



COOLDARRAGH WOOD

—
BALLYSILLAN ROAD
BELFAST

A signature development in the heart of the prestigious Cavehill area of North Belfast

Cooldarragh Wood is a signature development in the heart of the prestigious Cavehill area of North Belfast.

Cooldarragh Wood is an exclusive development of 4 luxury detached homes approached by a private lane within a mature tranquil tree lined setting.

Situated within the most vibrant residential location affording a rich variety of amenities and entertainment in close proximity with convenient access to the Cathedral Quarter and Belfast City Centre.



Computer Visual

Luxury Turn Key Specification

Kitchen and Utility

- Impressive high quality units with choice of doors and handles, worktop with upstands and stainless steel splashback
- Integrated appliances to include gas hob, stainless steel electric oven, extractor hood, integrated dishwasher and integrated fridge/freezer
- Plumbed for washing machine and dryer
- Insulated to new building regulations
- Natural gas fired central heating
- Walls and ceilings painted throughout
- Painted skirtings & architraves
- Comprehensive range of electrical points, socket, television & telephone points
- Recessed down-lights to kitchen, ensuite, bathroom and utility
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

Bathroom, Ensuite & Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled showers on slimline trays

Floor Covering & Tiling

- Choice of tiling to entrance hall, kitchen, bathroom, ensuite and cloakroom floors
- Choice of tiling to shower enclosure & around bath area
- Choice of carpets to living, bedrooms, stairs & landing

Internal Features

- Entrance door with 5 point locking system

External

- Traditionally built homes constructed with facing brick
- Front and rear gardens rolled out in lawns
- Rear garden enclosed with closed boarded fencing
- uPVC double glazed windows
- Driveways to be finished in bitmac with pavings to pathways

Building Warranty

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



Belfast Castle

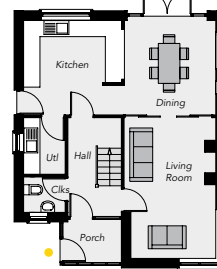


Belfast Zoo

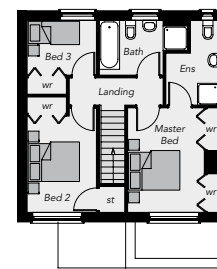


Fortwilliam Golf Club

Ground Floor



First Floor



Ground Floor

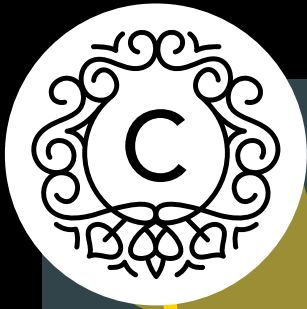
Living Room 16'11" x 10'3"
 Kitchen / Dining 23'2" x 11'3"
 Utility Room 6'10" x 5'0"
 WC 5'0" x 4'3"

First Floor

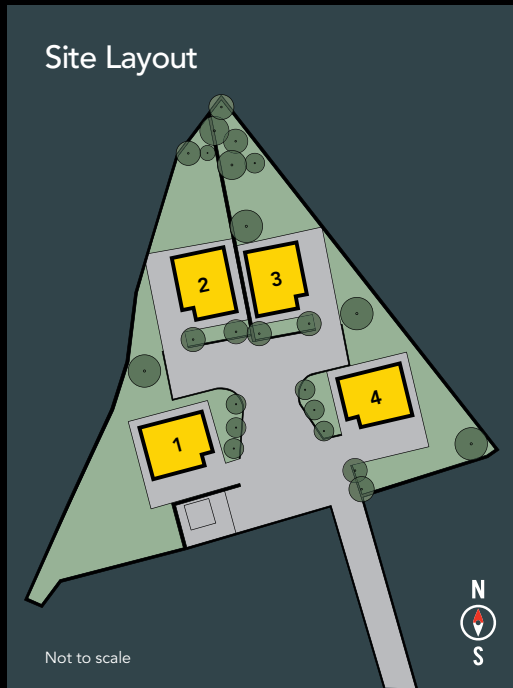
Master Bed max 12'7" x 11'0"
 Ensuite max 10'2" x 6'5"
 Bedroom 2 max 13'11" x 8'4"
 Bedroom 3 8'4" x 6'7"
 Bathroom 7'8" x 6'7"

Total Floor Area
 1127 sq ft approx.

Floorplans shown are representative of Sites 1 & 2 Floorplans for Sites 3 & 4 are handed versions of the above layout.



Not to scale



Not to scale

ULSTER PROPERTY SALES

UPS

CAVEHILL

194 Cavehill Road, Belfast
 Telephone: 028 9072 9270

ULSTERPROPERTYSALES.CO.UK

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.