



# STATION COTTAGES

—  
DERVOCK



An exclusive selection of detached & semi-detached homes

# HOUSE SITEMAP



## ABOUT THE AREA

Station Cottages is situated on the edge of Dervock Village on the site of the old Narrow Gauge Railway Line which originally ran through the village.

The development therefore enjoys a rural aspect with views from many plots over the open countryside which would have been enjoyed by persons travelling on the old railway system.



## ABOUT THE DEVELOPER

Setting New  
Standards  
In Design &  
Construction

We are both pleased and proud at McAfee Properties & Mortgages to introduce the general public to the Pollock Brothers including Richard, Thomas and Ramsey all born and bred in the village of Bendooragh just outside Ballymoney.

Indeed it is within the village of Bendooragh that Pollock Developments has launched itself onto the house building scene and are already setting new standards from design and build right through to the customer care that is provided throughout the construction period and after.

With brisk sales since the development began Pollock Developments have gone to great lengths to ensure that making the move to one of their properties is as stress free as possible. As such purchasers can avail of all the convenience of a generous Turnkey Package including a fitted kitchen with appliances and granite worktop, Oak internal doors, fitted sanitary ware, choice of fireplace, ground floor underfloor heating, 'K' glass energy saving uPVC double glazed windows, brick pavia driveway, painted internally, tiling, gardens sown out to the front and rear and a fitted burglar alarm.

Purchasers have appreciated not only the care, quality of workmanship and construction in each new home but also the appreciation potential of a new home built by Pollock Developments.

One might say that they have heard this all before but in this case the Pollock Brothers are absolutely determined to shine and anyone who has bought a property from or met the brothers has nothing but praise for them. The quality of the houses have already been recognized by the NHBC and we are proud to have houses of this quality for sale at McAfee Properties & Mortgages.

So if you are thinking of purchasing a new home today or in the near future why not contact our Ballymoney office and arrange a site meeting just to see what you can expect - why settle for second best!



STATION  
COTTAGES

BY DEVCO

# HOUSE TYPE A

4 Bedrooms Semi  
1497 sq. ft.



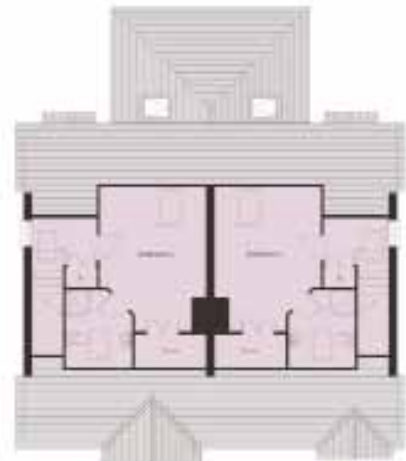
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## Ground Floor

Living	4.10m x 2.41m	13'5" x 11'2"
Kitchen & Dining	4.86m x 3.41m	16'0" x 11'2"
Two Bedrooms	3.41m x 2.58m	11'2" x 8'6"
W.C.	2.00m x 1.25m	6'7" x 6'7"
Looby	2.29m x 2.00m	7'6" x 6'7"

## First Floor

(A) Living	2.30m x 2.25m	7'6" x 7'5"
(A) Kitchen	2.86m x 2.22m	9'5" x 7'5"
Bedroom 1	3.54m x 3.16m	11'7" x 10'4"
(A) Bedroom 2	4.10m x 3.16m	13'5" x 10'4"
W.C.	2.61m x 1.23m	8'7" x 6'7"
Bathroom	2.29m x 2.25m	7'6" x 7'5"

## Second Floor

Bedroom 3	4.10m x 3.37m	13'5" x 11'1"
Ensuite	2.30m x 2.09m	7'10" x 6'10"
Stair	2.25m x 1.02m	7'4" x 6'5"



# STATION COTTAGES

—  
DERVOCK



An exclusive selection of detached & semi-detached homes



LOCATION  
MAP

Developer :



Selling Agent :



Ballymoney Office :

**Tel: 276 67676**

[www.mrafeepropertiesandmortgages.com](http://www.mrafeepropertiesandmortgages.com)

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DERVOCK

**A Type:** Sites 11, 12, 13 & 14

1497 sq. ft. Semi-Detached  
4 bedrooms (2 ensembles) / 2.5 reception rooms including a sunroom

**£245,000**

**B Type:** Site 25

1670 sq. ft. Detached  
4 bedrooms (2 ensembles) / 2.5 reception rooms including a sunroom

**£270,000**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Properties for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.





Developer :



Selling Agent :



Ballymoney Office :

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