

AN EXCITING DEVELOPMENT OF 7 SUPERB
DWELLINGS INCLUDING DETACHED, SEMI DETACHED
AND TOWNHOUSES WITH A TURN KEY FINISH

DONEGALL PARK MEWS

DONEGALL PARK AVENUE
OFF ANTRIM ROAD - BELFAST



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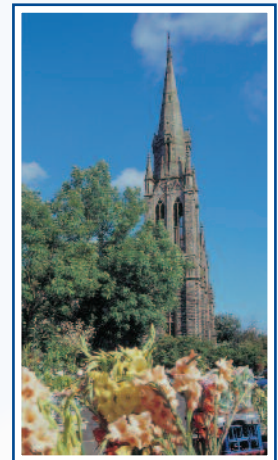
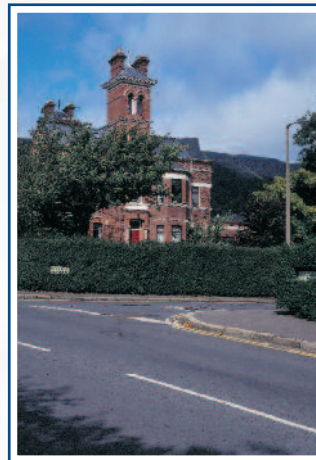
DONEGALL PARK AVENUE
OFF ANTRIM ROAD - BELFAST

This small, exclusive development of only seven superb homes is situated just off Donegall Park Avenue in an area that has long been established as one of the premier addresses in the north of the city.

Located just off Antrim Road with a backdrop of Cavehill, Donegall Park Mews is just a short drive from the city centre ensuring easy access to many excellent local primary and secondary schools.

For those interested in leisure and recreational facilities the location could not be better - a magnificent golf course at Fortwilliam, Cavehill Tennis and Bowling Club, Cavehill Country Park and Belfast Castle are all close by.

These outstanding homes will provide thoughtfully planned internal layouts and well proportioned accommodation which is perfectly geared for the rigours of a modern lifestyle.



Externally, great thought and attention to detail has gone in to making these homes notable for their style and finish, enhancing the ambience of the area and providing a classical look that will maintain its appeal for decades.





Sites 1 - 4

Site 1

Total Floor Area 1217 sq. ft. approx.

Ground Floor

Entrance hall with separate wc
 Living..... 14'8" x 13'1"
 Kitchen/Dining..... 19'0" x 6'5"

First Floor

Master Bed..... 13'1" x 9'9"
 Ensuite
 Bedroom 2..... 13'1" x 7'8"
 Bathroom

Second Floor

Bedroom 3 max..... 13'8" x 13'1"
 Bedroom 4..... 13'1" x 12'5"

Sites 2 & 3

Total Floor Area 1164 sq. ft. approx.

Ground Floor

Entrance hall with separate wc
 Living..... 14'9" x 13'1"
 Kitchen/Dining..... 18'0" x 6'6"

First Floor

Master Bed max..... 13'1" x 10'8"
 Ensuite
 Bedroom 2..... 13'1" x 8'2"
 Bathroom

Second Floor

Bedroom 3 max..... 13'1" x 11'6"
 Bedroom 4 max..... 13'8" x 13'1"

Site 4

Total Floor Area 1217 sq. ft. approx.

Ground Floor

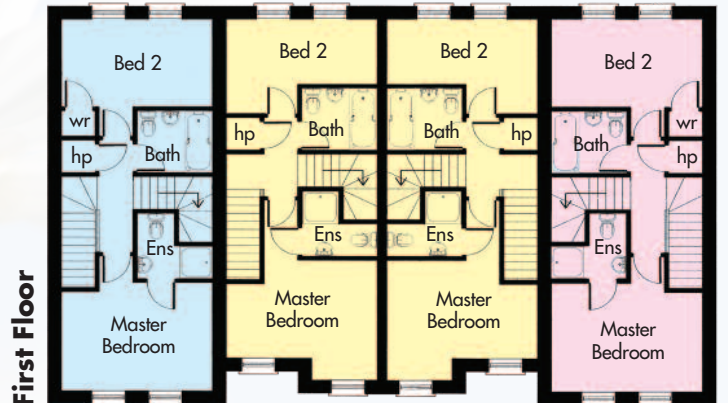
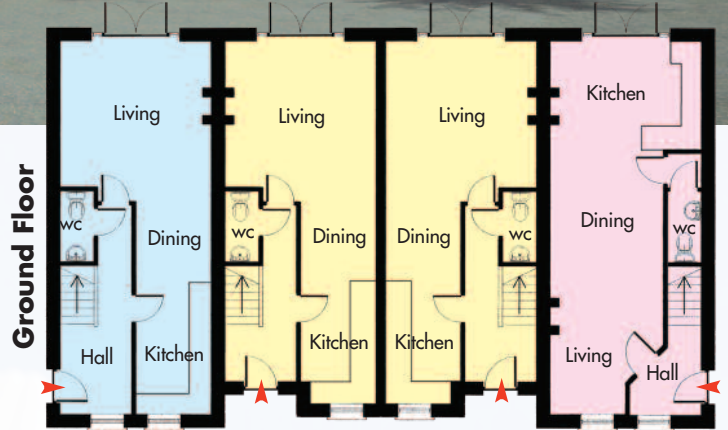
Entrance hall with separate wc
 Living..... 14'8" x 13'1"
 Kitchen/Dining..... 19'0" x 6'5"

First Floor

Master Bed..... 13'1" x 9'9"
 Ensuite
 Bedroom 2..... 13'1" x 7'8"
 Bathroom

Second Floor

Bedroom 3 max..... 13'8" x 13'1"
 Bedroom 4..... 13'1" x 12'5"





Sites 5, 6 & 7

Site 5

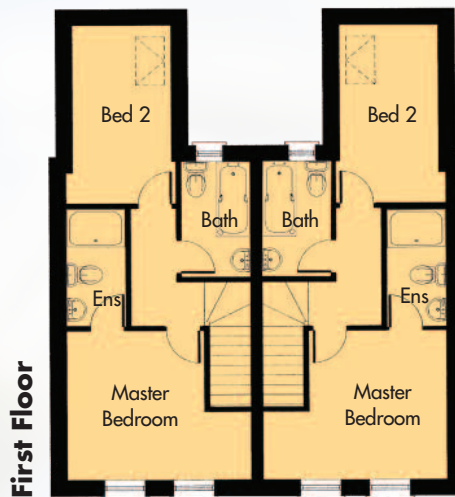
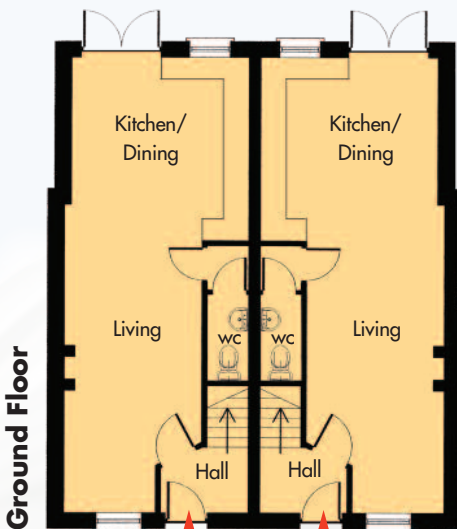
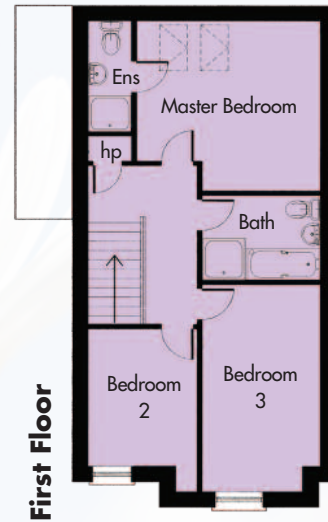
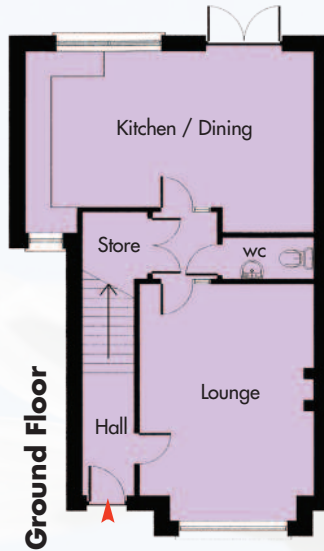
Total Floor Area 1296 sq. ft. approx.

Ground Floor

Entrance hall
 Lounge..... 18'4" x 13'1"
 Kitchen/Dining..... 21'6" x 14'1"
 wc

First Floor

Master Bed..... 13'8" x 13'1"
 Ensuite
 Bedroom 2..... 12'5" x 8'2"
 Bedroom 3..... 15'8" x 8'9"
 Bathroom



Sites 6 & 7

Total Floor Area 812 sq. ft. approx.

Ground Floor

Entrance hall
 Open Plan Living/
 Kitchen/Dining..... 33'1" x 13'1"
 wc

First Floor

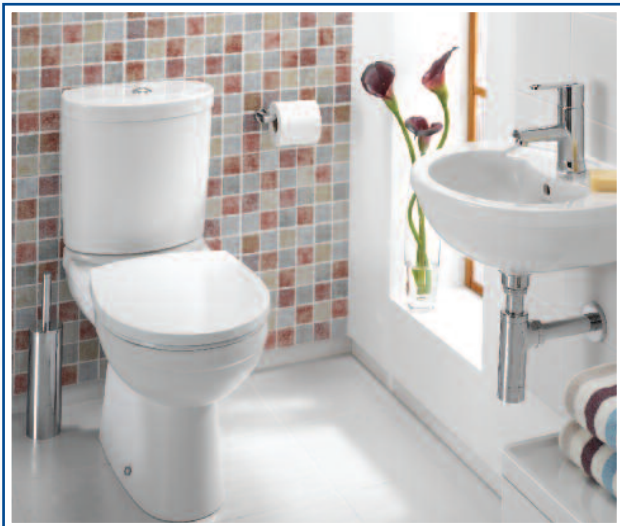
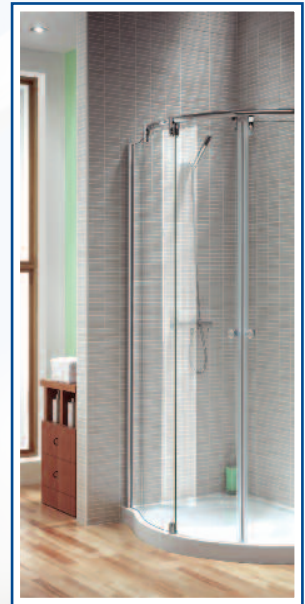
Master Bed max..... 13'1" x 10'8"
 Ensuite
 Bedroom 2..... 13'1" x 7'2"
 Bathroom



Specification

Superb Specification with Turn key finish...

- Phoenix gas central heating
- Double glazed windows in uPVC frames
- Luxury fully integrated kitchen to include:
hob/oven/hood, fridge/freezer, washing machine,
dishwasher
- Kitchen finish with choice of doors, worktops and handles
- Fitted bathrooms and ensuites with contemporary white suites
and chrome fittings
- Low voltage spotlights to kitchen, bathroom and ensuite
- Partial wall tiling to kitchen, bathroom and ensuite
- Tiled flooring in kitchen, bathroom and ensuite
- Fully carpeted throughout rest of house



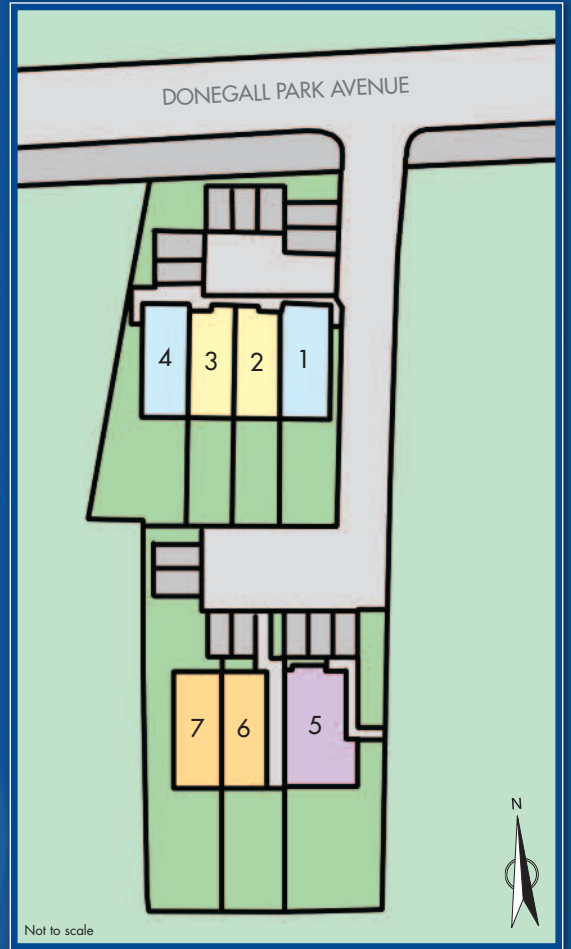
- Internal walls and joinery painted
- Comprehensive range of electrical, television and
telephone points
- Automatic smoke detectors
- Rear gardens part paved and part laid in grass
- Landscaping of site and boundaries
- Driveways, pathways and parking areas finished in
brick paviors
- NHBC 10 year warranty





DONEGALL PARK MEWS

LOCATION MAP



SITE LAYOUT

SELLING AGENT



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