

BEAUTIFULLY ▸ CRAFTED ▸ HOMES



COLLEGE GREEN

COLLEGE AVENUE ▸ BANGOR





DUFFERIN HOUSE
SITE NUMBER 17

DUFFERIN HOUSE
SITE NUMBER 16

SCHOOL HOUSE
SITE NUMBER 15



COLLEGE GREEN

COLLEGE AVENUE › BANGOR

SCHOOL HOUSE
SITE NUMBER 14

SCHOOL HOUSE
SITE NUMBER 12A

WARD HOUSE
SITE NUMBER 12

CLARKE HOUSE
SITE NUMBER 11

BEAUTIFULLY › CRAFTED › HOMES





COLLEGE GREEN

COLLEGE AVENUE › BANGOR



Bangor Library



Ward Park



Bangor Marina towards Pickie Fun Park



Royal Ulster Yacht Club



Tower House

COLLEGE GREEN IS A LANDMARK DEVELOPMENT OF EXQUISITELY DETAILED LUXURY HOMES, SITUATED JUST OFF COLLEGE AVENUE IN THE HEART OF BANGOR'S MOST MATURE, LEAFY ADDRESS.

This unique development offers a superb range of outstanding family homes featuring period elevational features and detailing that reflects the craftsmanship of a bygone era. These magnificent homes will offer an unrivalled specification and will introduce a whole new choice of stylish family living with a traditional twist to this extremely sought after part of Bangor.

College Green will exude a resplendent atmosphere in this perfect location, rubbing shoulders with some of the finest residences in the town. These prestigious homes offer convenience to Bangor's bustling town centre, leading schools and a host of other amenities.

Bangor boasts an excellent range of recreational facilities along with many beautiful town centre parks, there are golf courses at Clandeboye Golf Club, Bangor Golf Club, and Carnalea Golf Club, rugby, football and hockey clubs, and of course sailing at Royal Ulster Yacht Club, Ballyholme Yacht Club and Bangor Marina.

The ideal location in the centre of the town ensures that residents could not be better placed to enjoy all the wonderful facilities that this sought after part of County Down has to offer.





THE CONNOLLY
SITE NUMBERS 40 & 41

THE GRYPHON
SITE NUMBERS 42 & 43

THE DEVELOPMENT

COLLEGE GREEN OFFERS A CHOICE OF IMPECCABLY
DESIGNED LUXURY HOMES, PROVIDING
THOUGHTFULLY PLANNED INTERNAL LAYOUTS.

The well proportioned accommodation in each of these outstanding homes is perfectly geared for every facet of modern family living.

Each of these unique classical homes will be complemented by superb exterior detailing and landscaped gardens.

Great thought and attention to detail had gone in to planning these distinguished homes, ensuring that they will provide an enduring, ageless look that will maintain its appeal for decades.

The unequalled location, unique designs and quality finish all set College Green apart as something truly special.



THE CONNOLLY
SITE NUMBERS 44 & 45



Dufferin House



Ward House



Connor House



DUFFERIN HOUSE

TOTAL FLOOR AREA: 1,692 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O E.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Entrance Hall	
Lounge.....	25'3" x 12'9"
Kitchen / Dining.....	25'3" x 12'9"
Utility.....	9'9" x 7'3"
WC	

FIRST FLOOR

Master Bedroom (max).....	12'9" x 11'8"
Ensuite	
Bedroom 2 (max).....	14'5" x 11'7"
Bedroom 3 (max).....	13'4" x 9'4"
Bedroom 4 (max).....	13'4" x 8'9"
Bathroom.....	12'4" x 6'10"



SCHOOL HOUSE

TOTAL FLOOR AREA: 1,499 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O E.



SITE LAYOUT



GROUND FLOOR

Entrance Hall with separate WC
 Lounge.....18'7" x 12'6"
 Kitchen / Dining (max)... 18'7" x 13'7"
 Family Room..... 11'4" x 8'6"
 Utility..... 7'5" x 6'7"

FIRST FLOOR

Master Bedroom (max)... 15'10" x 11'3"
 Ensuite
 Bedroom 2.....11'3" x 9'10"
 Bedroom 3 (max).....10'10" x 9'10"
 Bedroom 4.....8'10" x 8'6"
 Bathroom.....8'4" x 6'6"



GROUND FLOOR



FIRST FLOOR



WARD HOUSE

TOTAL FLOOR AREA: 1,292 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O.E.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Entrance Hall with separate WC
 Lounge.....17'2" x 11'7"
 Kitchen / Dining..... 23'6" x 12'3"
 Utility..... 6'0" x 5'0"

FIRST FLOOR

Master Bedroom..... 11'7" x 11'4"
 Ensuite
 Bedroom 2 (max)..... 14'11" x 12'9"
 Bedroom 3.....13'1" x 8'3"
 Bedroom 4.....10'6" x 7'9"
 Bathroom.....7'6" x 6'10"



CONNOR HOUSE

TOTAL FLOOR AREA: 1,288 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O.E.



GROUND FLOOR

Entrance Hall with separate WC	
Lounge (max).....	14'9" x 14'4"
Kitchen.....	12'9" x 10'2"
Dining.....	11'6" x 10'2"
Utility.....	6'10" x 5'3"

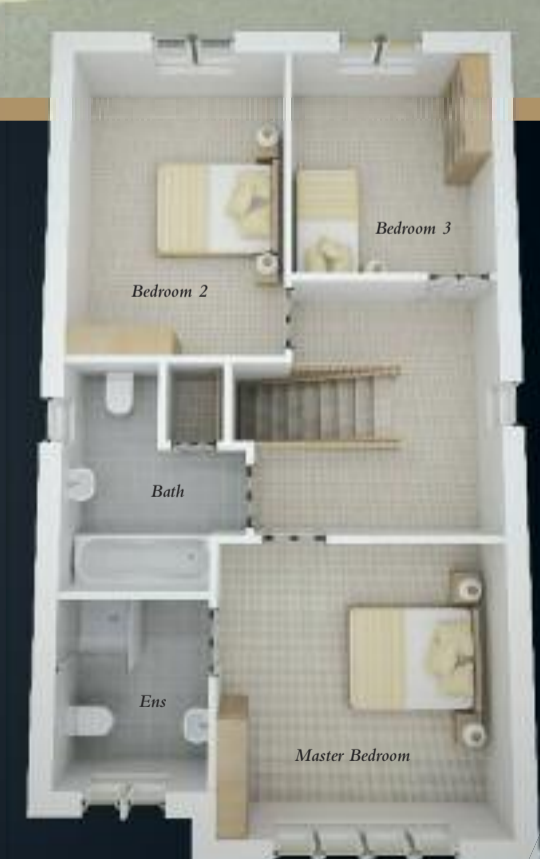
FIRST FLOOR

Master Bedroom.....	12'0" x 11'7"
Ensuite	
Bedroom 2.....	13'9" x 9'6"
Bedroom 3.....	10'2" x 8'10"
Bathroom.....	9'6" x 7'10"

GROUND FLOOR



FIRST FLOOR



CLARKE HOUSE

TOTAL FLOOR AREA: 1,261 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O. E.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Entrance Hall with separate WC	
Lounge (max)	14'4" x 13'9"
Kitchen	12'8" x 10'2"
Dining	11'8" x 10'2"
Utility	6'9" x 5'3"
Garage	

FIRST FLOOR

Master Bedroom	11'9" x 9'9"
Ensuite	
Bedroom 2	13'9" x 9'6"
Bedroom 3	10'2" x 8'10"
Bedroom 4	10'9" x 9'0"
Bathroom	9'6" x 7'9"



THE CONNOLLY (RENDER OPTION)

TOTAL FLOOR AREA: TYPE A - 1,062 SQ FT / TYPE B - 964 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O.E.



TYPE A

TYPE B



Type A

GROUND FLOOR

Type B

FIRST FLOOR

TYPE A

Ground Floor

Entrance Hall with separate WC
Lounge..... 11'10" x 13'10"
Kitchen / Dining (max)..... 16'4" x 12'2"

First Floor

Master Bedroom..... 13'1" x 9'9"
Ensuite
Bedroom 2 (max)..... 14'0" x 8'6"
Bedroom 3..... 9'10" x 7'9"
Bathroom..... 9'1" x 6'6"

TYPE B

Ground Floor

Entrance Hall with separate WC
Lounge..... 12'6" x 11'10"
Kitchen / Dining (max)..... 14'10" x 12'2"

First Floor

Master Bedroom..... 11'7" x 9'10"
Ensuite
Bedroom 2 (max)..... 12'6" x 8'8"
Bedroom 3..... 8'5" x 7'6"
Bathroom..... 7'7" x 6'6"



THE CONNOLLY (BRICK OPTION)

TOTAL FLOOR AREA: TYPE A - 1,062 SQ FT / TYPE B - 964 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O.E.



TYPE A

TYPE B



GROUND FLOOR

FIRST FLOOR

TYPE A	
Ground Floor	
Entrance Hall with separate WC	
Lounge.....	11'10" x 13'10"
Kitchen / Dining (max).....	16'4" x 12'2"
First Floor	
Master Bedroom.....	13'1" x 9'9"
Ensuite	
Bedroom 2 (max).....	14'0" x 8'6"
Bedroom 3.....	9'10" x 7'9"
Bathroom.....	9'1" x 6'6"

TYPE B	
Ground Floor	
Entrance Hall with separate WC	
Lounge.....	12'6" x 11'10"
Kitchen / Dining (max).....	14'10" x 12'2"
First Floor	
Master Bedroom.....	11'7" x 9'10"
Ensuite	
Bedroom 2 (max).....	12'6" x 8'8"
Bedroom 3.....	8'5" x 7'6"
Bathroom.....	7'7" x 6'6"



THE GRYPHON

TOTAL FLOOR AREA: 991 SQ FT APPROX.

3d Floor plans are not to scale and all dimensions are approximate. Furniture and finishes shown are for illustrative purposes only and are not included. The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. All measurements are approximate. E & O E.



GROUND FLOOR

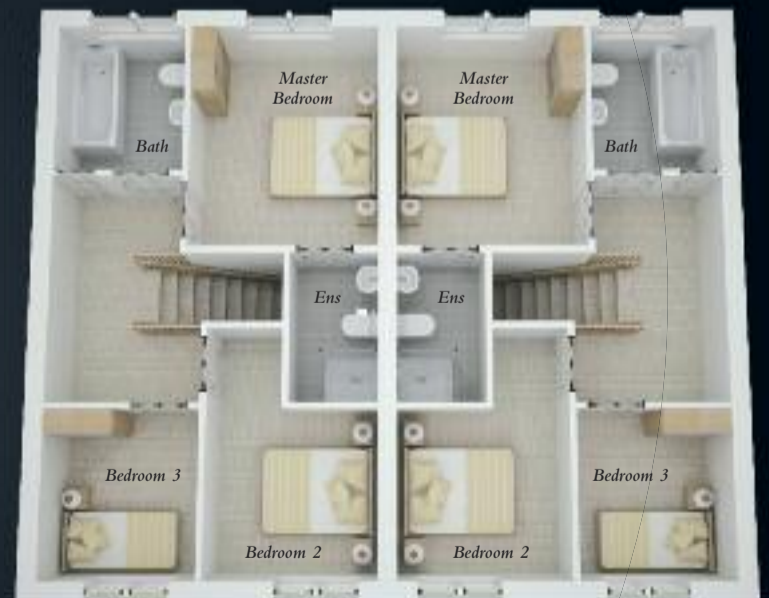
Entrance Hall with separate WC
 Lounge.....12'6" x 12'2"
 Kitchen / Dining.....14'10" x 12'2"

FIRST FLOOR

Master Bedroom..... 11'6" x 9'7"
 Ensuite
 Bedroom 2 (max).....12'6" x 8'7"
 Bedroom 3.....8'5" x 7'6"
 Bathroom..... 7'6" x 6'6"



GROUND FLOOR



FIRST FLOOR



LUXURY SPECIFICATION



AN EXCEPTIONAL QUALITY FINISH WILL BE INCORPORATED INTO EACH OF THESE OUTSTANDING FAMILY HOMES.

- Luxury kitchen with choice of doors, worktops and handles (from selected range)
- Fitted range of appliances to include luxury gas hob, electric oven, extractor and fridge freezer
- Utility room fitted units (from selected range)
- Contemporary white sanitary ware
- Partial tiling to main bathroom above bath / shower and en-suite shower
- Carpets to bedrooms, living room, hall, stairs and landing
- Internal decoration of walls, ceilings, woodwork and doors
- Double glazed windows in PVC sliding sash frames
- Solid timber front door
- Gas fired heating with feature fireplace to living area (from selected range)
- Outside tap and light
- Alarm system installed
- Gravel / pebble driveways
- Gardens sown out front and rear





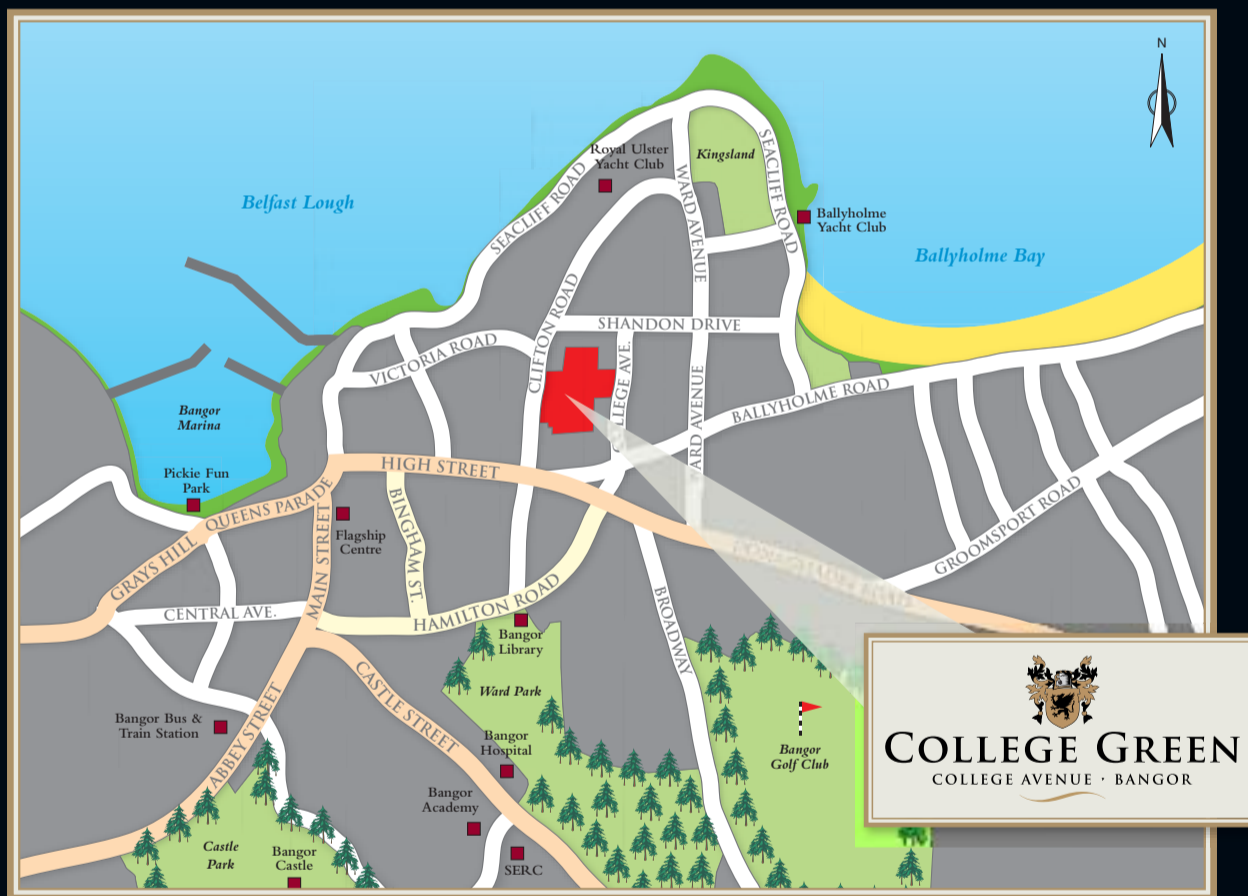




THE UNEQUALLED LOCATION AND
QUALITY OF FINISH SET COLLEGE GREEN
APART AS SOMETHING TRULY SPECIAL



SITE LAYOUT



LOCATION MAP

INTERIOR DESIGN
COOTE & BERNARDI

Tel: 07933 875 393
Email: ireland@cooteandbernardi.com
www.cooteandbernardi.com

ARCHITECT



www.alanpattersondesign.com

MARKETING

BLOCK
creative property marketing

www.blockcpm.com