

**A SMALL EXCLUSIVE DEVELOPMENT OF DETACHED & SEMI DETACHED
FAMILY HOMES FINISHED TO THE HIGHEST STANDARD**

GREENGRAVES

GATE

GREENGRAVES ROAD DUNDONALD

GREENGRAVES GATE

GREENGRAVES ROAD DUNDONALD





GREENGRAVES GATE

Greengraves Gate is situated on Greengraves Road, just off the Belfast to Newtownards dual carriageway, in one of Belfast's most sought after suburbs. PWD Developments have invested much time and effort into creating living spaces and a specification which is over and above "standard" - this unrivalled specification will introduce a whole new choice of stylish family living to this popular part of the city.

Greengraves Gate offers convenience to many leading grammar and primary schools, the Ulster Hospital, Stormont Parliament Buildings, Eastpoint Entertainment Village and Dundonald Village with its array of local amenities. Commuting to all parts of Belfast could not be easier via the Outer Ring which is a short drive away or by the popular Dundonald Park and Ride scheme. The local area plays host to an enviable range

of sporting and recreational amenities, including rugby, football and hockey clubs, 2 superb golf courses - Knock Golf Club and Shandon Golf Club, both of which are within a short drive. The increasingly popular Comber Greenway is ideal for those who like to run, walk or cycle along a picturesque traffic free route from Comber through to Titanic Quarter.

This exclusive development of only 35 homes will consist of a range of detached and semi detached homes finished in traditional red brick, render and stone. The architectural detailing will make them notable for their style, finish and attention to detail. Greengraves Gate will enhance the ambience of the area and will become a real gem of a development that will maintain its appeal for decades.

HOUSE TYPE E

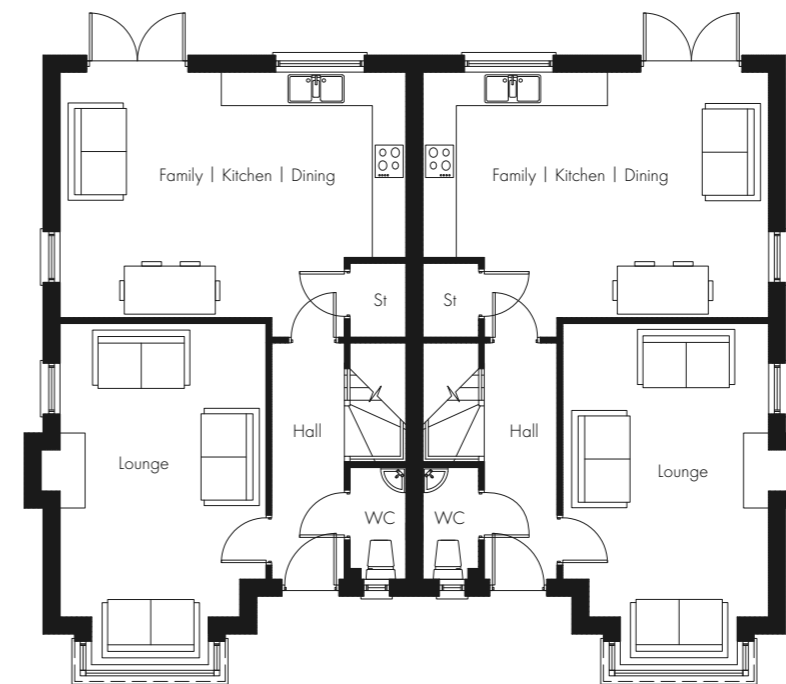
4 bedroom semi-detached 1272 sq ft



SITE MAP

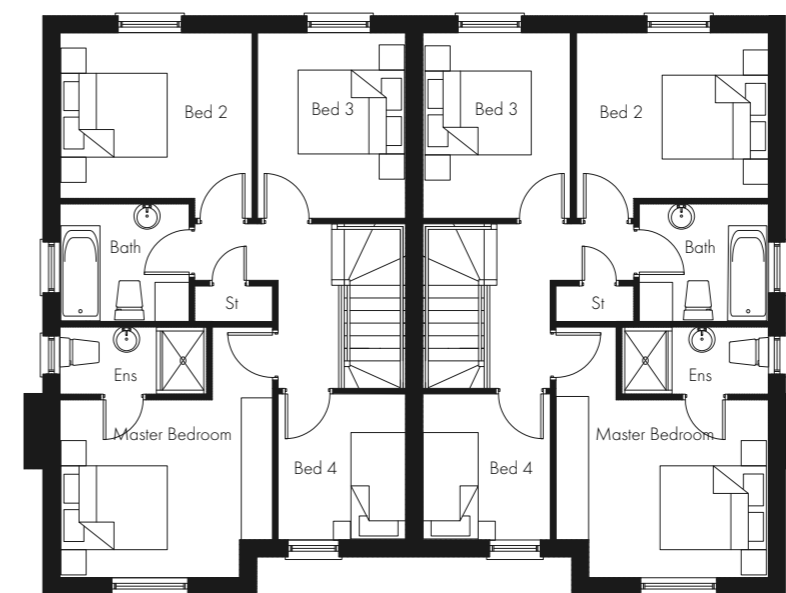
HOUSE TYPE E

SITE Nos. 15 | 16 | 22 | 23 | 31 | 32



GROUND FLOOR

Entrance Hall with separate WC	
Lounge _{max}	20'4" × 12'1"
Kitchen Dining	20'3" × 14'5"
Family _{max}	



FIRST FLOOR

Master Bed _{max}	14'7" × 12'6"
Ensuite	8'6" × 3'9"
Bedroom 2 _{max}	11'3" × 10'9"
Bedroom 3	10'9" × 8'8"
Bedroom 4	8'7" × 7'6"
Bathroom	7'6" × 6'9"

HOUSE TYPE F6

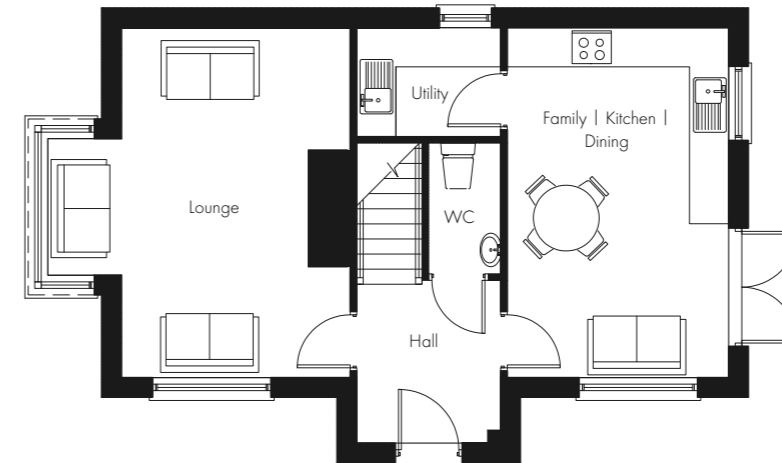
3 bedroom detached 1143 sq ft



SITE MAP

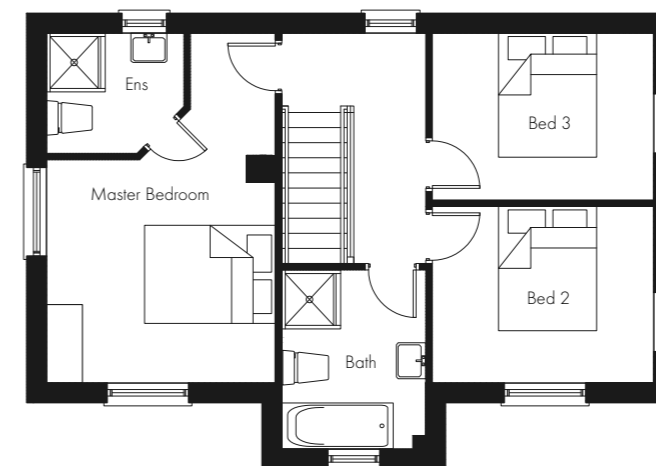
HOUSE TYPE F6

SITE Nos. 1 | 11 | 12 | 14 | 17 | 18 | 21 | 30 | 35



GROUND FLOOR

Entrance Hall with separate WC	
Lounge _{max}	17'7" × 15'2"
Kitchen Dining Family	17'7" × 11'1"
Utility	7'3" × 5'5"



FIRST FLOOR

Master Bed _{max}	17'7" × 11'6"
Ensuite _{max}	6'0" × 6'6"
Bedroom 2	11'1" × 8'9"
Bedroom 3	11'1" × 8'4"
Bathroom	9'0" × 7'3"

HOUSE TYPE F8 & F9

3 bedroom semi-detached • F8 - 1143 sq ft • F9 - 976 sq ft



Type F8



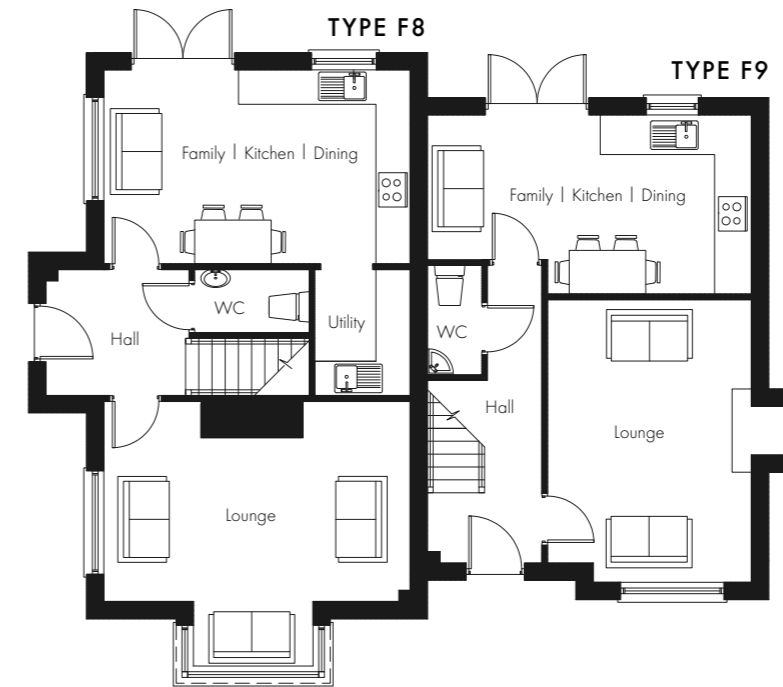
Type F9



SITE MAP

HOUSE TYPE F8 & F9

SITE Nos. 24 | 25

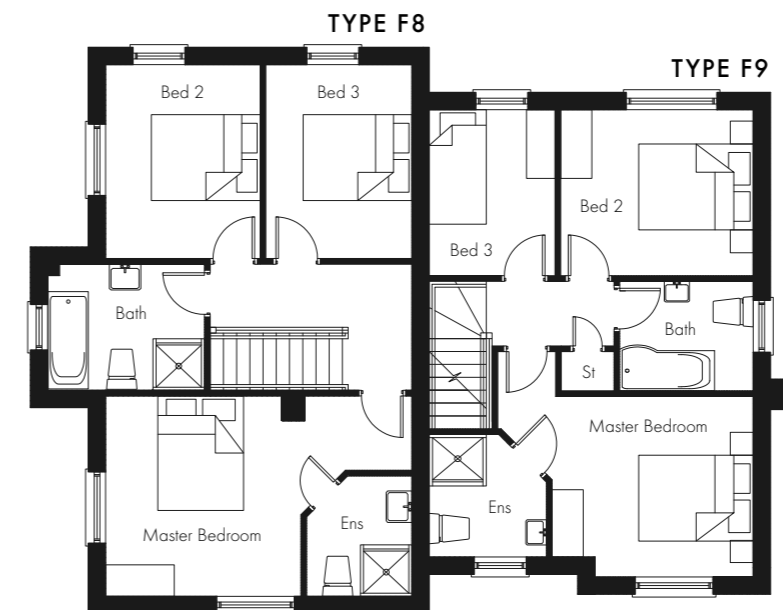


GROUND FLOOR F9

Entrance Hall with separate WC	
Lounge	16'8" × 11'8"
Kitchen Dining	18'7" × 12'8"
Family _{max}	

GROUND FLOOR F8

Entrance Hall with separate WC	
Lounge _{max}	17'7" × 15'2"
Kitchen Dining	17'7" × 11'1"
Family	
Utility	7'3" × 5'5"



FIRST FLOOR F9

Master Bed	11'6" × 10'4"
Ensuite _{max}	7'0" × 6'5"
Bedroom 2	11'0" × 9'6"
Bedroom 3	9'6" × 7'3"
Bathroom	7'7" × 6'3"

FIRST FLOOR F8

Master Bed _{max}	17'7" × 11'6"
Ensuite _{max}	6'6" × 6'0"
Bedroom 2	11'1" × 8'9"
Bedroom 3	11'1" × 8'4"
Bathroom	9'0" × 7'3"

HOUSE TYPE G

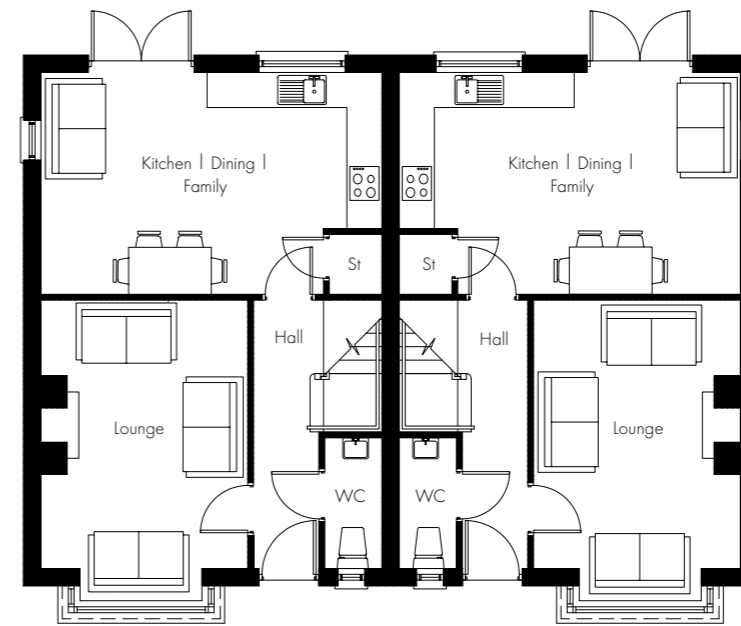
3 bedroom semi-detached 1082 sq ft



SITE MAP

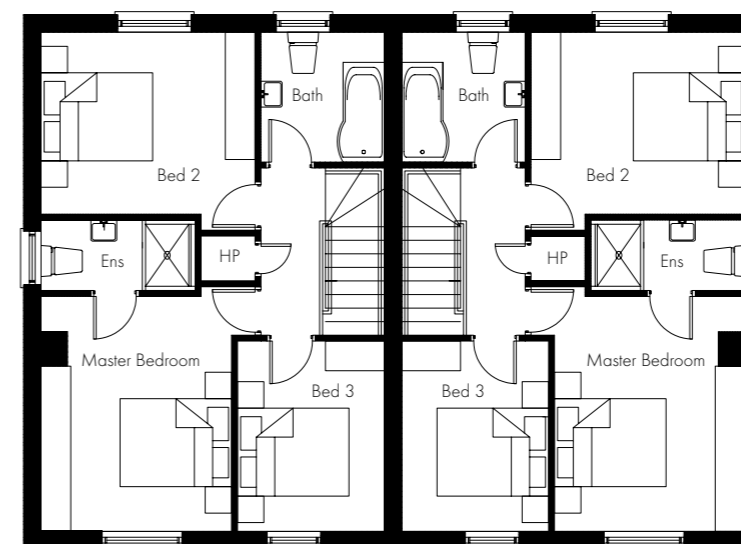
HOUSE TYPE G

SITE Nos. 5 | 6 | 9 | 10 | 26 | 27 | 33 | 34



GROUND FLOOR

Entrance Hall with separate WC	
Lounge <i>max</i>	16'9" × 11'7"
Kitchen Dining Family	19'2" × 12'6"



FIRST FLOOR

Master Bed	13'8" × 10'8"
Ensuite	8'7" × 3'9"
Bedroom 2	12'0" × 10'2"
Bedroom 3	10'7" × 8'3"
Bathroom	7'3" × 6'9"

HOUSE TYPE G DETACHED

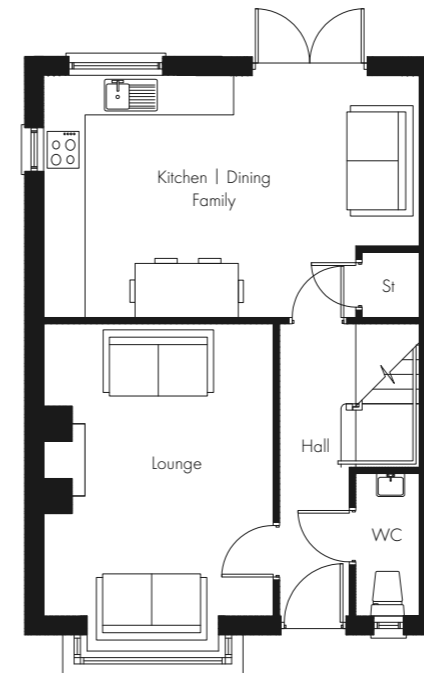
3 bedroom detached 1082 sq ft



SITE MAP

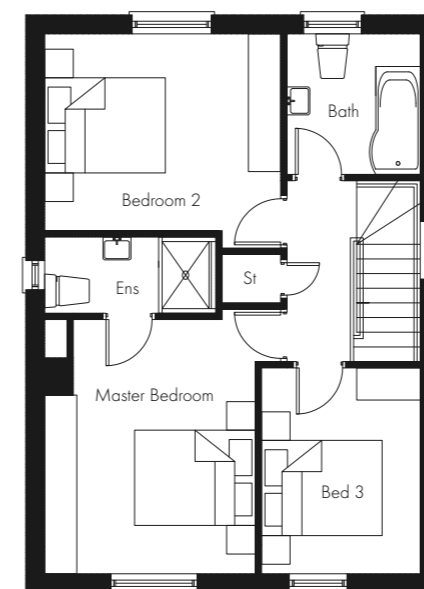
HOUSE TYPE G DETACHED

SITE Nos. 2 | 13



GROUND FLOOR

Entrance Hall with separate WC	
Lounge max	16'9" x 11'10"
Kitchen Dining Family	19'4" x 12'6"



FIRST FLOOR

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

HOUSE TYPE H

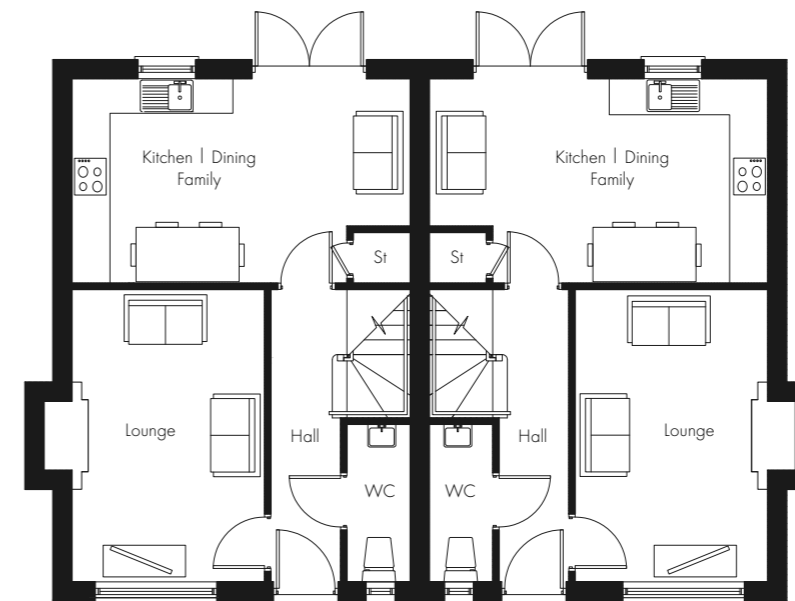
3 bedroom semi-detached 912 sq ft



SITE MAP

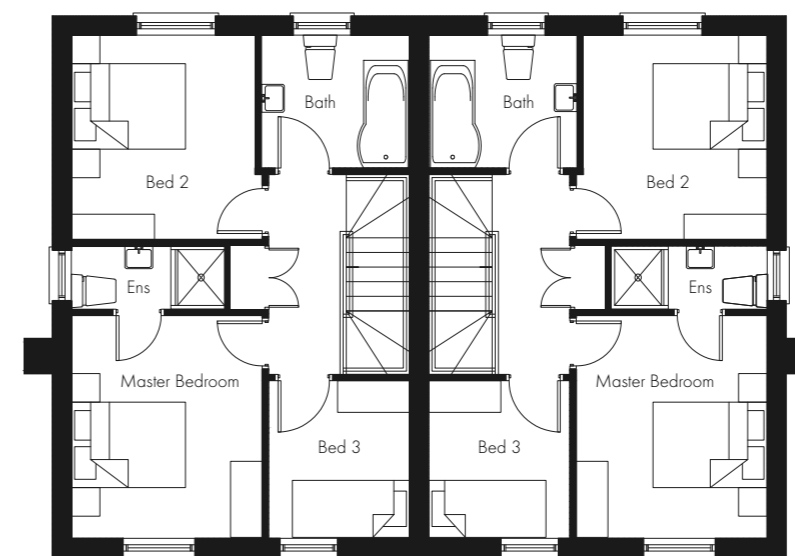
HOUSE TYPE H

SITE Nos. 3 | 4



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	15'2" x 10'0"
Kitchen Dining Family	17'6" x 10'6"



FIRST FLOOR

Master Bed	11'6" x 9'11"
Ensuite	9'11" x 3'2"
Bedroom 2	10'7" x 9'6"
Bedroom 3	8'2" x 7'3"
Bathroom	7'8" x 6'10"

HOUSE TYPE L

3 bedroom semi-detached 969 sq ft

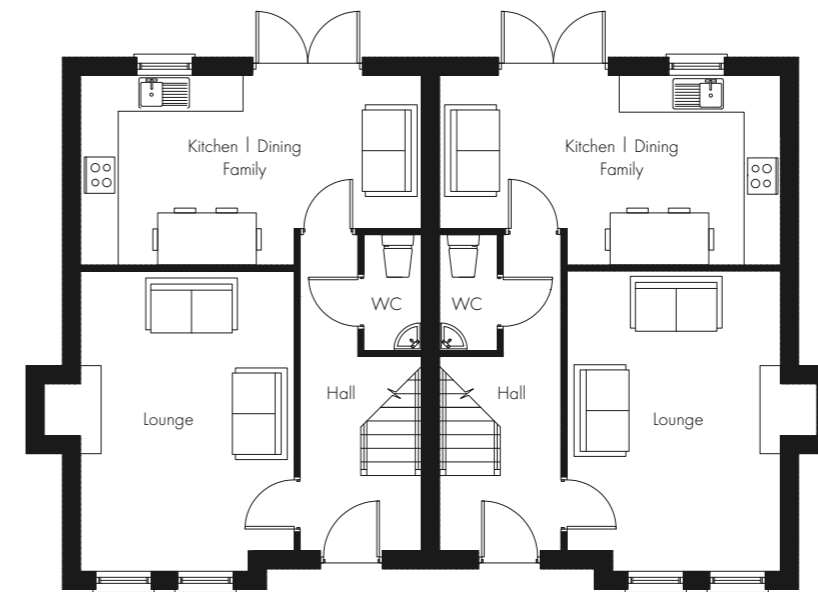
Stone & render version



SITE MAP

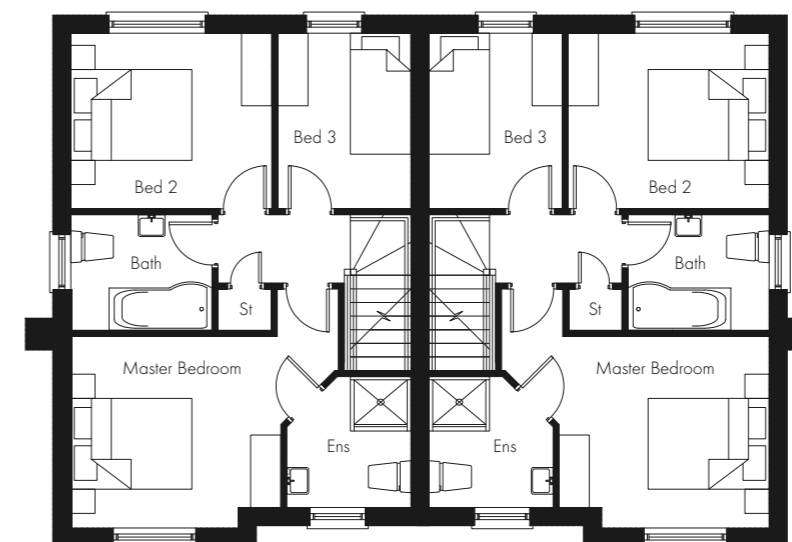
HOUSE TYPE L

SITE Nos. 7 | 8 | 19 | 20 | 28 | 29



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	16'3" × 11'6"
Kitchen Dining Family	18'5" × 10'3"



FIRST FLOOR

Master Bed	11'5" × 10'4"
Ensuite max	7'1" × 6'8"
Bedroom 2	10'11" × 9'6"
Bedroom 3	9'6" × 7'3"
Bathroom	7'8" × 6'3"



SPECIFICATION

KITCHEN & UTILITY ROOM

- Quality kitchen with a choice of doors and handles
- Laminate worktop with stainless steel under mounted bowl (Laminate work top in utility, where applicable)
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge freezer and dishwasher
- Washing machine and tumble dryer in utility room where applicable, or integrated in the kitchen
- Energy efficient LED down lights to kitchen area

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- All bathrooms have a shower bath or shower enclosure
- Chrome towel radiators to bathroom and ensuite
- Energy efficient LED down lights to bathroom and ensuite

TILING AND FLOOR COVERING

- Ceramic floor tiling to dining area, kitchen, utility, wc, bathroom and ensuite floors
- Full height tiling to shower enclosure.
- Selective wall tiling to bath area
- Feature splash back wall tile to wc, bathroom and ensuite where a sink is fitted
- Carpets fitted to lounge, hall, bedrooms, stairs and landings with quality underlay

INTERNAL FEATURES

- Walls, ceilings, and all woodwork painted
- Cast iron wood burning stove fitted on a granite hearth with a black metal insert to the opening surround
- Contemporary internal doors and ironmongery
- Smoke and carbon monoxide alarms fitted to Building Control Standards

INTERNAL FEATURES cont...

- Generous range of points for electrical sockets, switches, telephone and tv points. Main rooms wired for future satellite point.
- One USB charging socket to kitchen, lounge and master bedroom
- Roofspace light
- Wired for alarm

EXTERNAL FEATURES

- High standard of floor, wall and loft insulation to reduce heat loss
- Black flat roof tiles
- uPVC fascia, soffit, gutter and rain water pipes
- uPVC windows, side & rear doors (where applicable)
- Quality GRP panelled front door with a 6 point locking system
- Driveways to be finished in bitmac
- Flagged patio area
- Boundary fencing to the rear of the property with a single timber side gate
- Front gardens turfed with rear gardens seeded (seeding during planting season)
- External water tap
- External light to front door

WARRANTY

- Each home will be issued with a 10 year NHBC Structural Warranty

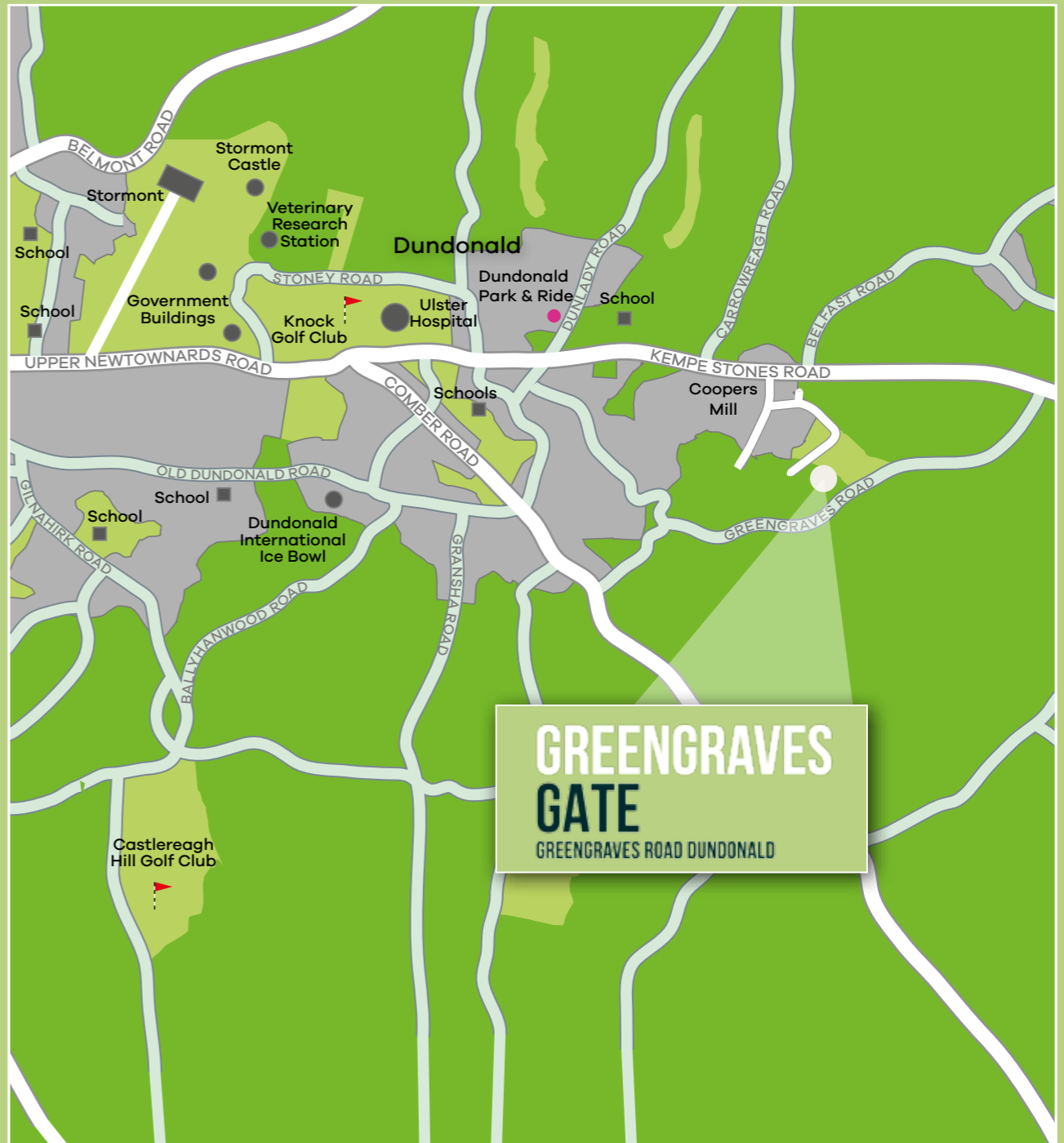
GREENGRAVES GATE

GREENGRAVES ROAD DUNDONALD



SITE LAYOUT

- House Type F6
- House Type G detached
- House Type H
- House Type G semi detached
- House Type L
- House Type E
- House Type F8
- House Type F9



GREENGRAVES GATE

GREENGRAVES ROAD DUNDONALD

LOCATION MAP

GREENGRAVES GATE - WELL CONNECTED

Belfast City Centre	4 miles	Newtownards	3 miles	Ulster Hospital	1.4 miles
Comber	4 miles	Outer Ring	2 miles	Comber Greenway	0.4 miles
Stormont Park	1.6 miles	George Best City Airport	6.8 miles		

Developed by



Joint Selling Agents



EAST BELFAST

www.simonbrien.com

T: 028 9059 5555



**NEWTOWNARDS
BALLYHACKAMORE**

www.reedsrains.co.uk

T: 028 9181 4144

T: 028 9065 5555

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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. Artist's impressions 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
creative property marketing