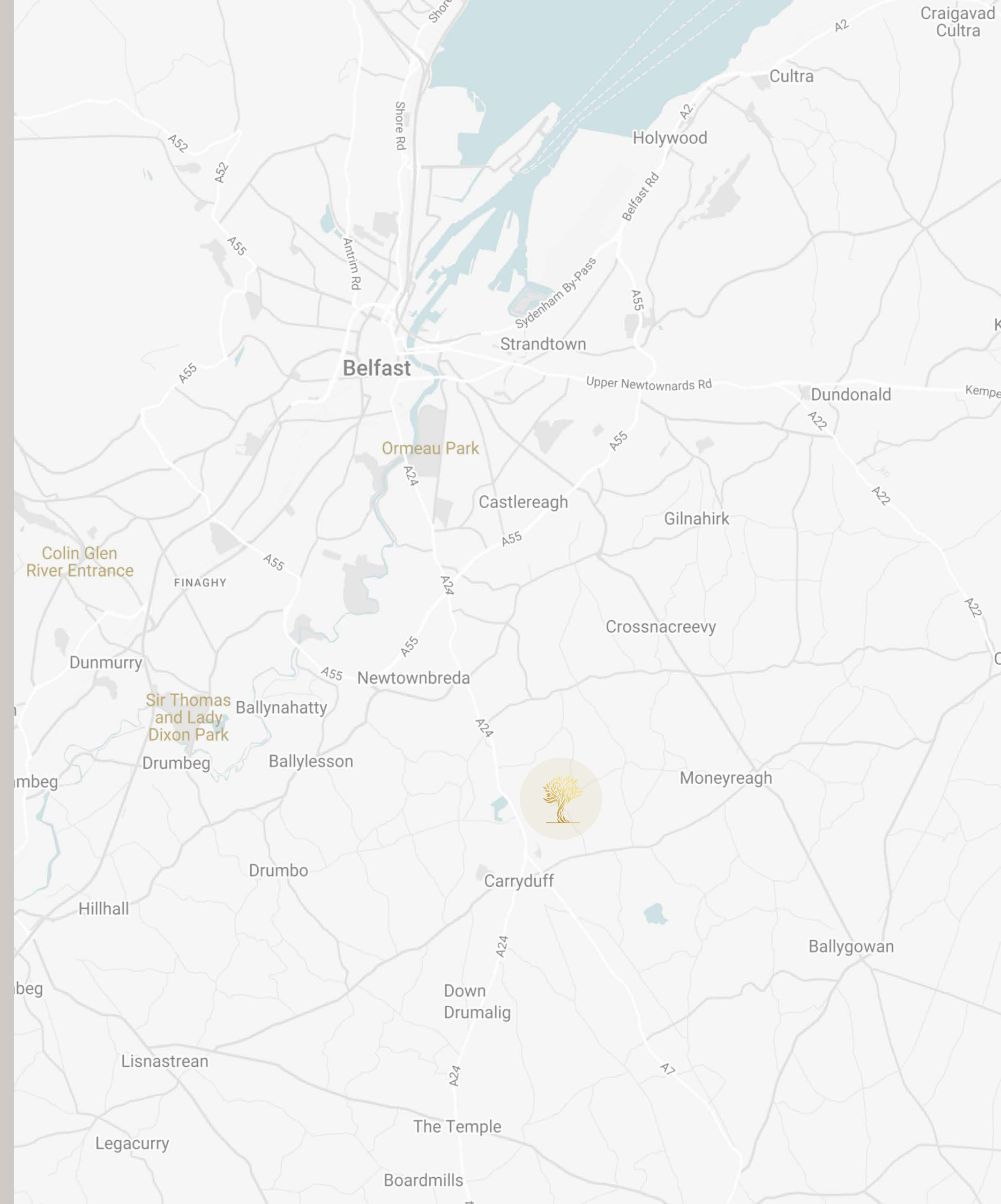


A Perfect Location.

Looking out over stunning countryside views, but conveniently close to all the activities and amenities family life requires.

Carryduff is a central hub and gives excellent access to Belfast, Lisburn and Dundonald. Recent investments in the town have made it its own attraction with the new Let's Go Hydro Water Park.

Excellent road and bus networks make school drop-offs or shopping in the city effortlessly close.



BELFAST - 15MINS

LISBURN - 15MINS

DUNDONALD - 15MINS

FORESTSIDE SHOPPING CENTRE - 10MINS

LET'S GO HYDRO WATER PARK - 4MINS





No.11

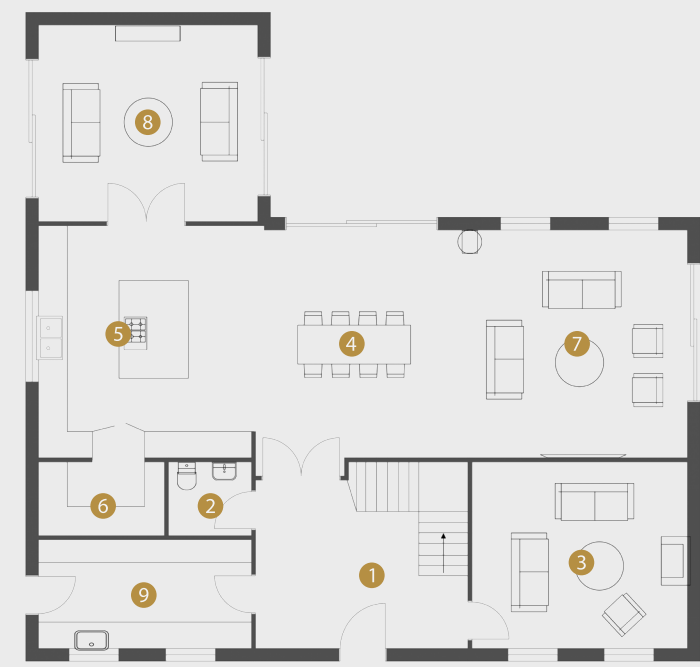
No.9

No.11

No.9

332 sq.m. / 3,574 sq.ft.

332 sq.m. / 3,574 sq.ft.



- 1. Hall 4.9 x 4.3m MAX
- 2. WC 4.8 x 2.3m MAX
- 3. Cloaks 1.5 x 1.1m
- 4. Lounge 4.8 x 3.5m
- 5. Dining 4.9 x 5.3m
- 6. Kitchen 4.9 x 5.3m
- 7. Pantry 4.8 x 1.8m
- 8. Living 4.9 x 4.6m
- 9. Office / Playroom 4.8 x 3.1m MAX
- 10. Utility 4.8 x 2.7m MAX
- 11. Void
- 12. Master Bedroom 4.9 x 3.6m
- 13. Walk-in Wardrobe 3.5 x 3.4m
- 14. Ensuite 3.8 x 2.0m
- 15. Bedroom 2 4.8 x 4.2m
- 16. Bathroom 3.8 x 2.6m
- 17. Bedroom 3 4.8 x 3.8m
- 18. Bedroom 4 4.8 x 4.2m MAX
- 19. Study 2.7 x 2.5m MAX
- 20. Linen
- 21. Media Hub

- 1. Hall 4.9 x 4.3m MAX
- 2. WC 1.9 x 1.6m
- 3. Lounge 4.8 x 4.2m
- 4. Dining 4.7 x 5.3m
- 5. Kitchen 5.4 x 5.3m
- 6. Pantry 2.8 x 1.6m
- 7. Living 4.9 x 5.3m
- 8. Office / Playroom 4.9 x 4.5m
- 9. Utility / Boot-room 4.8 x 2.4m
- 10. Void
- 11. Master Bedroom 4.9 x 3.6m
- 12. Walk-in Wardrobe 3.5 x 3.4m
- 13. Ensuite 3.8 x 2.0m
- 14. Bedroom 2 4.8 x 4.2m
- 15. Bathroom 3.8 x 2.6m
- 16. Bedroom 3 4.8 x 3.8m
- 17. Bedroom 4 4.8 x 4.2m MAX
- 18. Study 2.7 x 2.5m MAX
- 19. Linen
- 20. Media Hub









Turn-key Finish

GENERAL

- Timberframe construction offers exceptional performance through well insulated and highly airtight design
- Estimated EPC: Category A
- Solar PV
- uPVC double glazed windows with low-e energy argon filled gas
- Highly efficient gas fired boiler
- Mechanical Ventilation and Heat Recovery System
- Flooring includes choice of high quality carpets, tiles and high pressure laminate

PAINTED THROUGHOUT

- Six inch skirting and three inch architrave (appx)
- All skirting and architraves painted
- All internal walls and ceilings painted
- High quality, solid panelled doors painted
- Chrome door furniture

KITCHEN

- High quality units with a contemporary finish
- Quooker instant boiling water tap
- Soft close doors and drawers
- Large Island unit
- High quality integrated appliances to include eye-level double oven, dishwasher, fridge/freezer, induction hob
- Hidden pantry with automatic LED lighting.

UTILITY ROOM

- High quality units with choice of doors and finishes

BATHROOM & ENSUITE

- Modern sanitary ware and fittings
- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom.
- Thermostatically controlled showers
- Bespoke wall mounted vanity unit in main bathroom and ensuite
- Heated towel rail
- Tiled shower enclosure

ELECTRICS

- Sky digital satellite
- Excellent range of TV, light and double socket points
- Internet connection points
- Telephone connection points

OUTSIDE

- Garage included
- Rear external double socket
- Front and Rear Lighting
- Outside water tap fitted
- Tarmac driveway
- Paved patio area to the rear

SAFE & SECURE

- Security alarm system fitted
- Audio & visual front door bell.
- Mains powered smoke alarms
- Mains powered carbon monoxide alarms
- 10 Year Structural Warranty Cover



Energy performance rating: A

- **Heat Recovery and Mechanical Ventilation**
(Built in filters to reduce contaminates and pollens in the air)
- **Solar PV Panels**
- **Insulated Structural Floor**
- **Thermally Efficient and Highly Air-tight Timberframe**

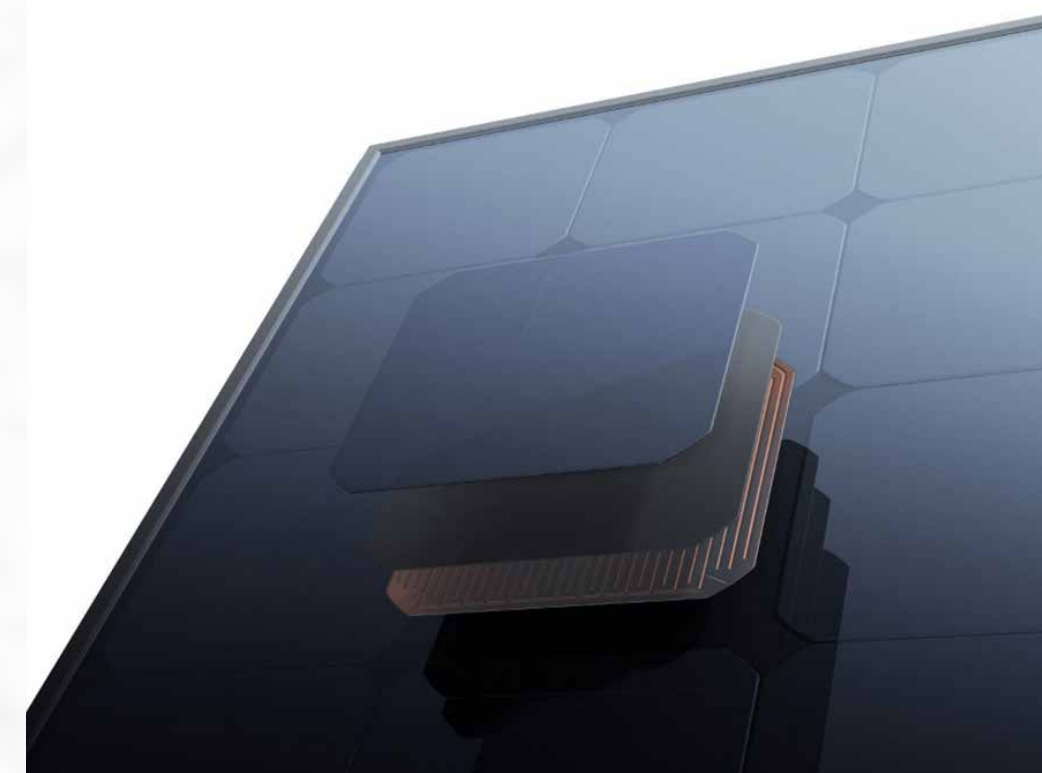
ALL DESIGNED TO CREATE A HEALTHY,
ENERGY EFFICIENT HOME WITH
MINIMAL RUNNING COSTS.

MODERN COMFORT



Smart Home
Heating System by
Nest

(Nest is made by Google)



Solar PV



DUAL DRENCH
SHOWER HEAD,
RAIN SHOWER FEATURE

KITCHEN

- Island Unit
- Eye-level Double Oven
- Integrated quality appliances





Master Bedroom, with walk-in wardrobe



THOMAS MOORE

HOME BUILDER

Thomas Moore Homes are dedicated to producing highly energy-efficient homes that go a long way to reducing running costs for our clients and creating wonderful places to live.

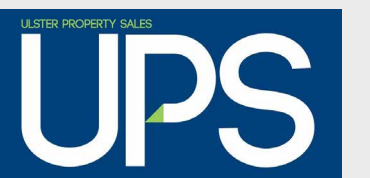
The company's founder, David Fraser, has been building houses across Northern Ireland for the past 50 years. He brings a team with a wealth of knowledge and experience who are able to deliver homes of the highest quality.



Sales Agent

UPS

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THOMAS MOORE HOMES LIMITED

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