A collection of luxury turnkey four bedroom detached homes with superb rear gardens and garages



# PARK VILLAS

BELFAST 16





# CONTEMPORARY AND LUXURIOUS TURNKEY HOMES

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PARK VILLAS IS AN ATTRACTIVE COLLECTION OF LUXURY TURNKEY FOUR BEDROOM DETACHED HOMES ON THE SUPERBLY LOCATED COMBER ROAD.

Within close proximity to the prestigious Upper Newtownards Road and the thriving community of Ballyhackamore, Park Villas is perfectly located to enjoy great shopping, restaurants and local pubs, excellent nursery, primary and secondary level schools and state-of-the-art healthcare facilities at the Ulster Hospital.

The local area boasts several golf courses and the beautiful, picturesque grounds of Stormont Castle and Comber Greenway, as well as convenience to Belfast City Airport and the city centre.

This affluent and buoyant area has been influential in the architect's and developer's vision for Park Villas, delivering a design that is modern, functional and aesthetically pleasing. Finished to turnkey specification, these 8 four-bedroom homes offer luxurious and contemporary living spaces, a substantial private rear garden ideal for barbecue and outdoor entertaining and ample parking to the front.

A boutique development neatly tucked off Comber Road, Park Villas offers residents a truly unique living experience.



4 Bedroom | Detached

Total Area: 2080 sq ft | 190 sq m





Garden Room 12'1" x 11'7" 3.66 x 3.54

Kitchen | Dining 18'11" x 17'9" 5.77 x 5.43 Dressing

## PARK VILLAS 7

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lх	17'9" x 10'4"	5.43 x 3.17	Bedroom 3	13'6" x 11'1"	4.13 x 3.40
	8'2" x 6'1"	2.50 x 1.85	Shower Room	7'8" x 7'6"	2.35 x 2.30
	8'2" x 5'10"	2.50 x 1.80	Laundry	12'7" x 9'3"	3.86 x 2.82
	17'9" x 11'5"	5.43 x 3.50	Bedroom 4	12'9" x 7'8"	3.90 x 2.35
	11'9" x 6'1"	3.60 x 1.85			

Bedroom 2

Bathroom



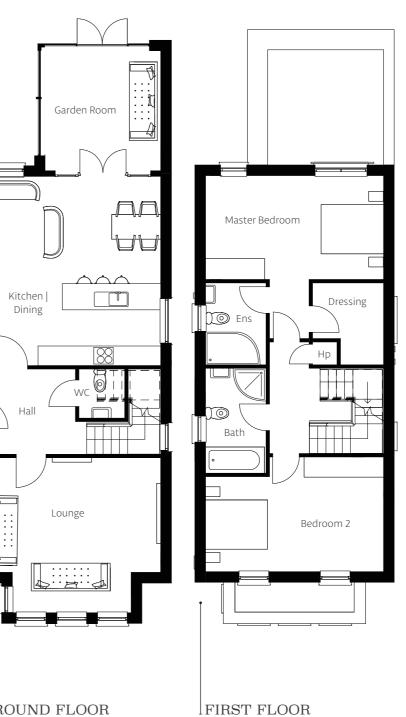


4 Bedroom | Detached

Total Area: 2080 sq ft | 190 sq m







# GROUND FLOOR

GROUND FLOOR	FIRST FLOOR		SECOND FLOOR	
Hall with separate WC	Master Bed max 17'9" x 10'4" 5	.43 x 3.17 Bedroo	om 3 13'6" x 11'1"	4.13 x 3.40
Lounge plus bay 17'9" x 11'5" 5.43 x 3.50	Ensuite 8'2" x 6'1" 2	2.50 x 1.85 Showe	er Room 7'8" x 7'6"	2.35 x 2.30
Kitchen   Dining 18'11" x 17'9" 5.77 x 5.43	Dressing 8'2" x 5'10" 2	2.50 x 1.80 Laund	ry 12'7" x 9'3"	3.86 x 2.82
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	Bathroom 11'9" x 6'1" 3.	8.60 x 1.85		

### PARK VILLAS 9



# SITE NOS. 1 3 5 7

# SPECIFICATION

#### **KITCHENS**

- Choice of high quality units to include door, granite worktop and handles.
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Washing machine and Tumble dryer in laundry room.
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

#### BATHROOMS, ENSUITES AND WC'S

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite Shower cubicles with glass screens
- will be fitted in the bathroom, ensuite and 2nd floor shower room. Recessed down lighters to ceilings

#### FLOOR COVERINGS & TILING

- · Tiled floors to kitchen/dining areas, hall, bathrooms, ensuites and WC's
- · Tiling to wet areas within bathrooms, ensuites and WC's
- Full height tiling to shower enclosures

· A choice of carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms.

#### **INTERNAL FEATURES**

- Internally decorated, walls and ceilings painted
- Solid wood newel posts and handrails with balustrades, protected by clear preservative where appropriate, are incorporated within homes.
- 6" bevelled edge skirting and 4" contemporary architrave painted satin white
- Wooden internal doors with quality brushed steel ironmongery

- Option of wood burning stove or gas fire.
- · Mains supply smoke detectors
- A generous provision of power points is provided throughout the house. This includes feature down lighting throughout the ground floor. TV points are provided in all bedrooms with a telephone point is
- installed beside the lounge TV point. Wiring for future satellite point Natural gas central heating system
- Washing machine and natural gas tumble dryer to laundry room
- Ventilation/extractor fans are fitted in Outside water tap the kitchen, bathroom, ensuite & WC

- Sound proofing to bedrooms, bathroom and between ground and first floor
- Fitted wired alarm
- EXTERNAL FEATURES
- · All gardens top soiled and seeded
- Brick pavior driveway
- Brick pavior/flagged patio area to
- rear of sunroom
- windows
- Slate Roof

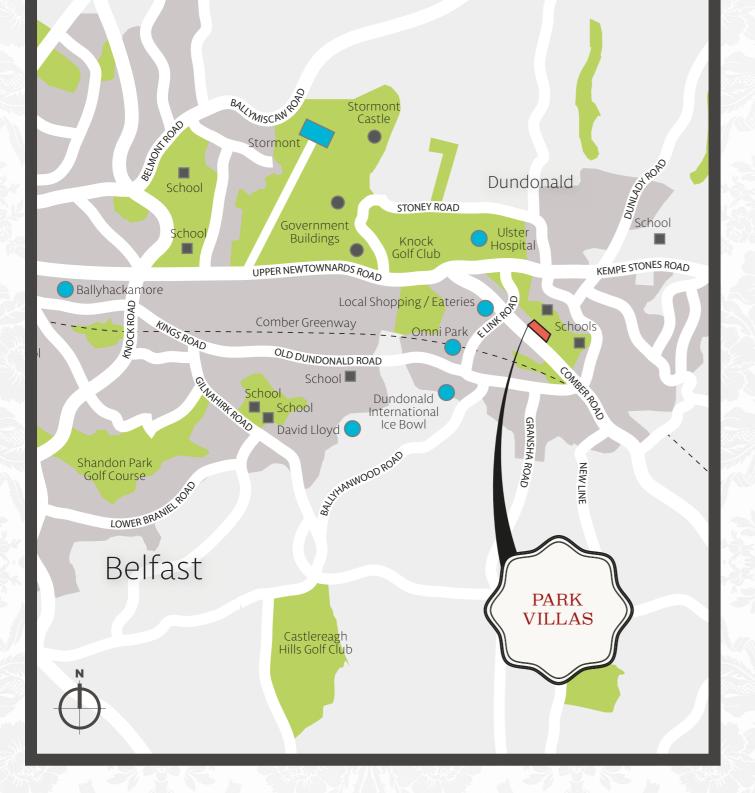


Grey external / white internal uPVC

Modern composite front door

1.8m high close boarded timber fencing to side and rear of garden

- Feature external lighting to front & back door
- Garage with roller shutter door, internal light and power point
- Automated access gate to driveway with separate pedestrian access to front door
- Property also is covered by 10 Year Global Home Warranty insurance policy





DUNDONALD PRIMARY SCHOOL	5 Minute	
ULSTER HOSPITAL	0.4	
LOCAL SHOPS	2 Minutes	
COMBER GREENWAY	7 Minutes	
STORMONT	1.4	

inute Walk 0.4 Miles nutes Walk nutes Walk 1.4 Miles BALLYHACKAMORE DAVID LLOYD OMNI PARK KNOCK GOLF CLUB 2.3 Miles 17 Minutes Walk 16 Minutes Walk 0.7 Miles 

# SITE MAP



### PARK VILLAS 13



SELLLING AGENTS









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