

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



# PARK VILLAS

BELFAST 16



CONTEMPORARY AND LUXURIOUS TURNKEY HOMES

**PARK VILLAS**

BELFAST 16



General Merchants, Ballyhackamore



Comber Greenway



Ulster Hospital

Stormont



Moat Park



## PARK VILLAS

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



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Hall with separate WC		Master Bed max	17'9" x 10'4"	5.43 x 3.17	Bedroom 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"	2.50 x 1.85	Shower 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"	2.50 x 1.80	Laundry	12'7" x 9'3"	3.86 x 2.82
Garden Room	12'1" x 11'7"	3.66 x 3.54	Bedroom 2	17'9" x 11'5"	5.43 x 3.50	Bedroom 4	12'9" x 7'8"	3.90 x 2.35
			Bathroom	11'9" x 6'1"	3.60 x 1.85			



4 Bedroom | Detached

Total Area: 2080 sq ft | 190 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Hall with separate WC		Master Bed max	17'9" x 10'4"	5.43 x 3.17	Bedroom 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"	2.50 x 1.85	Shower 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"	2.50 x 1.80	Laundry	12'7" x 9'3"	3.86 x 2.82
Garden Room	12'1" x 11'7"	3.66 x 3.54	Bedroom 2	17'9" x 11'5"	5.43 x 3.50	Bedroom 4	12'9" x 7'8"	3.90 x 2.35
			Bathroom	11'9" x 6'1"	3.60 x 1.85			

# 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 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
- Grey external / white internal uPVC windows
- Slate Roof
- Modern composite front door
- Outside water tap

- 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



## LOCATION MAP WELL CONNECTED

DUNDONALD PRIMARY SCHOOL	5 Minute Walk	BALLYHACKAMORE	2.3 Miles
ULSTER HOSPITAL	0.4 Miles	DAVID LLOYD	17 Minutes Walk
LOCAL SHOPS	2 Minutes Walk	OMNI PARK	16 Minutes Walk
COMBER GREENWAY	7 Minutes Walk	KNOCK GOLF CLUB	0.7 Miles
STORMONT	1.4 Miles		

## SITE MAP





SELLING AGENTS

**simonBRIEN**  
RESIDENTIAL

**028 9059 5555**  
[www.simonbrien.com](http://www.simonbrien.com)

**TEMPLETON  
ROBINSON**

**028 9065 0000**  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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