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## OLD SAINTFIELD PARK

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Old Saintfield Road • Belfast

Second phase - two exclusive family homes



OLD SAINTFIELD PARK





A tranquil fusion of modern style and naturally great location



## OLD SAINTFIELD PARK

**Old Saintfield Park is an exclusive development of superbly detailed modern family homes, located on the Old Saintfield Road, in one of Belfast's most sought after suburbs. These fine homes offer an unrivalled specification and introduce a whole new choice of stylish family living to this popular part of the city.**

At Old Saintfield Park we take our environmental responsibilities seriously - improved insulation and robust windows and doors, in line with new building regulations, keep out the draughts and retain the warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills. We use sustainable, recycled materials where possible, and fit various devices such as dual flush toilets and energy saving light bulbs to help you commit to a more eco-friendly way of living.

This area has long been established as one of the most popular residential areas in south east Belfast, offering convenience to many leading grammar and primary schools, Forestside Shopping Centre, the cafes and bars of Ormeau Road, the city centre and Carryduff. Commuting to all parts of Belfast could not be easier, via the Outer Ring which is a short drive away or by the popular Cairnshill Park and Ride scheme. The local area plays host to an enviable range of sporting and recreational amenities, including rugby, football and hockey clubs, Belvoir Forest Park, Shaws Bridge, 2 superb golf courses - Belvoir Golf Club and Rockmount Golf Club, both of which are within a few minutes drive.

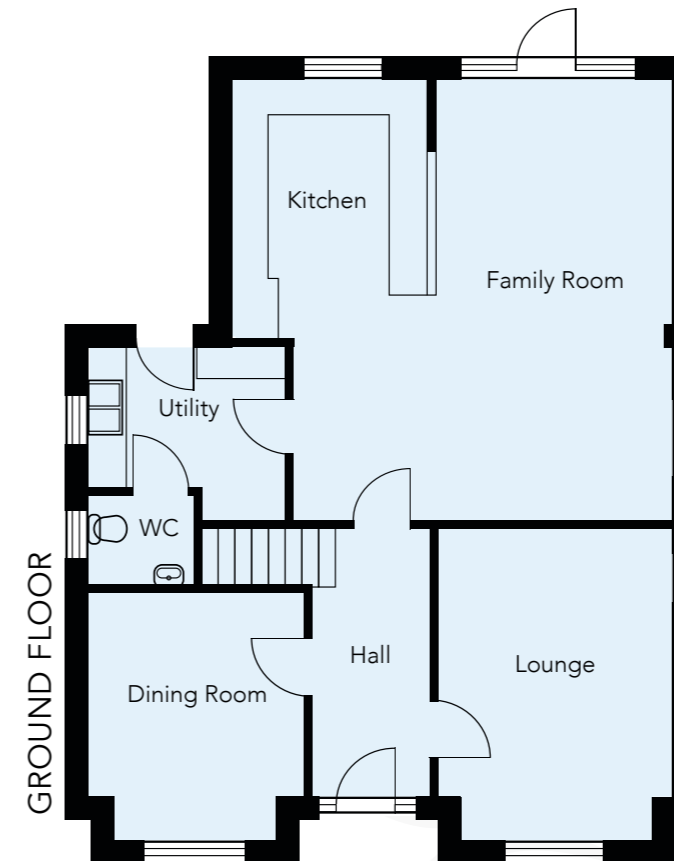
The perfect location of Old Saintfield Park ensures that residents could not be better placed to enjoy all the superb facilities that this sought after area of the city has to offer.





# The Swallowtail

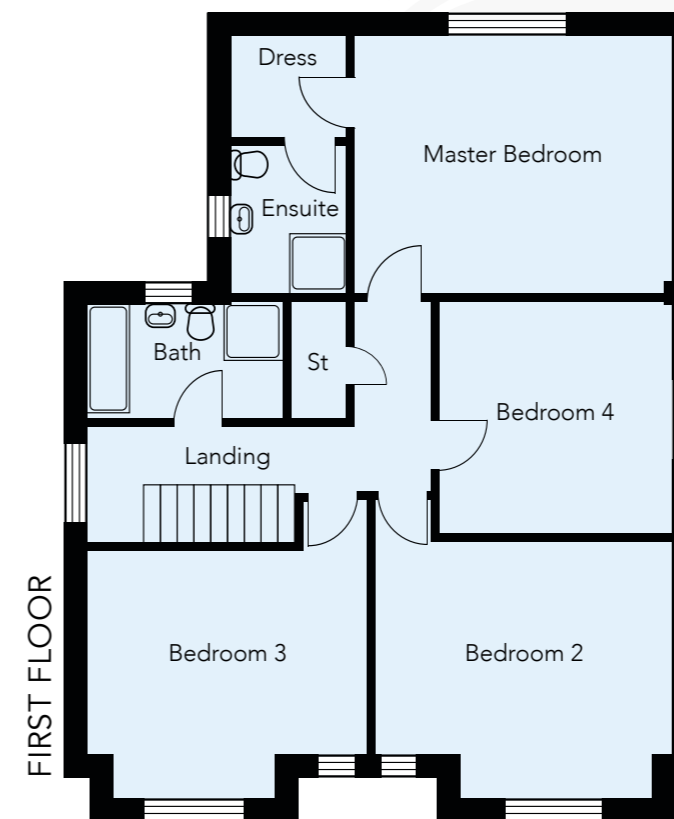
Site 9



## The Swallowtail Site 9

### GROUND FLOOR

Entrance Hall with separate WC		
Lounge.....	15'9"	× 11'9"
Family Room .....	22'1"	× 11'11"
Kitchen .....	22'1"	× 9'9"
Dining Room .....	12'6"	× 10'8"
Utility Room.....	9'0"	× 8'10"
Detached Garage		



### FIRST FLOOR

Master Bedroom.....	15'11"	× 12'11"
Ensuite .....	7'5"	× 5'8"
Bedroom 2.....	14'11"	× 13'0"
Bedroom 3.....	14'1"	× 12'6"
Bedroom 4.....	11'8"	× 11'6"
Bathroom.....	9'10"	× 5'10"

Total Floor Area 2003 sq ft

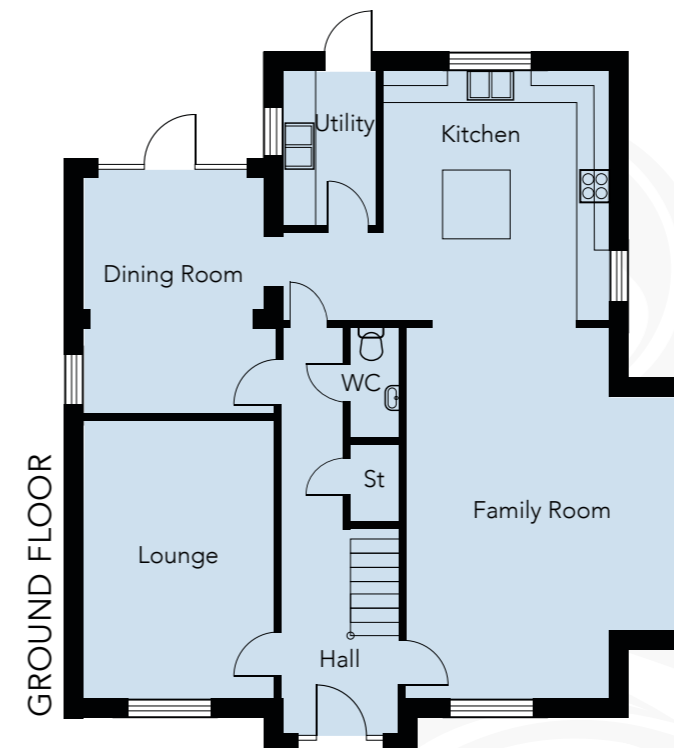


The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. Plans are not to scale and all dimensions are approximate. E & O. E.



# The Monarch

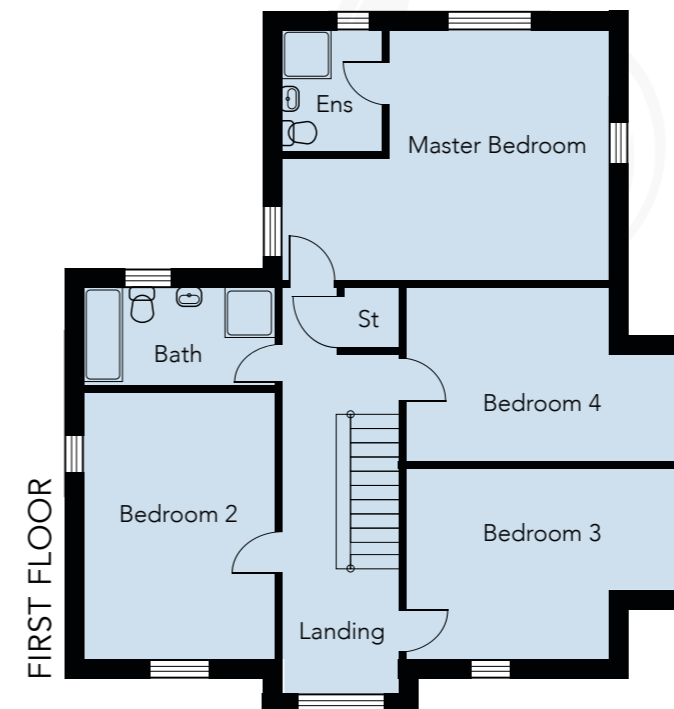
## Site 10



### GROUND FLOOR

Entrance Hall with separate WC

Lounge.....	16'4"	×	11'4"
Family Room max.....	21'7"	×	16'1"
Kitchen max.....	19'0"	×	14'9"
Dining Room.....	13'9"	×	10'7"
Utility Room.....	8'10"	×	5'4"
Detached Garage			



### FIRST FLOOR

Master Bedroom.....	19'0"	×	14'9"
Ensuite.....	7'0"	×	5'10"
Bedroom 2.....	15'4"	×	11'4"
Bedroom 3 max.....	16'1"	×	11'3"
Bedroom 4 max.....	16'1"	×	10'1"
Bathroom.....	11'4"	×	5'10"

Total Floor Area 2136 sq ft



# The Monarch

## Site 10

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# SPECIFICATION

At Carvill Developments we provide an exacting specification as standard. We appreciate that buying a new home is a substantial investment and that the needs of every family are different. We welcome the opportunity to discuss individual requirements and assist you, our customer, in adapting your new home to suit your needs. In addition to the comprehensive specification provided as standard we provide an extensive list of optional extras.

## Kitchen and Utility Rooms

- Comprehensive kitchen and utility layout with impressive quality units.
- Choice of doors and worktops.
- Granite worktop as standard to kitchen.
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher.
- Wall tiling 450mm high above kitchen worktop in choice of colours.
- Under unit lighting to wall units.
- Recessed LED downlights to kitchen ceilings.
- Utility room plumbed for washing machine.
- Service positions cannot be changed.

## Bathrooms, Ensuites & WCs

- Modern white sanitary ware with contemporary fittings. Customer choice available.
- Thermostatic showers to bathroom and Ensuite.
- Chrome heated towel rail to main bathroom.
- All shower cubicles fitted with full height tiling and chrome finish shower door.
- Full height wall tiling around bath.
- Mosaic splash back tiling to wash hand basins.
- Recessed LED light fittings to ceilings.
- Service positions cannot be changed.

## Tiling

- Ceramic tiled floors to entrance hall, kitchen, dining room, WC, bathroom & Ensuite.
- Customer choice available.

## Flooring

- Carpets to lounge, family room, bedrooms, stairs & landing.
- Customer choice available.

## Heating

- Gas fired central heating with high efficiency boiler.



OLD SAINTFIELD PARK

# SPECIFICATION

## Interior Finishes

- Walls and ceilings painted
- Moulded architraves and skirting board with gloss paint finish.
- Solid oak finish panel internal doors with quality ironmongery.
- 2.7m (8' 10") high ceilings on ground floor.

## Alarm Systems

- Alarm system fitted (non-monitored type).
- Mains wired smoke and carbon monoxide detectors.

## Electrical Specification

- Comprehensive range of electrical sockets.
- T.V. and telephone points in the Family Room, Drawing Room and Master Bedroom
- Recessed LED downlights to Hall and Dining Room.

## External Finishes

- Homes built to high insulation standards with a predicted high EPC rating.
- Homes are traditionally constructed of brick, block and insulation.
- PVC triple glazed windows.
- Front gardens turfed and landscaped rear gardens levelled and seeded. Optional turf to rear.
- Tarmac finished driveways with flagged paths to rear.
- Maintenance free PVC fascia, soffit and rainwater fittings.
- External light to front and rear entrance doors.

## Garage

- Cavity wall built garage with window, rear door, sockets and lights. Can be customised to meet your needs.

## Warranty

All homes will benefit from a 10 year warranty provided by Global Home Warranties.



OLD SAINTFIELD PARK

Photographs are from Old Saintfield Park and are for illustrative purposes only



A home should be a facilitator, a solid platform which enables and supports your family's progression through life. A quality home is one which is reliable and comforting while being complementary to your daily habits.

As a family company we understand the importance of a home, because of this we make it our goal to always put 100% effort into every aspect of the homes we build, from the design and sustainability through to our craftsmanship. We believe through doing this it is possible to enhance the lives of our customers.

Today, we are one of the very few house builders who continue to build their own homes. We do this for several reasons. Ultimately, we want to ensure that every single house we sell is of the highest possible standard. We also believe there are great advantages of working alongside you, our customer, during the construction process so we can provide a tailored service for your needs, while as your direct line of contact we are able to answer any questions you may have during the process. By building our own homes for the last 100 years we have been able to continually learn and improve, as demonstrated by our award winning family homes.

Therefore, you can be assured that your new home will be of exceptional quality and at the leading edge of design. We are proud to put our family name on the homes we build, and from our family to yours we promise to build you a home that will stand the test of time.

4<sup>th</sup> Generation

## AWARDS

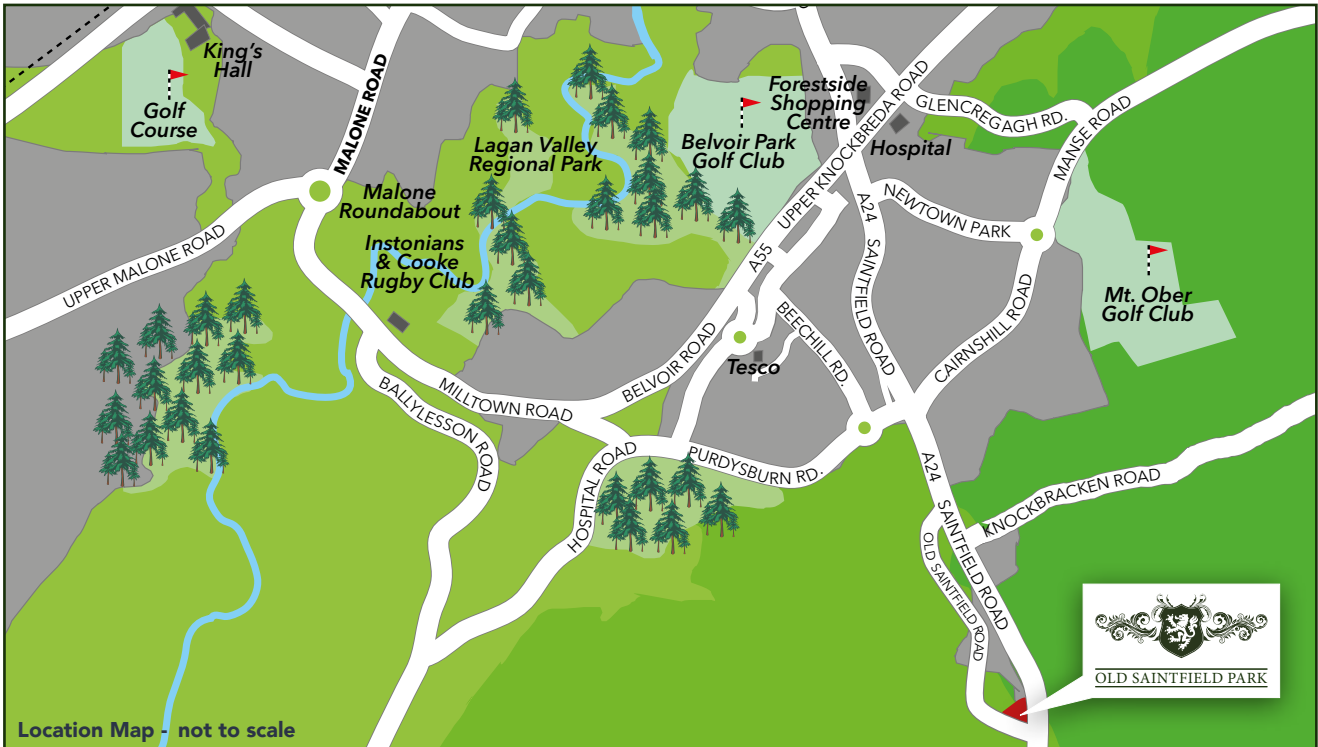
- 10 x NHBC Award winning developments
- 1 x RIBA Regional Award winning development
- 4 x CEF Construction Excellence Awards
- 3 x Belfast Telegraph Property Awards
- 4 x RICS Excellence Awards
- 7 x Sustainability/Energy Efficiency Awards
- 2 x CRL Technical Excellence Awards







## OLD SAINTFIELD PARK



Location Map - not to scale



Selling Agent

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. 3D CGIs and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

**B L O C K**  
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