One Three One

Where leafy streets meet city links, and local life feels close to home.

Turnkey penthouses and apartments on 131 North Road, East Belfast BT4 3DJ

HAGAN

It begins at home

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Book a viewing

One Three One

Characterful, Green, Connected.

01.

Where leafy streets meet city links, and local life feels close to home.

Computer visual

Computer visual

Computer visual

One Three One brings modern living to the heart of East Belfast, on the edge of the action with green space, good coffee and growing energy all around.

Set on North Road, these two-bedroom apartments and penthouses are right in the mix. Close to Stormont Estate, Cyprus Avenue and Ballyhackamore's cafés, and just off the Upper Newtownards Road, you're also minutes from the Glider route and Comber Greenway — ideal for city commutes or weekend spins.

This is a neighbourhood on the rise. From Belmont village to Ballyhackamore, East Belfast is fast becoming one of the city's most flourishing suburban postcodes. Independent restaurants, artisan delis and a new wave of professionals are putting down roots. With local names like Paul Rankin bringing culinary pedigree, and a strong sense of community woven through the area, there's real character here.

And inside, One Three One matches the pace. With smart layouts, high-spec finishes, and integrated tech, these homes are made for ease, efficiency and modern life. Add in a shared or private terrace on select homes, cycle storage and off-street parking, and it's a lifestyle that fits.

One Three One is for people who know where they're going. And want a home that's ready for it.

Right in the mix. Right where it works.

Walk to Belmont for coffee, hop on the Glider into town, or take the Greenway for a spin.

Set between village charm and city links, One Three One puts you in the perfect spot.

Getting around

One Three One

131 North Road, Belfast

Immediate access
(0.0 miles)

GLIDER STOP – UPPER NEWTOWNARDS ROAD
Right outside One Three One, this rapid-transit link takes you all over.

4
Minutes drive
(1.0 mile / 8 min walk)

BELMONT ROAD & CYPRUS AVENUE
Local favourites sit alongside tree-lined walks and tennis courts at Belmont Park.

10
Minutes drive
(3.3 miles / 20 min cycle)

FORESTSIDE SHOPPING & RETAIL PARK
Full-scale supermarket, retail options and large-format homeware stores.

2
Minutes drive
(0.4 miles / 5 min walk)

BALLYHACKAMORE VILLAGE
Cafés, delis, wine bars and local life in this buzzing neighbourhood.

5
Minutes drive
(1.4 miles / 10 min cycle)

STORMONT ESTATE
300 acres of open lawns, walking trails and fresh air.

* All journey times are approximate and may vary

TRANSPORT

One Three One puts you in the right place for getting where you need to go.

Glider
The Glider service runs right past your front door, reaching Belfast City Centre in around 10 minutes with services every 7–8 minutes. Ideal for commuting, shopping or nights out.

Bus Services
Multiple Ulsterbus and Metro routes along the Upper Newtownards Road, connecting to Dundonald, Newtownards and central Belfast.

Metro 4A
Ballybeen to City Centre via Upper Newtownards Road.

Metro 19A
Comber to City Centre via Dundonald and Upper Newtownards Road.

Ulsterbus 511 / 512 / 513
Regional services to Comber, Killinchy and Portaferry.

Belfast City Airport
Approx. 3 miles / 6 min drive

Belfast International Airport
Approx. 19.4 miles / 26 min drive

Train
Nearest stations are:

Lanyon Place Station
Approx. 2.3 miles / 7 min drive

Grand Central Station
Approx. 2.9 miles / 12 min drive

Both offer regular services across Northern Ireland and to Dublin via the Enterprise line.

Cycle lanes along the Upper Newtownards Road and nearby access to the Comber Greenway make it easy to get around by bike — whether commuting or enjoying a weekend ride.

Close to everything that matters

Hospitals & pharmacies

1 Musgrave Park Hospital
6.5 miles / 13 min drive / 32 min cycle
General & A&E services.

2 Boots Pharmacy, Ballyhackamore
0.8 miles / 2 min drive / 5 min cycle
Everyday prescriptions and over-the-counter needs.

3 McKay Pharmacy
~0.8 miles / 4 min drive / 4 min cycle
Independent pharmacy in East Belfast.

4 Well Pharmacy
1.3 miles / 4 min drive / 6 min cycle
Community pharmacy with full services.

Doctors & health services

5 Kerrsland Surgery
0.3 miles / 1 min drive / 3 min cycle
A six partner General Medical Practice.

6 East Belfast Dental Care
1.9 miles / 5 min drive / 8 min cycle
NHS & private dental practice.

7 Belfast Pilates & Physiotherapy
0.6 miles / 2 min drive / 12 min cycle
Wellness, physio and movement-therapy.

Supermarkets, supplies & services

8 M&S Food, Ballyhackamore
0.1 miles / 1 min drive / 2 min cycle

9 EUROSPAR, Ballyhackamore
0.1 miles / 2 min drive / 2 min cycle
Good-sized community supermarket.

Supermarkets, supplies & services

10 Forestside Retail Park
3.3 miles / 10 min drive / 21 min cycle
Large-format retail, home-goods & fuel.

Recreation & wellness

11 CIYMS (Belmont Social Club)
1.3 mile / 4 min drive / 8 min cycle
Rugby, tennis, hockey, squash & 4G pitches.

12 Civil Service Recreation Club
1.9 miles / 5 min drive / 10 min cycle
Leisure club, 4G football & social facilities.

13 SE7EN Reformer Pilates
1.5 miles / 6 min drive / 9 min cycle
Dynamic & Apprentice group classes.

14 Yoga Quarter
1.3 mile / 4 min drive / 8 min cycle
Local & independent studio.

Local parks & green open areas

15 Cyprus Avenue
131 ft / 1 min drive / 1 min cycle
Iconic tree-lined boulevard in the neighbourhood's heart.

16 Belmont Park
0.8 miles / 3 min drive / 5 min cycle
Lawn tennis, children's play, green space.

17 Stormont Estate
~1.4 miles / 4 min drive / 10 min cycle
Historic parkland and outdoor-space.

18 Comber Greenway
~2.6 miles / 7 min drive / ~13 min cycle
Traffic-free cycle/walk route in & out the city.

Local gems

19 General Merchants Coffee House
1.0 mile / 3 min drive / 6 min cycle
Artisan coffee, locals' favourite.

20 Flink!
0.4 miles / 1 min drive / 3 min cycle
The very latest from chef Michael Deane.

21 The Hearth
0.2 miles / 1 min drive / 3 min cycle
Refined dining with neighbourhood character.

22 Belmont Bowling Club
0.7 miles / 3 min drive / 5 min cycle
Local club house and bistro by Paul Rankin.

23 Flout Pizza & The Bullhouse East
0.7 miles / 3 min drive / 5 min cycle
Independent food and drink hotspots in full swing.

24 Boundary Brewing
0.8 miles / 3 min drive / 5 min cycle
A cooperative brewery owned by its members raising the profile of local craft beer.

25 Lazy Claire Patisserie
1.1 miles / 4 min drive / 6 min cycle
French style patisserie with eclectic French radio.

26 Cultura Coffee
1.4 miles / 6 min drive / 9 min cycle
Coffees & modern brunch expressions.

27 Banana Block
0.8 mile / 3 min drive / 5 min cycle
Local events space, check calendar.

28 The Guillemot Deli, Ballyhackamore
0.4 mile / 2 min drive / 3 min cycle
Delicious food, great service & quality products.

* All journey times are approximate and may vary

FIND CHARACTER, FIND COMMUNITY, FIND YOUR WAY.

Image credit Bullhouse Brew Co.

Some places grow quietly into their own. Ballyhackamore is one of them.

Once known as the townland of the big field, this part of East Belfast has evolved into one of the city's most liveable neighbourhoods: walkable, well-connected, and full of character. Cyprus Avenue's tree canopy still stretches the way it did in Van Morrison's youth, and the brunch scene has earned Ballyhackamore its name as Belfast's café capital.

At One Three One, that sense of identity continues. These are homes designed for how people live today — filled with light, defined by considered detail, and made to feel good from the moment you step inside. Whether it's a calm start to the day, a long evening with friends or a weekend spent doing very little, every space is made to support real life.

And when you do need to get moving, it's easy. The Glider and Comber Greenway are close by, connecting you to the city and beyond. Stormont's open lawns are around the corner. So is dinner, coffee, a morning run or a school drop-off.

In a part of Belfast that's always evolving but still feels familiar, One Three One gives you room to find your own rhythm.

For bright futures

	Distance (Approx.)	**Drive**	**Cycle**
Pre-school / Nursery			
Kids Korner Day Nursery	0.6 mile	3 min	4 min
Primary			
Strandtown Primary	0.2 miles	1 min	2 min
Belmont Primary School	0.7 miles	2 min	4 min
Penrhyn Preparatory School	0.9 mile	3 min	6 min
St Patrick's Primary School	3.0 miles	13 min	19 min
Secondary / High school			
Strathearn School	0.9 miles	3 min	5 min
Ashfield Girls' High School	1.5 miles	5 min	8–9 min
Campbell College	1.5 miles	5 min	10 min

A solid network of schools sits within easy reach of One Three One. Whether you're starting out, settling down or planning next steps, there are options across every stage of education.

While the immediate offer of local schools across all stages of formal education may be slightly limited, East Belfast is evolving, and these choices open the door to wider pathways across the wider city and beyond.

Please note: School availability, applications and admissions policies may vary across stages. Always check with individual schools and the Education Authority for the most current details.

* All journey times are approximate and may vary

A place that already knows who it is.

Life at One Three One moves at your pace. Brisk when it needs to be, slow when it counts. Whether it's a morning spin on the Greenway, coffee in Ballyhackamore or a walk beneath the Cyprus Avenue trees, it's all close and ready. This is East Belfast in its stride — settled, social, and increasingly sought after.

Your own patch, well connected
There's a rhythm here - from early mornings at General Merchants to late nights at Bullhouse East. New names like Flink! bring bold flavours and serious talent to the table, while Lazy Claire Patisserie pairs French radio with relaxed charm. Independent food, craft brews, and deli counters keep things interesting. It's not just good living, it's got taste.

Image credit Bullhouse Brew Co.

Your own patch, well connected
City-centre buzz in one direction, the calm of Stormont's lawns in the other — with a Glider stop right outside and cycle routes running both ways. Walk to brunch, train into work, or drive to the coast. This is a place that fits modern movement.

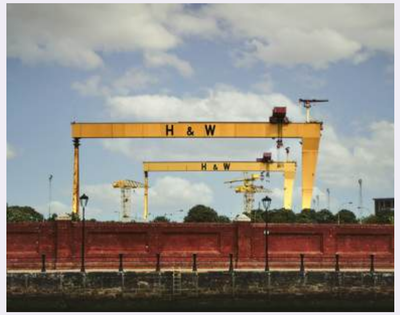
Discover East Belfast

Make your base somewhere that already feels like it's in step with your future.

Image credit Bullhouse Brew Co.

Familiar faces, forward thinking
East Belfast is full of contrasts that work, from heritage schools and local sports clubs to 4G pitches, reformer pilates and growing creative networks. There's a new generation putting down roots here - doctors, lawyers, designers — drawn by the lifestyle and grounded by the location.

No need to choose between things
Green and urban. Sociable and quiet. Local and outward-looking. One Three One fits the in-between beautifully, a lifestyle that brings comfort without compromise, in a neighbourhood that feels like it's going somewhere.



Designed Efficient

Built to retain heat, reduce emissions and lower running costs.

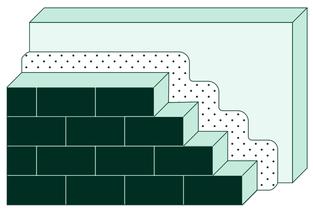
New homes built by Hagan:

- B-rated Energy Performance Certificate (EPC)
- Reduce carbon footprint
- Latest heating technology
- Good for green mortgages
- High specification insulation and glazing
- Increase efficiency
- High performance construction

Designed Efficient

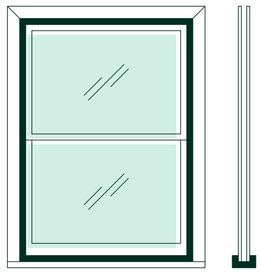
The right choices for you and the planet.

B RATED
Eco living



Traditional masonry cavity walls with high performance EPS bead insulation

Built with blockwork inner leaf and brickwork outer leaf, walls feature a 100mm cavity that's fully filled with EPS Silver bonded bead insulation. The injected polystyrene beads flow into every space, creating a seamless thermal barrier that eliminates cold spots and dramatically improves energy efficiency. Certified for quality, performance and durability, EPS bead cavity wall insulation improves indoor comfort, boosts your home's EPC rating and delivers immediate savings on heating costs.

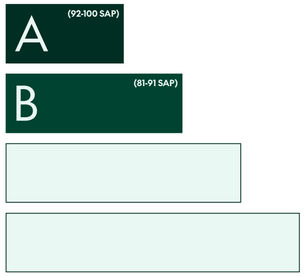


High quality windows & doors

Windows and doors are sustainably made by Baskil Window Systems using wind and biomass energy, with strong recycling and water treatment in place. Double-glazed uPVC windows, including acoustic upgrade to both North Road and Upper Newtownards Road elevations, combine style and performance, while composite entrance doors and hardwood frames offer modern comfort, energy efficiency, and a distinctive finish.

Smart Heating Control System

The Ember PS smart heating system offers convenient, cost-effective controlwith a free app for multiple users. Manage heating from your phone, at home or abroad. The WiFi-ready RF thermostat communicates with your boiler to maintain ideal temperatures, with features like boost, scheduling, holiday mode, and multi-home control.



Green Mortgages

Green mortgages offer incentives-such as lower interest rates or cashback-for buying energy-efficient new homes. They typically require an EPC rating of A or B, which our homes meet. Benefits include reduced borrowing costs due to lower energy use, aligning with government efforts to promote sustainable, low-carbon housing.

Aspirational new homes, thoughtfully delivered by Hagan.

Every innovative, forward-thinking One Three One home is designed by our in-house architects and creative team. For over 37 years, Hagan has been making high-quality, competitively priced homes and building thriving communities.

Experience the One Three One show apartment yourself.

Book viewing here

B-Rated Eco Living EPC

Lower bills and better performance than most existing homes. (EPC = Energy Performance Certificate)

For modern living

Smartly designed flexible spaces for every lifestyle or family.

Safe and sound

Built to advanced standards for security, insulation, fire safety, and comfort.

Specification

Best fixtures and fittings, from fitted kitchens and sanitary ware to tiling and appliances.

High-spec and energy-efficient

Cheaper to run with fixtures, fittings and systems built for elegance and simplicity.

10 Year NHBC guarantee

NHBC provides a 10-year structural warranty, supporting better building standards and protecting homeowners.

Your home, **covered.**

One Three One

Created for living

02.

Specification with modern living in mind

B RATED
Eco living

General features

- uPVC double glazed windows
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, living, kitchen and dining area floors tiled
- Keypad and fob entry to common entrance with audio intercom communication via keypad
- Carpet to bedrooms
- White one panel shaker solid doors with chrome handles
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Gas high efficiency boiler with thermostatically controlled radiators
- Extensive electrical specification to include pre-wire for BT and SkyQ
- Ultrafast broadband speeds of up to 1000 Mbps available
- Ember PS Smart Heating Control System – you can control heating on mobile app from anywhere
- Mains supply smoke, heat and carbon monoxide detectors
- 2-year defects liability period by Hagan
- 10-year NHBC structural warranty

Kitchen

- Quality kitchen doors, worktop colours and handles
- Quartz worktop, upstand & splashback
- Contemporary underlighting to kitchen units
- Ceramic floor tiling from superior range
- Electric oven, hob and black canopy extractor hood
- Integrated dishwasher
- Integrated fridge / freezer

Bathroom, shower room & ensuite

- Ceramic floor and partial wall tiling fitted from a superior range
- Thermostatically controlled bath / shower mixer and screen
- Contemporary white sanitary ware
- Soft close toilet seat and cover
- Chrome heated towel rail
- Clicker waste system in wash hand basin
- Vanity unit

Bathroom, shower room & ensuite

- Ensuite with thermostatically controlled shower mixer and screen

Other features

- Apartments fitted with a Mechanical Ventilation System
- Plumbed & wired for washer / dryer only (Located in stores)
- External lighting to entrance doors
- Outside water tap
- Decorative flagged path around apartments
- Extensive landscaping across entire development
- Communal roof terrace
- Assigned garden areas for Ground Floor apartments 1 & 2
- Balcony area for all First and Second Floor apartments
- Communal car parking
- Communal cycle / bin store
- Passenger lift access to all floors
- All communal areas / amenity areas maintained by a management company (fee to be confirmed)

Interior from a different Hagan show home.

Every home is turnkey and finished to the highest standard. Thoughtfully designed inside and out, each home features a refined palette of finishes and smart details that simplify everyday living.

A development that matters

Apartment key

Ground floor

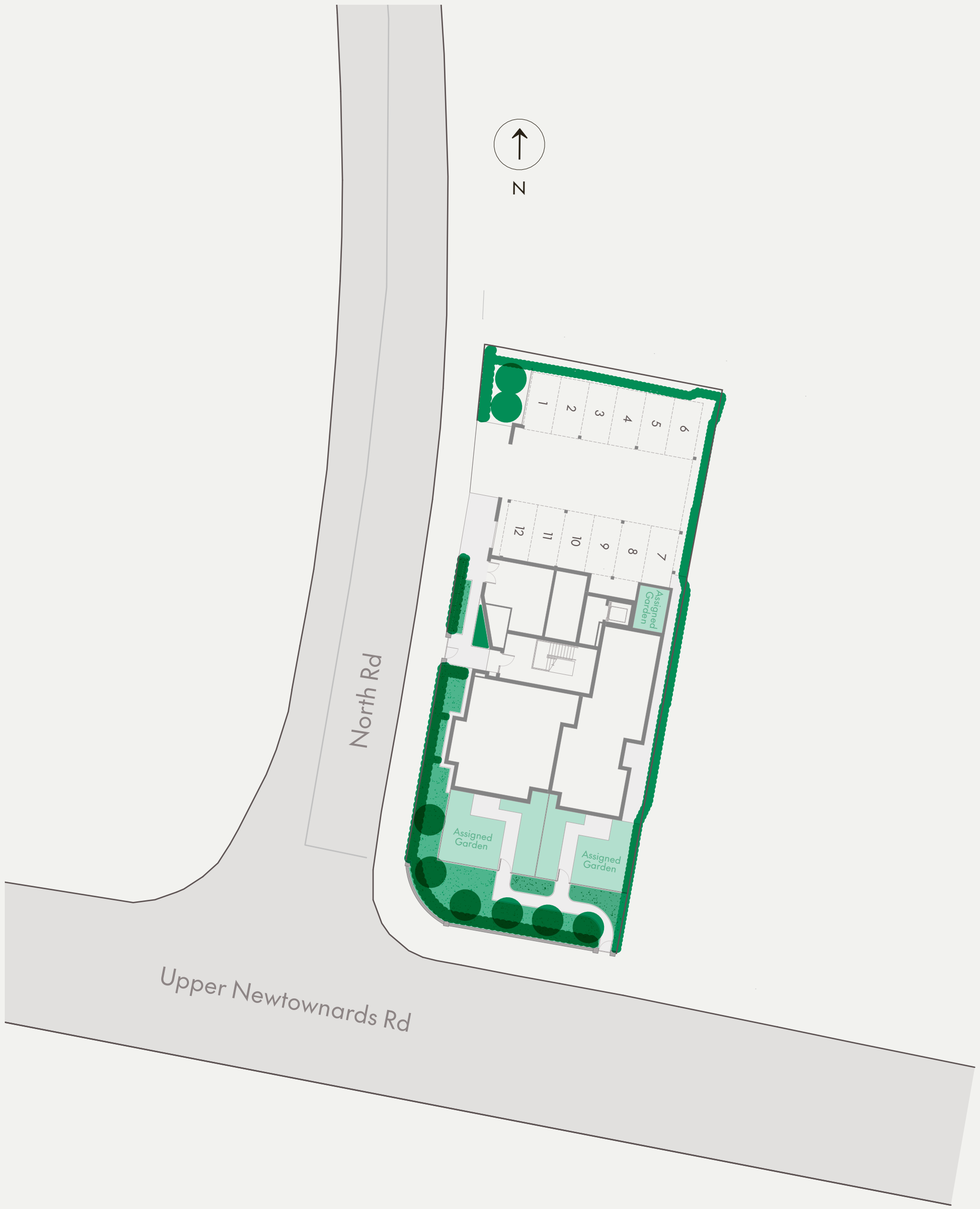
- A1 2 Bedroom Apartment
- A2 2 Bedroom Apartment

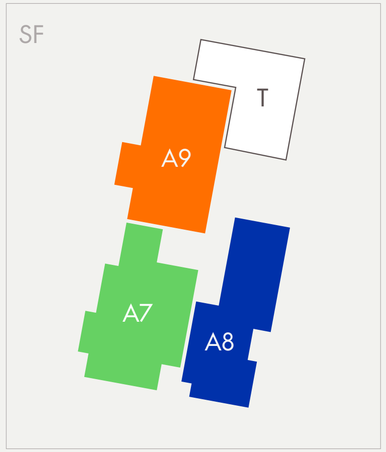
First floor

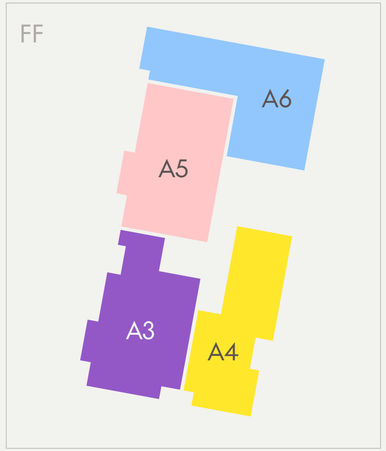
- A3 2 Bedroom Apartment
- A4 2 Bedroom Apartment
- A5 2 Bedroom Apartment
- A6 2 Bedroom Apartment

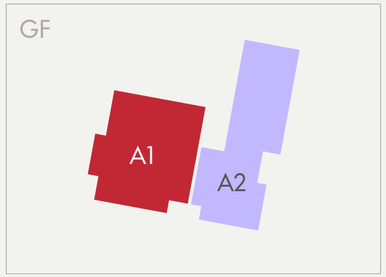
Second floor

- A7 2 Bedroom Penthouse
- A8 2 Bedroom Penthouse
- A9 2 Bedroom Penthouse
- T Communal Roof Terrace









One Three One

Computer visual

Thoughtfully designed inside and out

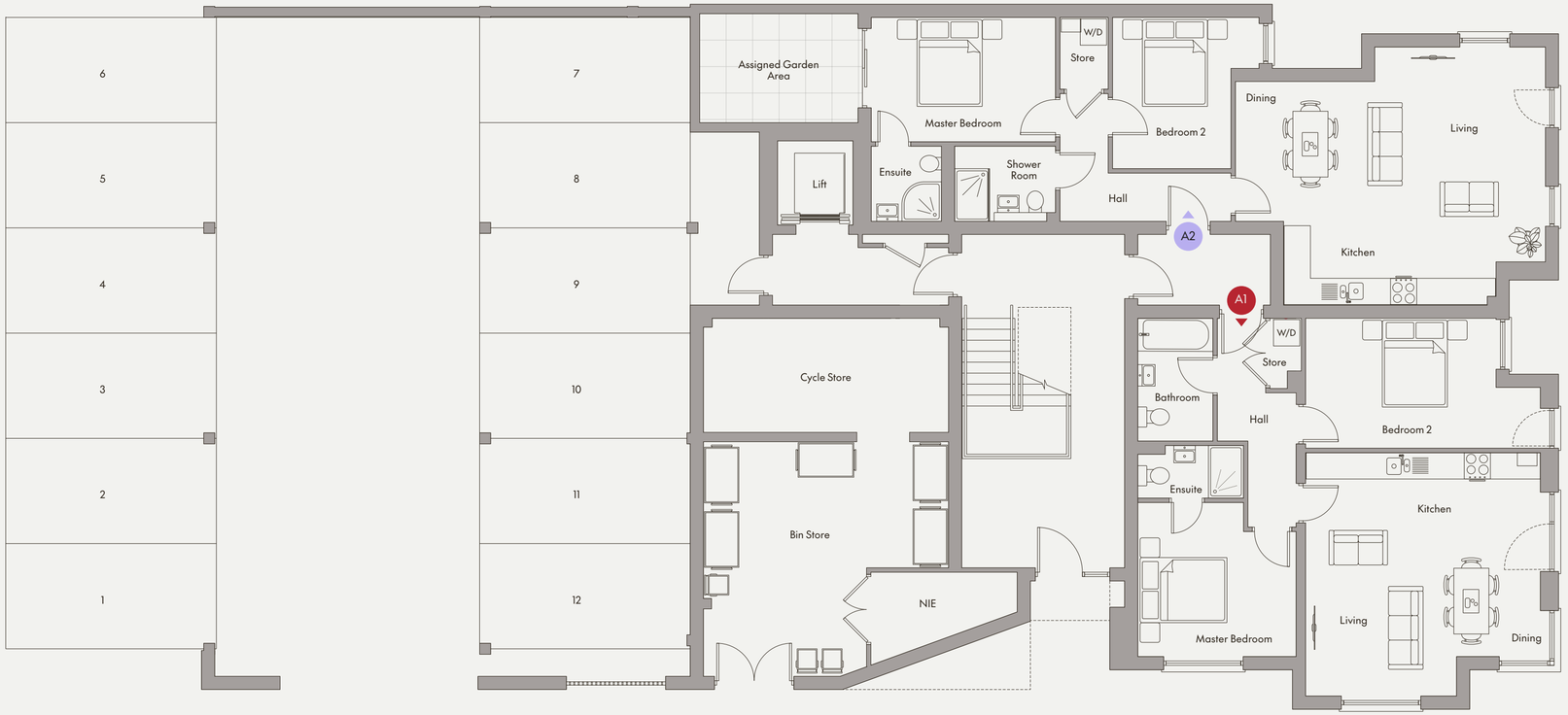
Computer visual

Computer visual

Computer visual

One Three One

Ground floor



B RATED Eco living

Apartment 1

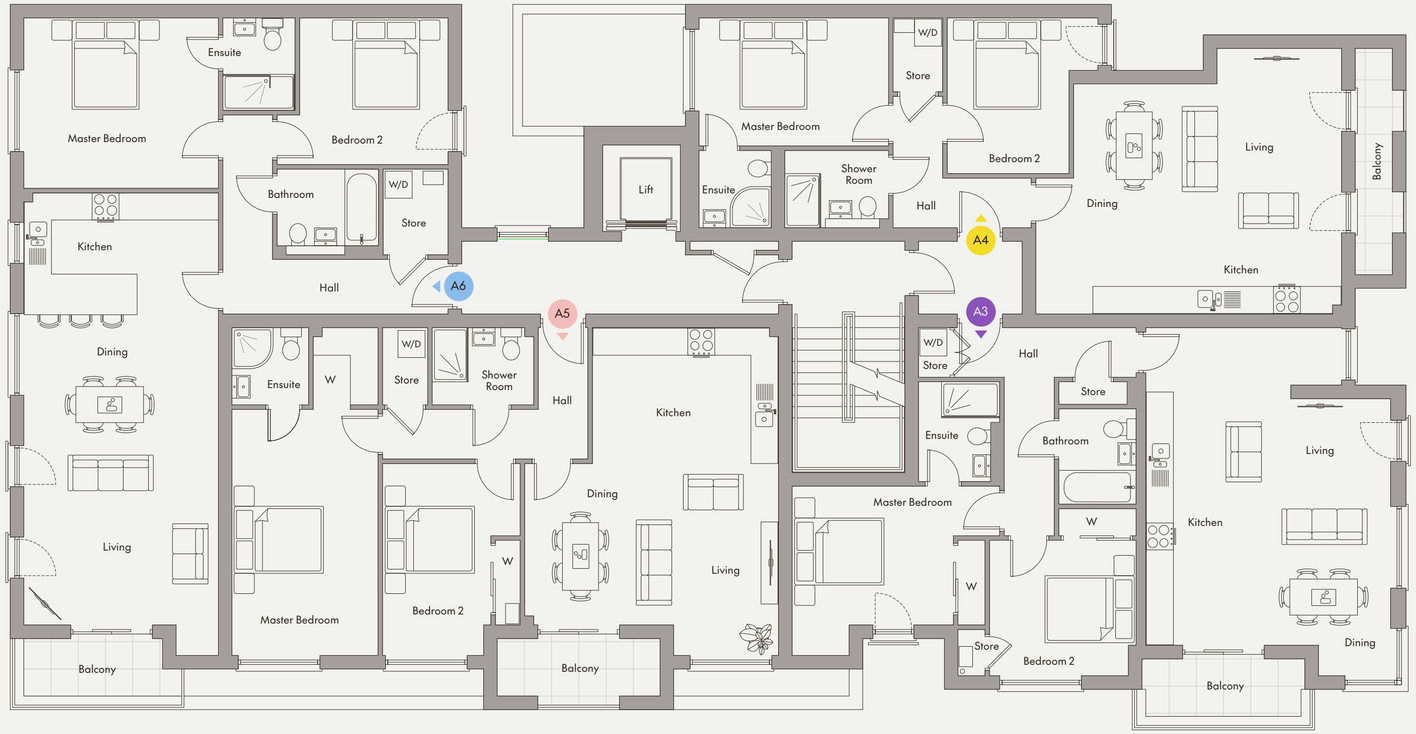
Total Floor Area:	778 sq ft
Kitchen / Dining / Living	18'3" x 17'7" (max)
Master Bedroom	11'10" x 11'6" (max)
Ensuite	7'11" x 3'11"
Bedroom 2	17'7" x 9'9" (max)
Bathroom	9'2" x 5'7"

Apartment 2

Total Floor Area:	805 sq ft
Kitchen / Dining / Living	23'2" x 19'4" (max)
Master Bedroom	13'9" x 9'4"
Ensuite	5'7" x 5'3"
Bedroom 2	11'4" x 10'11" (max)
Shower Room	7'7" x 5'7"

One Three One

First floor



B RATED Eco living

Apartment 3

Total Floor Area:	905 sq ft
Kitchen / Dining / Living	25'4" x 17'10" (max)
Master Bedroom	15'1" x 12'4" (max)
Ensuite	7'3" x 5'11"
Bedroom 2	10'8" x 9'10" (max)
Bathroom	6'11" x 5'7"

Apartment 4

Total Floor Area:	784 sq ft
Kitchen / Dining / Living	22'3" x 19'4" (max)
Master Bedroom	13'9" x 9'4"
Ensuite	5'7" x 5'3"
Bedroom 2	11'4" x 10'11" (max)
Shower Room	7'7" x 5'7"

Apartment 5

Total Floor Area:	911 sq ft (approx)
Kitchen / Dining / Living	23'10" x 18'5" (max)
Master Bedroom	17'11" x 10'7"
Ensuite	5'7" x 5'7"
Bedroom 2	13'11" x 10'0" (max)
Shower Room	7'5" x 5'7"

Apartment 6

Total Floor Area:	984 sq ft (approx)
Kitchen / Dining / Living	33'8" x 14'2" (max)
Master Bedroom	14'2" x 12'5"
Ensuite	6'9" x 5'3"
Bedroom 2	12'5" x 10'8" (max)
Bathroom	7'5" x 5'7"

One Three One

Second floor

B RATED Eco living

Apartment 7

Total Floor Area:	877 sq ft
Kitchen / Dining / Living	25'4" x 18'2" (max)
Master Bedroom	15'1" x 10'1" (max)
Ensuite	7'3" x 5'11"
Bedroom 2	10'8" x 9'10" (max)
Bathroom	6'11" x 5'7"

Apartment 8

Total Floor Area:	700 sq ft
Kitchen / Dining / Living	18'7" x 16'9" (max)
Master Bedroom	13'9" x 9'4"
Ensuite	5'7" x 5'3"
Bedroom 2	11'4" x 10'11" (max)
Bathroom	7'7" x 5'7"

Apartment 9

Total Floor Area:	854 sq ft
Kitchen / Dining / Living	21'7" x 18'5" (max)
Master Bedroom	15'8" x 10'7"
Ensuite	5'7" x 5'7"
Bedroom 2	11'9" x 10'0"
Bathroom	7'5" x 5'7"

One Three One

Your home matters

03.

Your new home in 8 steps: First-time buyer

Buying your first home is exciting, but knowing where to start can be tricky. That's why we've broken it down into eight simple steps.

First, check if you're eligible for a mortgage. Then, once you've found the right home, secure it with a booking deposit. Our Selling Agent will guide you and request your solicitor's details — if you don't have one, we can recommend trusted options.

Wherever you are on your journey, we're here to help. Let's get you moving!

1. **Secure** your mortgage eligibility
2. **Choose** your home and solicitor
3. **Sort** your booking and start the process
4. **Formalise** your mortgage application
5. **Select** your home finishes
6. **Sign** your contract and pay deposit
7. **Review** your final account
8. **Completion** of your home

See 'First-time buyer guide'

See 'Existing home owner guide'

Made for living by Hagan

1.

Experience that builds better places to live
With over 37 years of homebuilding behind us, we know what matters. Every home is part of a bigger picture—designed for how people really live, now and in the future.

2.

Beautifully made, built to last
We set a high bar for quality. Our homes are finished with care, precision and a clear ambition to create something that feels special from day one.

3.

Homes with more vision
Every layout, detail and finish is shaped by our in-house design team. We focus on flow, character and potential—so your home not only works well, it feels right.

4.

Fairly priced, thoughtfully planned
We deliver lasting value through good design, lower running costs and homes that hold their worth over time.

5.

Designed efficient
From insulation to smart heating, our homes retain heat and reduce energy use. Modern systems make life simpler—and more affordable.

6.

We stand by what we build
Every home comes with two years of cover from Hagan for defects in workmanship or materials. They are also protected by a 10-year NHBC structural warranty.

7.

Support that's genuinely helpful
We stay involved after you move in, with a dedicated after-sales team and clear, reliable support when you need it most.

8.

Part of something bigger
Our homes are well-placed near schools, shops and green space—and often part of wider regeneration that brings fresh energy to local communities.

9.

A smart move for the future
With strong resale potential and a reputation for quality, a Hagan home is more than a good place to live—it's a move you can feel confident about.

Support that stays with you

Customer care at Hagan starts the day you reserve your home. From your personal handover with our site team to the welcome pack and walkthrough, we make sure everything feels clear, considered and ready for you.

Every home is carefully inspected before you move in. If anything needs attention, we'll handle it—promptly, with a straightforward process and someone real to talk to.

You're covered too. We take responsibility for any defects in workmanship or materials for the first two years, with NHBC structural protection through to year ten. Appliance warranties are also included.

Because we don't just build homes—we take pride in them. And we look after the people who live in them.

For Hagan, it's personal.

One Three One

Visit: **haganhomes.co.uk**

Contact: **028 9334 2234**

Book a viewing

SELLING AGENT

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HAGAN
It begins at home

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