



ROSEVALE PARK

BANGOR ROAD, NEWTOWNARDS



ROSEVALE PARK



Mount Stewart



Scrabo Golf Course



McKees Farm Shop



Sailing on Strangford Lough



Mount Stewart



Clandeboyne Golf Course



ROSEVALE PARK

Rosevale Park is an attractive collection of 14 luxury detached, well-appointed homes in an enviable location. Finished to a high specification, these four-bedroom homes are generously proportioned and contemporary in design.

Located within easy walking distance of Newtownards town centre, Rosevale Park offers substantial outdoor space for play and entertaining in a safe and secure cul-de-sac, whilst benefitting from the great shopping, restaurants, excellent schools and varied attractions on offer from a large and bustling local town.

Newtownards is an old market town full of history and character. It has retained its reputation as a great shopping destination, attracting people from far and wide to the wide-ranging artisan and crafts outlets, including McKees Farmshop, Avalon Guitars, Echlinville Distillery and Ards Crafts. Its famous heritage makes it the arts epicentre of Northern Ireland, fuelling a thriving Arts Centre with regular exhibitions and performances.

This historical area offers exceptional opportunities to unwind at the beautiful and recently restored National Trust's neo-classical Mount Stewart House and Gardens, the picturesque Scrabo Country Park at Scrabo Tower, Clandeboyne and Scrabo Golf Courses and Strangford Lough where you can discover a unique diversity of landscape, outstanding wildlife and breathtaking views.

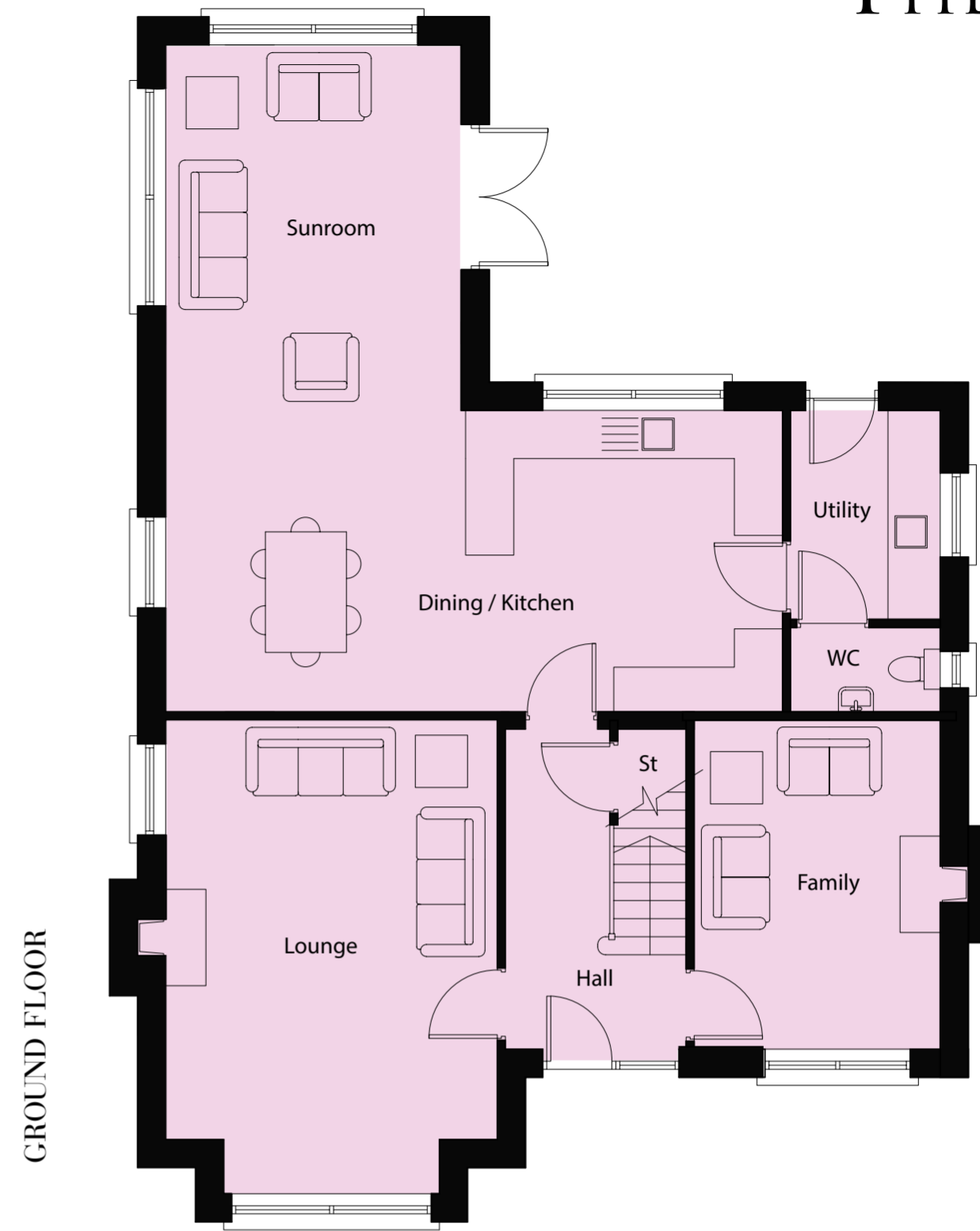
Coupled with excellent transport links to Belfast city centre and George Best Belfast City Airport, Rosevale Park is a highly attractive location.





THE AUSTEN

1950 sq ft approx



GROUND FLOOR



FIRST FLOOR

THE AUSTEN - Nos 1, 2 & 8

GROUND FLOOR

Entrance Hall		
Lounge plus bay	19'2" x 13'5"	5.90 x 4.12m
Family	13'4" x 9'11"	4.10 x 3.06m
Kitchen/Dine	24'11" x 12'2"	7.67 x 3.75m
Utility	8'5" x 6'1"	2.50 x 1.86m
WC		
Sunroom	14'9" x 11'11"	4.55 x 3.67m

FIRST FLOOR

Master Bedroom	13'5" x 12'6"	4.12 x 3.85m
Ensuite	10'6" x 3'11"	3.20 x 1.20m
Bedroom 2	13'5" x 12'5"	4.12 x 3.82m
Bedroom 3	12'6" x 9'11"	3.85 x 3.06m
Bedroom 4	13'0" x 9'11"	4.00 x 3.06m
Bathroom	8'9" x 7'4"	2.70 x 2.25m
Total Floor Area: 1950 sq. ft. approx.		



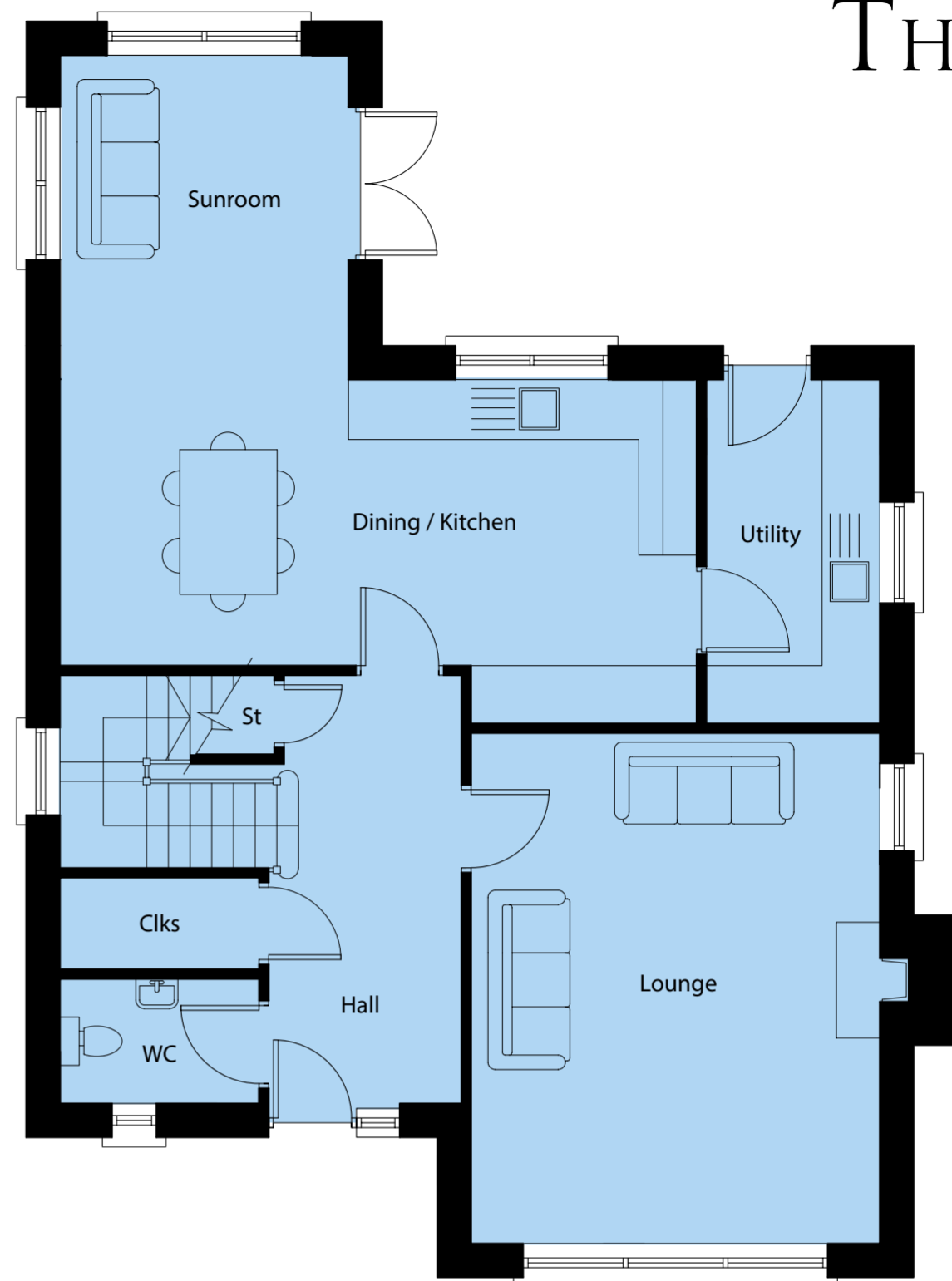
Note: Nos 1 & 8 will be a handed version of these plans



THE BLAKE

1617 sq ft approx

GROUND FLOOR



FIRST FLOOR



THE BLAKE - Nos 3, 4, 5, 6, 7, 9, 10, 12, 14, 113a & 113b

GROUND FLOOR

Entrance Hall		
Lounge	17'3" x 13'9"	5.29 x 4.24m
Kitchen/Dine	21'6" x 11'7"	6.60 x 3.56m
Utility	11'7" x 5'10"	3.56 x 1.80m
WC		
Sunroom	9'9" x 9'0"	2.99 x 2.77m

FIRST FLOOR

Master Bedroom	13'9" x 12'5"	4.24 x 3.82m
Ensuite	7'6" x 5'2"	2.29 x 1.58m
Bedroom 2	12'6" x 10'3"	3.84 x 3.15m
Bedroom 3	12'10" x 7'8"	3.95 x 2.36m
Bedroom 4	9'9" x 9'7"	3.05 x 2.94m
Bathroom	8'9" x 7'1"	2.70 x 2.15m

Total Floor Area: 1617 sq. ft. approx.



Note: Nos 4, 6, 9, 14 & 113a will be a handed version of these plans



CGI is for illustrative purposes only



Photos are for illustrative purposes only

SPECIFICATION

KITCHEN AND UTILITY

- Bespoke, high quality kitchen units with choice of doors, handles, worktops, upstands and tiling
- NEFF appliances to include hob, oven, extractor, dishwasher and fridge freezer
- Fully tiled floor
- LED downlights

HEATING

- Gas fired central heating
- Underfloor heating to ground floor and bathroom - thermostatically controlled radiators on first floor
- Heated towel rail to bathroom and ensuite

SANITARY WARE

- Contemporary white sanitary ware with chrome fittings throughout
- Main bathroom comprises 4 piece suite including separate bath and shower
- Fully tiled shower enclosures, tiled around bath and tiled wash hand basin splashbacks
- Fully tiled floor to bathroom, ensuite and WC
- LED downlights

INTERNAL DETAILING

- Gas fired central heating
- Panelled internal doors with high quality door furniture
- Quality moulded skirting boards and architraves
- Comprehensive electrical specification including range of TV points, wiring for Sky TV and Virgin Media
- Walls and ceilings painted in emulsion
- Tiled floor to hall
- Quality carpet to bedrooms, lounge, family room (where applicable), stairs and landing
- PC Allowance towards wood burning stove
- Smoke, heat and CO detectors
- Solid floors to ground and first floor for excellent sound and heat insulation
- Excellent floor, wall and roofspace insulation

EXTERNAL FINISHES

- Double glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Aluminium guttering and PVC downpipes
- Landscaped front and rear gardens
- Tarmac driveways
- Close boarded timber fencing to rear boundaries
- Detached garage
- Fitted security system

WARRANTY

- NHBC 10 year warranty

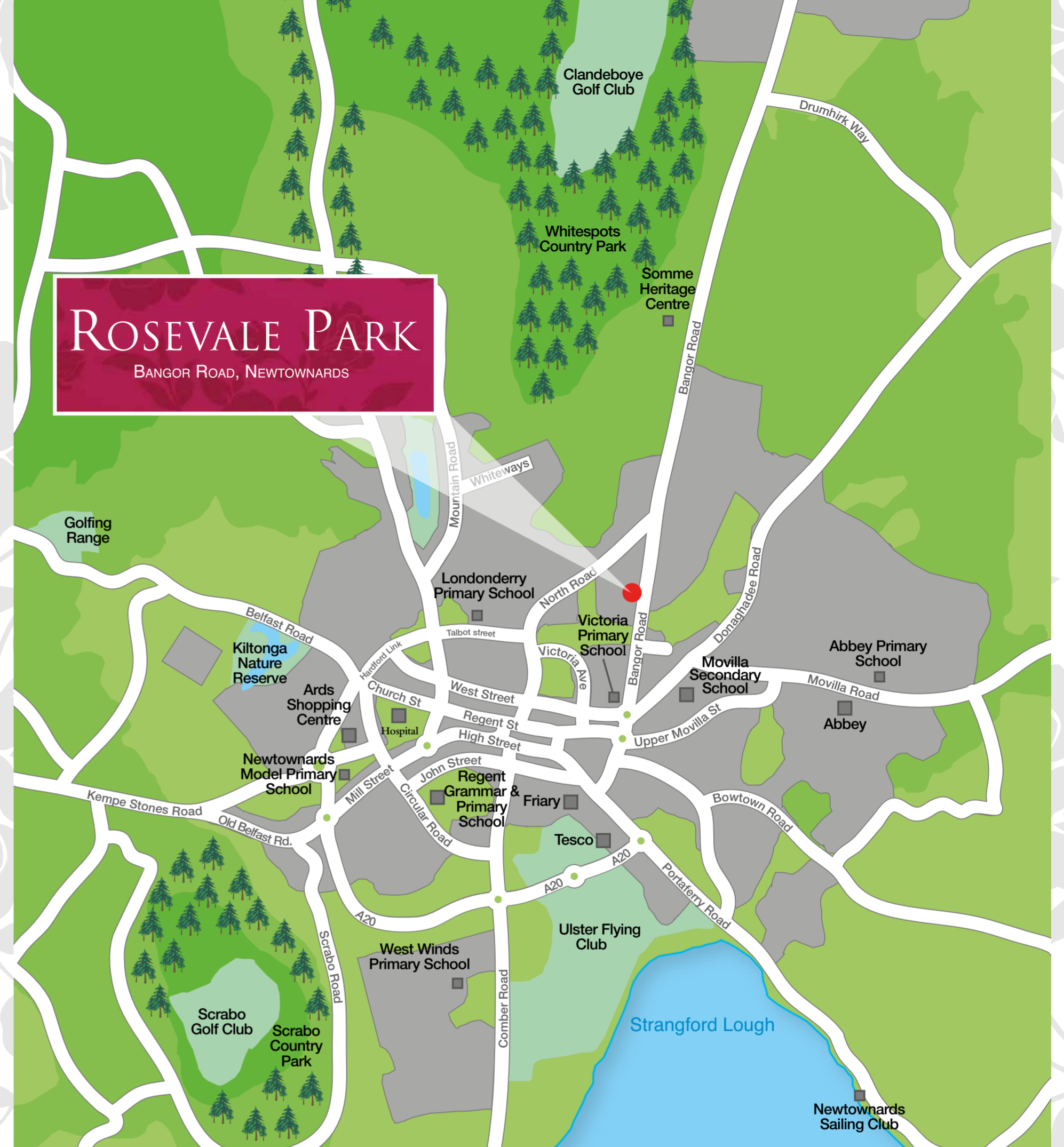




SITE LAYOUT - NOT TO SCALE

HOUSE TYPE KEY

- THE AUSTEN
- THE BLAKE



LOCATION MAP - NOT TO SCALE

WELL LOCATED:

- NEWTOWNARDS TOWN CENTRE - 13 MINUTES WALK
- VICTORIA PRIMARY SCHOOL - 7 MINUTES WALK
- REGENT HOUSE GRAMMAR SCHOOL - 1.7 MILES
- ARDS SHOPPING CENTRE - 1.4 MILES
- ARDS LEISURE CENTRE - 14 MINUTES WALK
- KILTONGA WILDLIFE RESERVE - 1.6 MILES
- BANGOR TOWN CENTRE - 5 MILES
- SCRABO GOLF CLUB - 3.5 MILES
- CLANDEBOYE GOLF CLUB - 2.2 MILES
- STRANGFORD LOUGH - 19 MINUTES WALK



ROSEVALE PARK

BANGOR ROAD, NEWTOWNARDS

SELLING AGENT

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