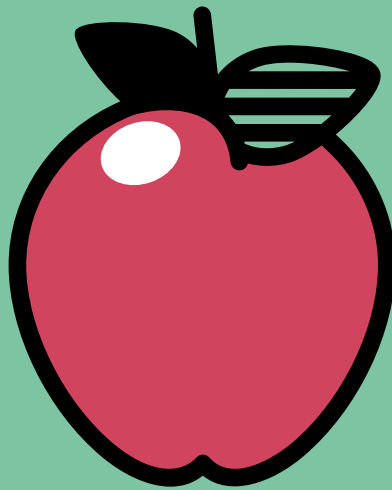


**THOUGHTFULLY DESIGNED HOMES,
PERFECTLY PLACED**

ORCHARD

HILL

LANE



DUNDONALD

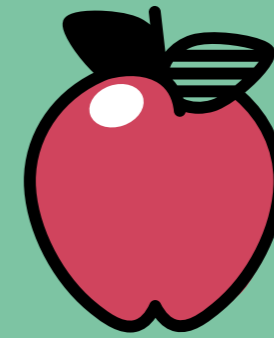
**WELCOME TO ORCHARD HILL LANE.
AN ENVIRONMENT OF TIMELESS APPEAL
FOR AN INSPIRING LIFESTYLE**





**HIGH QUALITY
DESIRABLE HOMES,
INTELLIGENTLY
DESIGNED FOR
MODERN LIVING IN
COMFORT AND STYLE**

PERFECTLY DESIGNED FOR EFFORTLESS LIVING



ORCHARD HILL LANE

Welcome to Orchard Hill Lane, a fine collection of beautifully designed 2, 3 and 4 bedroom homes. Orchard Hill Lane continues PWD Development's ethos of creating desirable homes of high quality, intelligently designed for modern living in comfort and style.

Choose your new home at Orchard Hill Lane and you'll be choosing to live in an environment with timeless appeal, open space and superb connections to Newtownards, Comber, Holywood and the retail and business hubs of Belfast city centre. You'll also

be within easy reach of some of Belfast's best primary and post primary schools, beautiful unspoilt countryside and all of the coastal attractions of Strangford Lough and the Ards Peninsula.

Traditional architectural styling and thoughtful detailing are hallmarks of these desirable homes, while contemporary interiors have been carefully planned and equipped to provide the best in modern living.

Whatever you're looking for in a new home, you'll find it here at Orchard Hill Lane.

HOUSE TYPE QC1

3 bedroom semi-detached 1070 sq ft approx

Brick version sites 4 & 5



CGI is for illustrative purposes only and finishes may vary on site



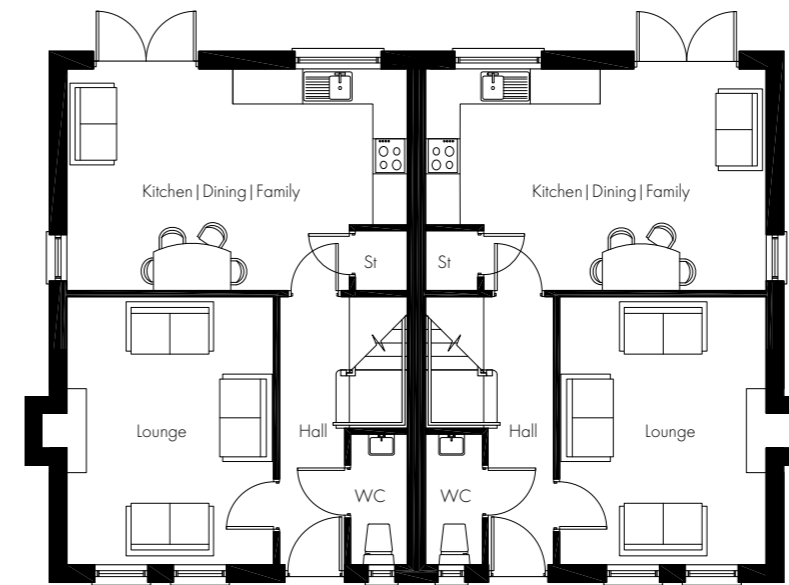
Render version sites 12 & 13



HOUSE TYPE QC1

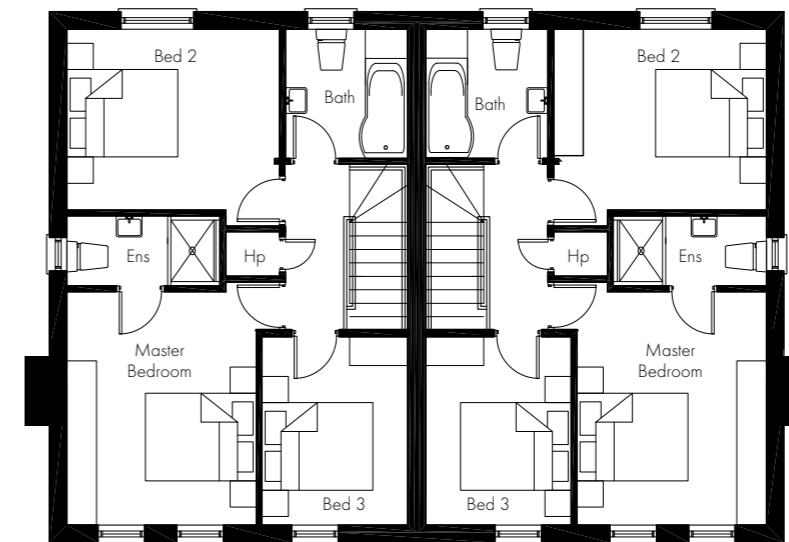
SITE Nos. 4 | 5 | 12 | 13

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	15'1" x 11'6"
Kitchen Dining Family	19'2" x 12'5"



FIRST FLOOR

Master Bedroom	13'1" x 10'6"
Ensuite	8'6" x 3'9"
Bedroom 2	11'9" x 10'2"
Bedroom 3	10'6" x 8'2"
Bathroom	7'2" x 6'9"

HOUSE TYPE QC2

3 bedroom semi-detached 983 sq ft approx



CGI is for illustrative purposes only and finishes may vary on site

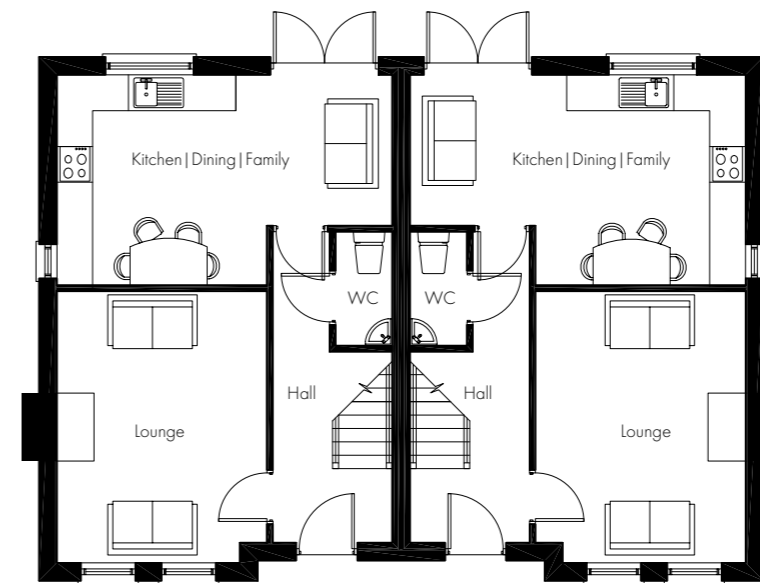


site layout not to scale

HOUSE TYPE QC2

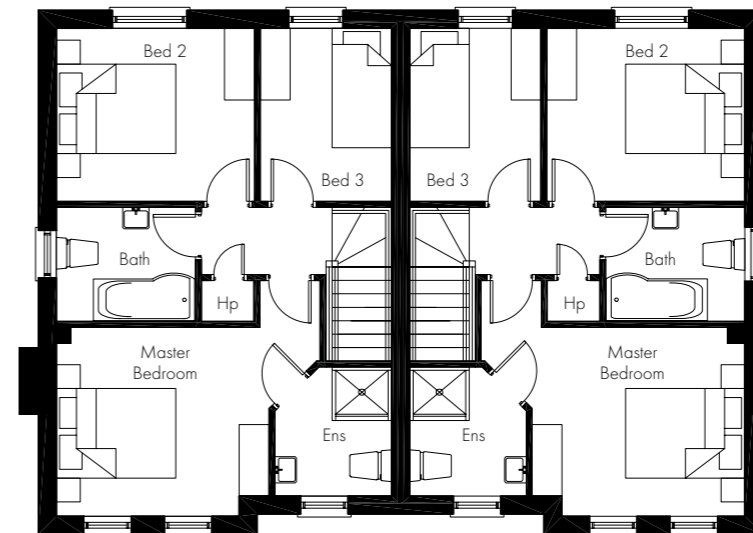
SITE Nos. 8 | 9

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Kitchen Dining Family	18'4" x 11'5"
Lounge	15'3" x 11'5"



FIRST FLOOR

Master Bedroom	11'7" x 10'7"
Ensuite	6'6" x 6'4"
Bedroom 2	10'9" x 9'5"
Bedroom 3	9'5" x 7'2"
Bathroom	7'6" x 6'3"

HOUSE TYPE QC3

4 bedroom detached 1380 sq ft approx (site 23)
1405 sq ft approx (site 19)

Brick version site 23



CGI is for illustrative purposes only and finishes may vary on site



site layout not to scale

Stone and render version site 19

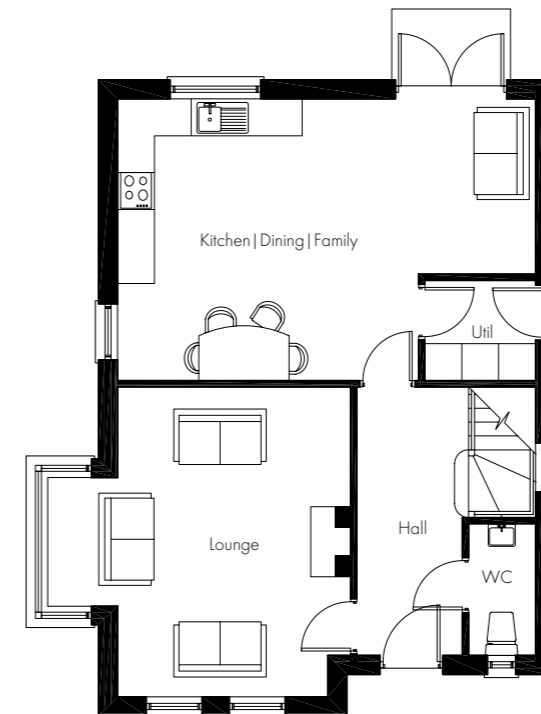


HOUSE TYPE QC3

SITE Nos. 19 | 23

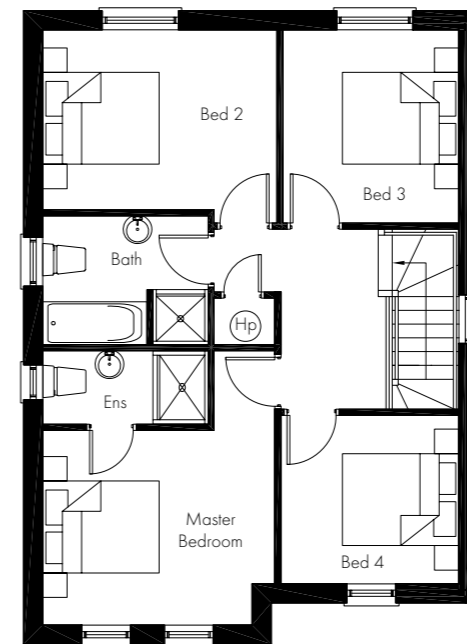
Note: Site 19 has no bay window to the lounge

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Lounge inc bay	16'6" x 12'5"
Kitchen Dining Family	22'4" x 15'1"
Utility	5'9" x 5'3"



FIRST FLOOR

Master Bedroom	12'5" x 10'5"
Ensuite	8'9" x 3'9"
Bedroom 2	12'6" x 9'7"
Bedroom 3	10'4" x 9'5"
Bedroom 4	9'5" x 9'1"
Bathroom	8'9" x 6'9"

HOUSE TYPE QC4

3 bedroom detached 1143 sq ft approx

Stone and render version sites 1, 26, 29, 30 & 35



CGI is for illustrative purposes only and finishes may vary on site

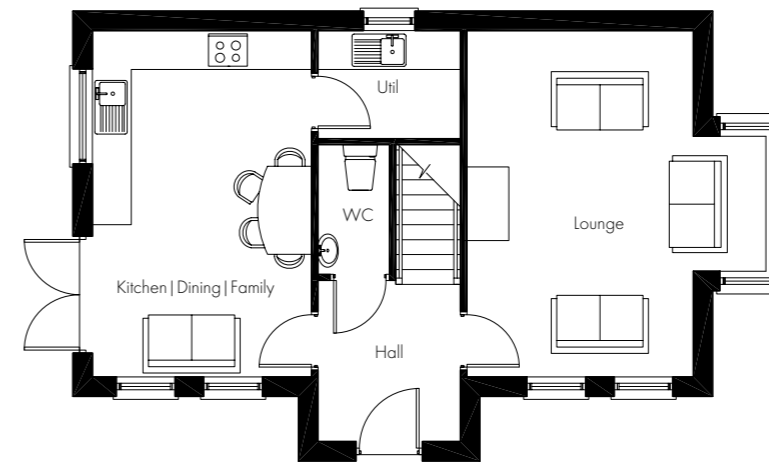


HOUSE TYPE QC4

SITE Nos. 1 | 26 | 29 | 30 | 34 | 35

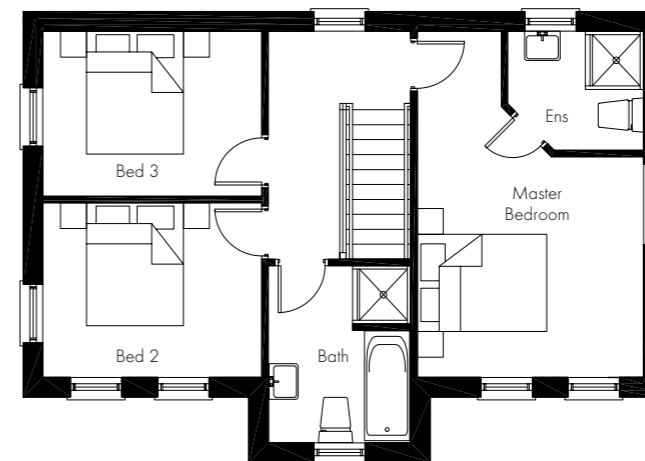
Note: Sites 29 & 35 are handed versions of these plans

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Lounge inc bay	17'5" x 15'2"
Kitchen Dining Family	17'5" x 11'1"
Utility	7'2" x 5'5"



FIRST FLOOR

Master Bedroom	17'5" x 11'5"
Ensuite	6'9" x 6'2"
Bedroom 2	11'1" x 8'9"
Bedroom 3	11'1" x 8'4"
Bathroom	8'9" x 7'2"

HOUSE TYPE QC5

4 bedroom detached 1397 sq ft approx



CGI is for illustrative purposes only and finishes may vary on site

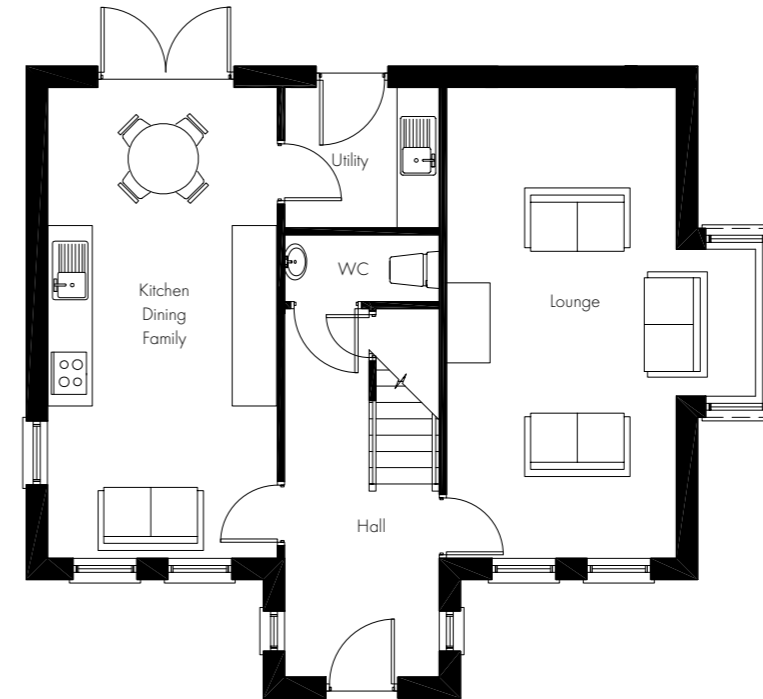


site layout not to scale

HOUSE TYPE QC5

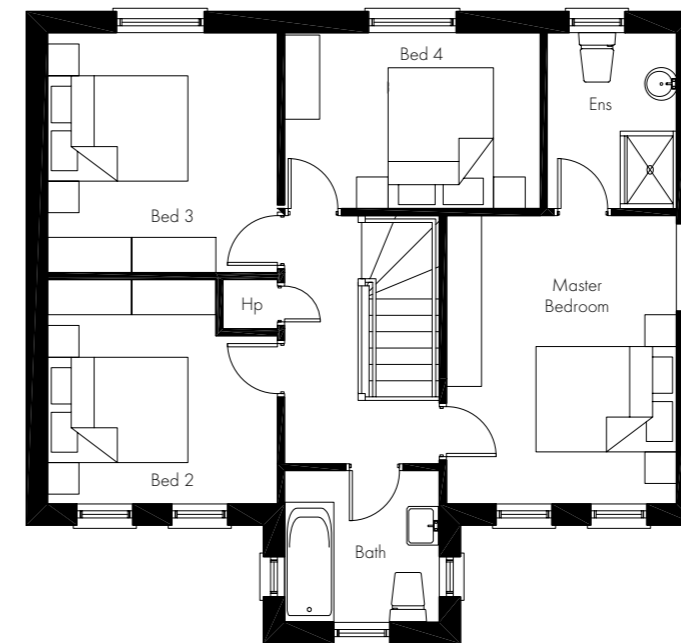
SITE No. 22

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Lounge inc bay	21'10" x 14'0"
Kitchen Dining Family	21'10" x 10'9"
Utility	7'2" x 6'6"



FIRST FLOOR

Master Bedroom	13'5" x 10'7"
Ensuite	8'2" x 6'0"
Bedroom 2	10'7" x 10'5"
Bedroom 3	11'2" x 10'7"
Bedroom 4	11'9" x 7'5"
Bathroom	7'2" x 7'7"

HOUSE TYPE QC7

3 bedroom semi-detached 913 sq ft approx



CGI is for illustrative purposes only and finishes may vary on site



site layout not to scale

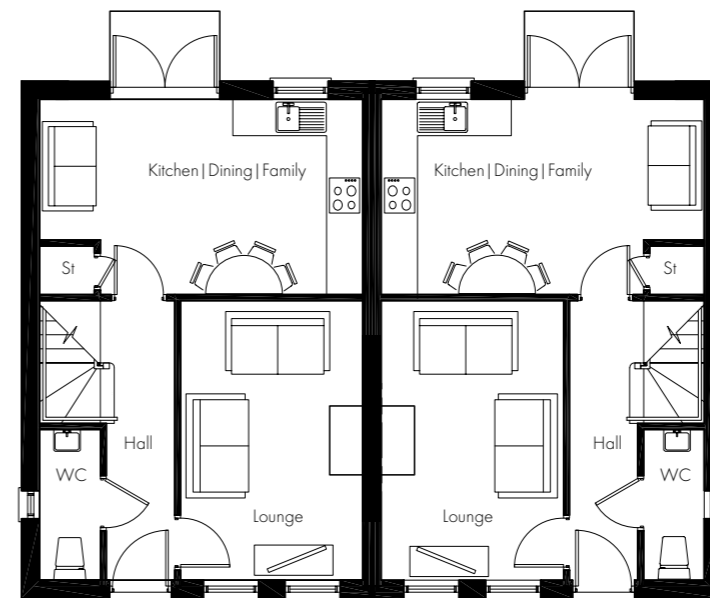


Brick version sites 16 & 17

HOUSE TYPE QC7

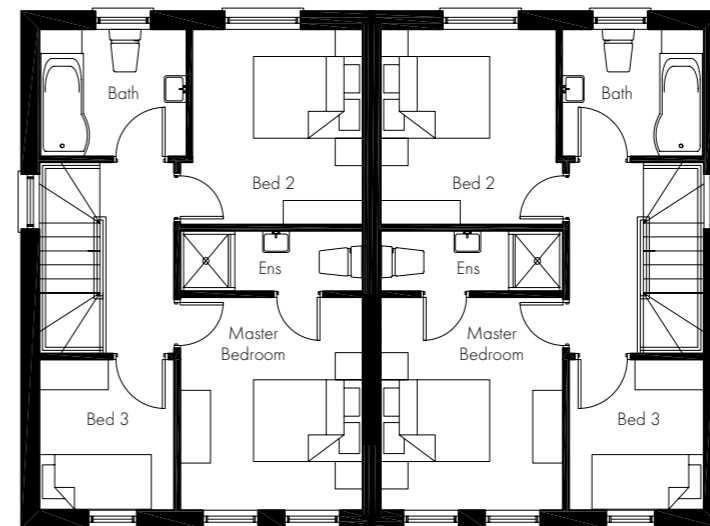
SITE Nos. 6 | 7 | 10 | 11 | 14 | 15 | 16 | 17

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	15'2" x 9'9"
Kitchen Dining Family	17'5" x 10'5"



FIRST FLOOR

Master Bedroom	11'5" x 9'9"
Ensuite	9'9" x 3'3"
Bedroom 2	10'6" x 9'2"
Bedroom 3	8'2" x 7'3"
Bathroom	7'10" x 6'9"

HOUSE TYPE QC2 DET

3 bedroom detached 995 sq ft approx
1020 sq ft approx with bay

Brick version sites 27 & 28

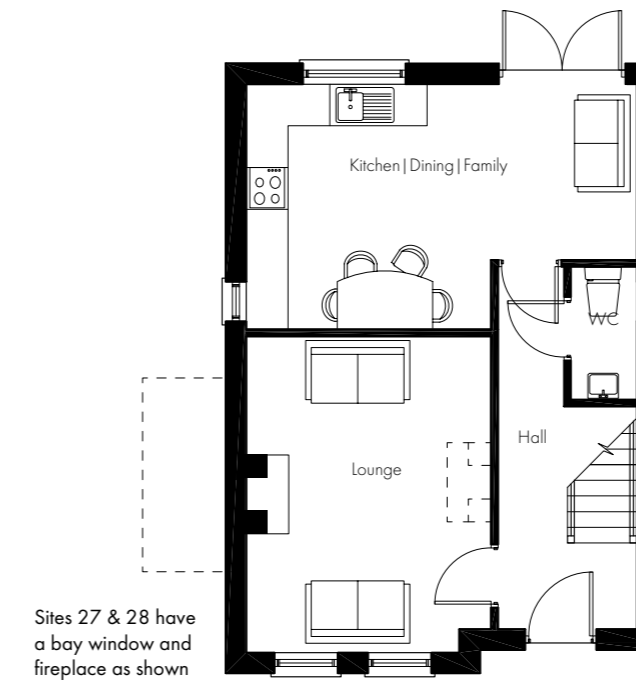


HOUSE TYPE QC2 DET

SITE Nos. 2 | 3 | 18 | 27 | 28 | 31

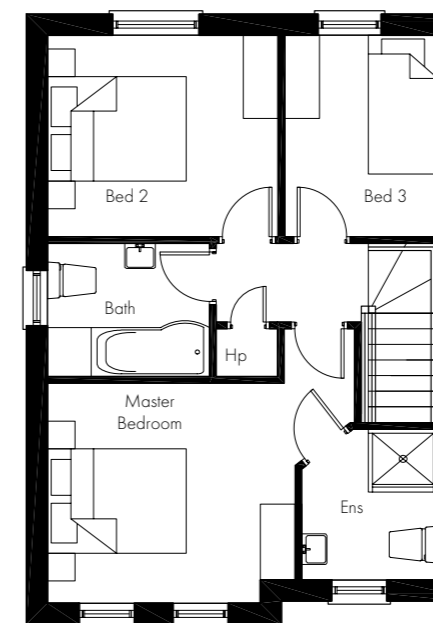
Note: Sites 27 & 28 have a bay window to the lounge
Note: Sites 3 and 27 are handed versions of these plans

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



GROUND FLOOR

Entrance Hall with separate WC	
Kitchen Dining Family	18'7" x 11'5"
Lounge	15'3" x 11'5"
Lounge 27 & 28 inc bay	15'3" x 15'2"



FIRST FLOOR

Master Bedroom	11'7" x 10'7"
Ensuite	6'6" x 6'6"
Bedroom 2	10'9" x 9'5"
Bedroom 3	9'5" x 7'4"
Bathroom	7'7" x 6'3"

HOUSE TYPE QC1 | QC4

3 bedroom semi-detached 1070 sq ft | 1143 sq ft approx



CGI is for illustrative purposes only and finishes may vary on site



site layout not to scale



Brick and render version sites 32 & 33

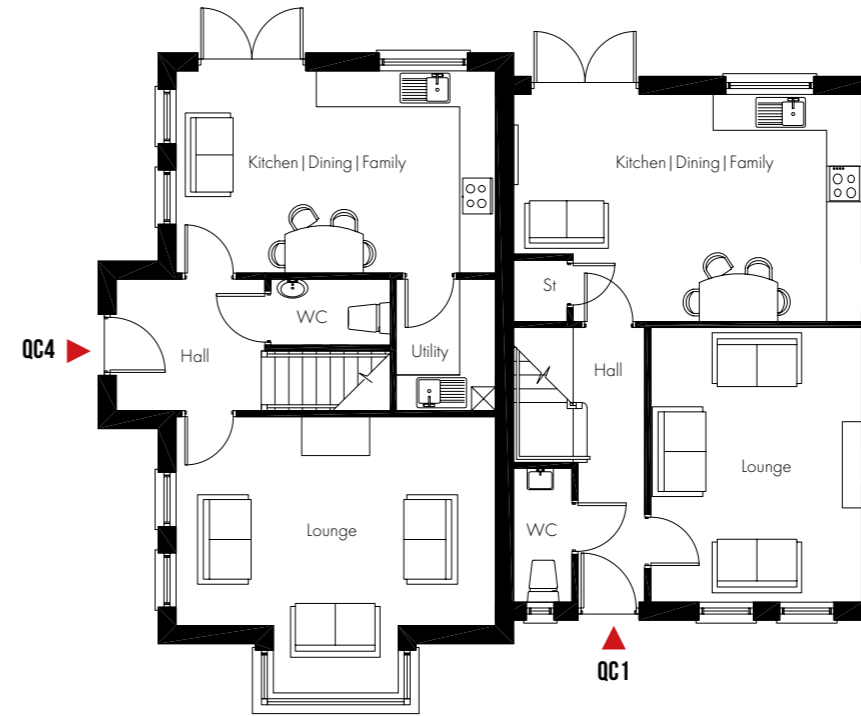
HOUSE TYPE QC1 | QC4

QC1 SITE Nos. 21 | 25 | 32

QC4 SITE Nos. 20 | 24 | 33

Note: Sites 32 & 33 are handed versions of these plans

All dimensions are approximate and taken at widest points. Floor plans are not to scale.

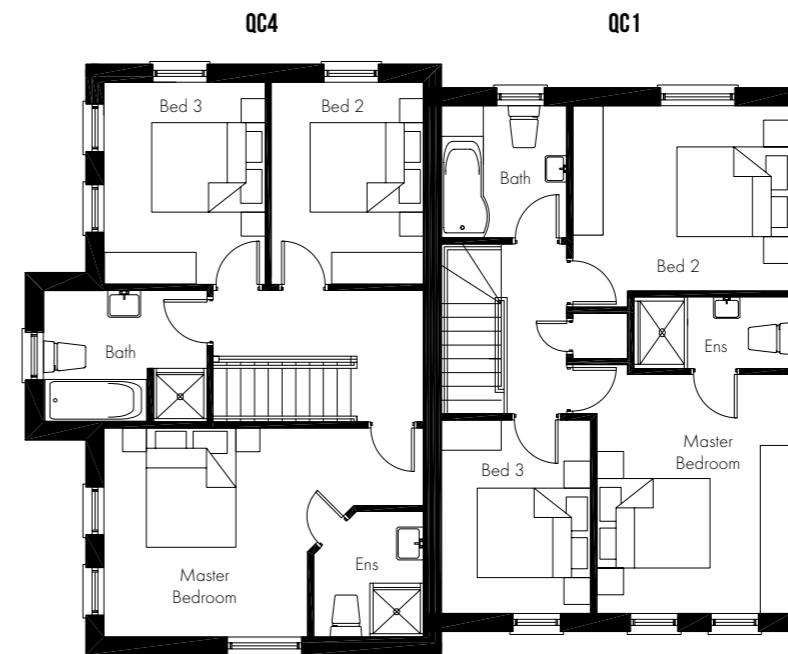


GROUND FLOOR QC1

Entrance Hall with separate WC	
Lounge	15'1" x 11'6"
Kitchen Dining Family	19'2" x 12'5"

GROUND FLOOR QC4

Entrance Hall with separate WC	
Lounge inc bay	18'2" x 17'5"
Kitchen Dining Family	17'5" x 11'1"
Utility	7'2" x 5'5"



FIRST FLOOR QC1

Master Bedroom	13'1" x 10'6"
Ensuite	8'6" x 3'9"
Bedroom 2	11'9" x 10'2"
Bedroom 3	10'6" x 8'2"
Bathroom	7'3" x 6'9"

FIRST FLOOR QC4

Master Bedroom	17'5" x 11'5"
Ensuite	6'9" x 6'0"
Bedroom 2	11'1" x 8'9"
Bedroom 3	11'1" x 8'4"
Bathroom	8'9" x 7'2"



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 or washer dryer where applicable
- 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
- Wood burning stove fitted
- Contemporary internal doors and ironmongery

INTERNAL FEATURES cont...

- Smoke and carbon monoxide alarms fitted to Building Control standards
- Generous range of points for electrical sockets, switches, telephone and tv points.
- 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 down 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 and rear doors

WARRANTY

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



ATTENTION TO DETAIL IS WHAT MAKES THE DIFFERENCE IN A PWD DEVELOPMENTS HOME



SITE LAYOUT

- House Type QC 1
- House Type QC 4
- House Type QC 4 | QC 1
- House Type QC 2
- House Type QC 5
- House Type QC 2 D
- House Type QC 3
- House Type QC 7
- Orchard Hill Apartments



LOCATION MAP

ORCHARD HILL LANE - WELL CONNECTED

George Best Belfast City Airport 8 miles	Outer Ring 3.5 miles
Belfast City Centre 6 miles	Ballyhackmore 3 miles
Comber 5.5 miles	Stormont Estate 2.8 miles
Newtownards 4 miles	Ulster Hospital 1.5 miles

Developed by



Selling Agent



EAST BELFAST
www.simonbrien.com

T: 028 9059 5555

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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.

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