



CLENDINNING

at maghon park

MAHON ROAD PORTADOWN

A perfect blend
of life in a unique
development

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maghon park



Maghon Park is uniquely located at the
heart of the Mid-Ulster area and will
form a 21st century neighbourhood.



Maghon Park will comprise of a range and choice of state-of-the-art homes offering employment, community facilities, easy access and a network of open spaces. This will be dovetailed to work together in a way that simply isn't possible on a smaller scale.

All this will be set within an environment that is attractive and safe and affords access to a range of high quality local facilities. To achieve this, the quality of buildings, design of the streetscape and the broader environment will create a sense of civic pride: providing an area where people will choose to live, work and be proud of.

As a result of the single ownership, it will deliver an integrated approach focusing on sustainable development principles: being sensitive to the local environment and its resources, the local community, local conditions and a 'sense of place'.

maghonpark.com



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Clendinning is the beginning of a new chapter of living that will shape the unfolding of a town, its people and its landscape

01 The Development

The character of Clendinning is shaped by its individual pavioir driveways, footpaths, front and rear gardens and spacious garage facilities.

02 - 03 Showhouse Bedroom and Living Room

Today space is at a premium and Clendinning offers homes with flexible space from the kitchens to the bedrooms.

Spacious 3 and 4 detached and semi-detached houses are on view at our fully fitted showhouses.

Its not often you get the chance to be part of a ready made community and yet even fewer people get to live by the calming flow of a timeless river in their very own valley. Whether its your first time buy or your second move, choosing a place to live is still one of the most important decisions you can make. Inspired by its own environment and surrounding natural beauty this new corner of Portadown has character and a look designed to feel that is has grown over time.

Clendinning is situated on the outskirts of Portadown minutes from the town centre making it convenient to local schools, shopping amenities and leisure facilities. This picturesque setting is conveniently located beside a strong network of transport links. By car, its located just off the A3, which joins the main M1 road, taking you to Belfast in 30 minutes. The main Belfast to Dublin cross boarder train service passes through Portadown making Newry, Dundalk, Drogheda and Dublin conveniently accessible for work or play.

Over the past few years the area has continued to change for the better. The future plans for Craigavon and Portadown have set out an exciting basis for the regeneration and future development of both towns laying foundations to turn a progressive and inclusion vision into a reality. Clendinning is very much in keeping with that vision.

Portadown itself has already benefited from substantial investment in the retail sector. Twenty five minutes away, The Outlet is Northern Ireland's fastest growing factory outlet centre with 66 individual stores, high street giants including Nike, Timberland, Gap and Marks and Spencers tempting shoppers here and across the province.



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Location

Clendinning
Mahon Road, Portadown

Portadown Town centre: 1.5 miles
Lisburn: 23.8 miles
Belfast: 31.3 miles
Dublin: 83.6 miles
Lough Neagh Regional Park: 6.9 miles
Portadown Golf Course: 1.8 miles

Transport to Belfast
Bus: No. 270
Train: Portadown Station (1.7 miles)
Car: M1 Motorway



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Clendinning has been designed to be a sense of place and identity, capable of generating a genuine feeling of pride for its inhabitants

04 Landscape

Surrounded by a perimeter walkway that is accompanied by the timeless flow of calming river - Clendinning's landscape is a part of its surrounding natural environment.

05 Specifications

Clendinning is a place to live and relax - our houses offer you the chance to create your unique home in this completed development.

06 Conservatories

Options are available to increase home size through our additional conservatory offerings.

Clendinning is only minutes away from Craigavon on the southern shores of Lough Neagh, Craigavon offers visitors a blend of town and country landscapes. Within this rich tapestry of lakeland, parks and towns, visitors will find a host of activities for all the family to enjoy such as boat trips, golfing, enjoying the Lough Neagh Discovery Centre and family trips to Coney Island.

Whether exploring the aquatic environment of Lough Neagh, enjoying the shopping opportunities of its towns, or taking advantage of its many sports facilities, Craigavon extends a warm welcome to its visitors.

The Craigavon area with its population of over 85,000 is well supported by a strong educational infrastructure, with Portadown and Lurgan providing a broad range of schools at all levels.

With much of the natural environment retained, you have a choice of detached, and semi-detached homes that are open to your own interpretation. Clendinning is perfect for the first time buyer, for young or growing families or even to enjoy retirement, its surprisingly attractive for all the right reasons and a place to call home.



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Site Plan

Whether it's a spacious three or four bedroom detached or semi-detached home - you will find practicality, quality, simplicity and thoughtful use of space around Clendinning's different style of property. Every property benefits from paviour driveways, integral garages and enclosed private rear gardens. Each house has a distinctive character, which exudes its own charm with decorative brickwork, paved pathways and curved garden walls.

Clendinning's natural environment is part of its character, incorporating many of its mature Ash and Pine trees, with an uncomplicated road system that knits the village into the Armagh Road, Portadown and the world beyond.

The open space area near the entrance with its mature trees and surrounding open spaces are there for all to enjoy. Inside or out, all detail has a purpose and adds to a natural sense of living.

Clendinning can be enjoyed through a natural river walkway around its perimeter, be it for late autumn walks or adventure filled summer hikes along happy childhood riverbanks. Choosing a place to live is still one of the most important decisions you can make - which is why we hope we have made the choice a little easier for you.

House Types

- Omri: Detached, Double Garage, 5 Bedrooms.
- Carlton: Detached, Garage, 4 Bedrooms.
- Tenby: Semi-Detached, Garage, 3 Bedrooms.
- Kennellis: Semi-Detached, Garage, 4 Bedrooms.
- Salome: Detached, Garage, 4 Bedrooms.
- Avalon: Detached, Garage, 3 Bedrooms.



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