
GREEN
ROAD

ROWANVALE

CONLIG
BANGOR

By BOLAND REILLY HOMES





Welcome To ROWANVALE





A Name Synonymous WITH QUALITY

Established 52 years ago in 1966, Boland Reilly Homes have built over 4,000 family homes in the areas of Bangor, Belfast, Newtownabbey and Armagh.

Boland Reilly have been hailed as not only the Daily Express British House Builder Gold Award Winners in 2005, 2006 and 2007, but also presented on multiple occasions with the NHBC Pride in the Job Awards for their stunning developments at Ashfield Hall, Ashfield Manor, Dunover Road and St Andrews Point.

Boland Reilly's high standard and unparalleled attention to detail have been recognised by numerous generations of the same family, who return to purchase their beautiful homes time and time again.

The notable recent developments of Boland Reilly Homes include Dunover Road and Demense in Ballywalter, St Andrews Point in Ballyhalbert, Shorelands in Cloughey and Olivers Close in Ballygalget. The flagship sites at Ashfield Manor and Ashfield Hall, both situated in Bangor, have established the identity for this elegant new development of Rowanvale.



Shorelands, Cloughey



Ashfield Hall, Bangor



Ashfield Hall, Bangor



St. Andrew's Point, Ballyhalbert

It goes without saying that Boland Reilly Homes have been building beautiful homes all over Bangor and the Ards Peninsula for many years.

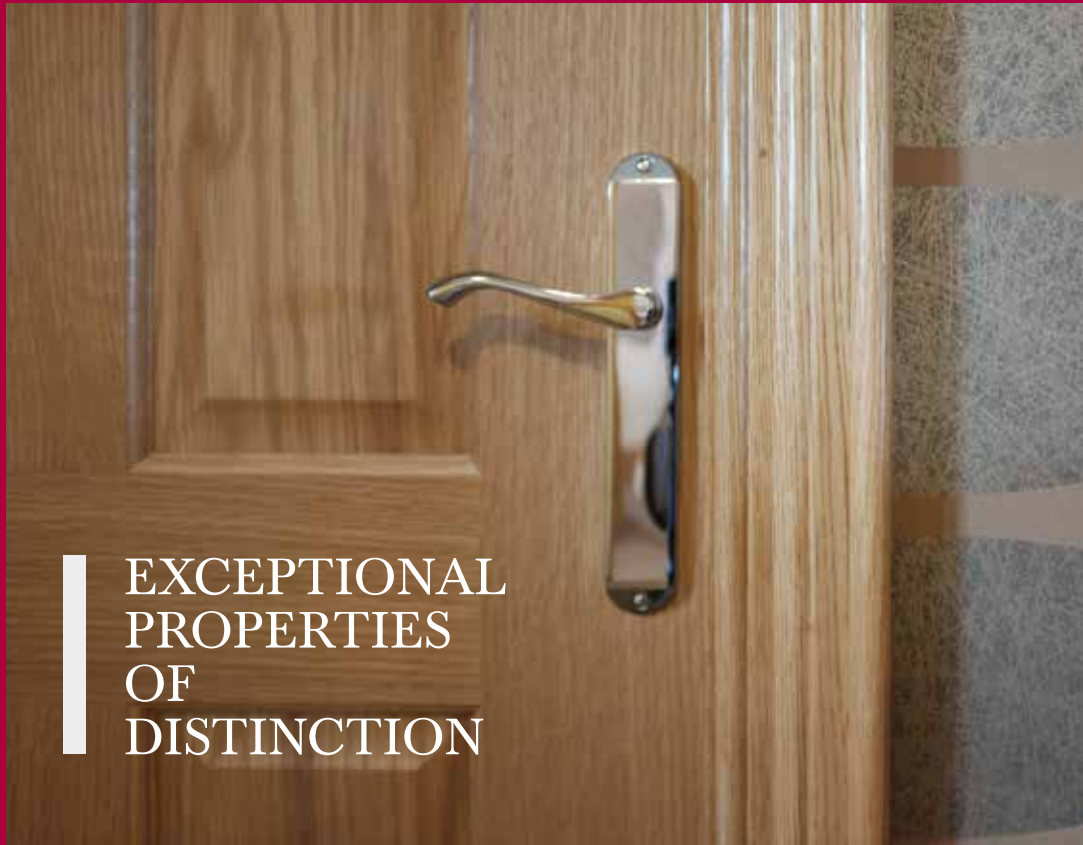


Rowanvale is set in a semi-rural location on Green Road, Conlig, Bangor surrounded by open countryside.

Offering a unique collection of detached and semi-detached homes, no detail has been overlooked in Boland Reilly's quest to ensure that these homes lend themselves to easy maintenance and modern family living.

Boland Reilly Homes have incorporated many quality features within Rowanvale which are associated with the design and finishes of our prestigious Ashfield Hall development such as the bay windows, high ceilings with cornicing and period panelled internal doors, providing both luxury and style. What's more, the modern and technical standards of heating, insulation and energy performance boast comfort and convenience.

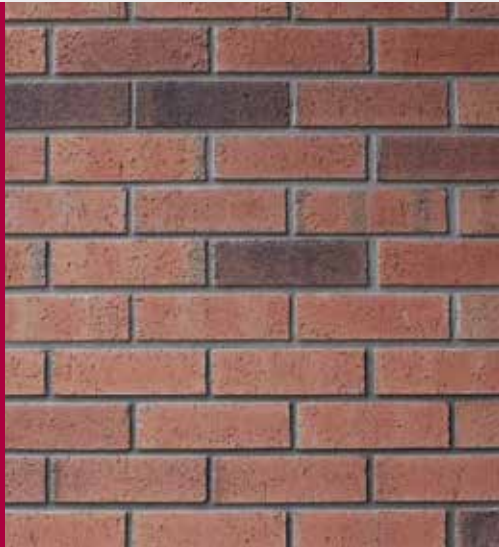
On the outside, these homes benefit from soft landscaping, high-quality paving and paths, with feature development entrance detailing.



EXCEPTIONAL
PROPERTIES
OF
DISTINCTION



*Images used are examples
of workmanship from
Ashfield Hall, Bangor*



BREATHTAKING SCENERY ALL AROUND

Strangford Lough & Scrabo Tower

Mount Stewart

Bangor Golf Club

Pickie Fun Park

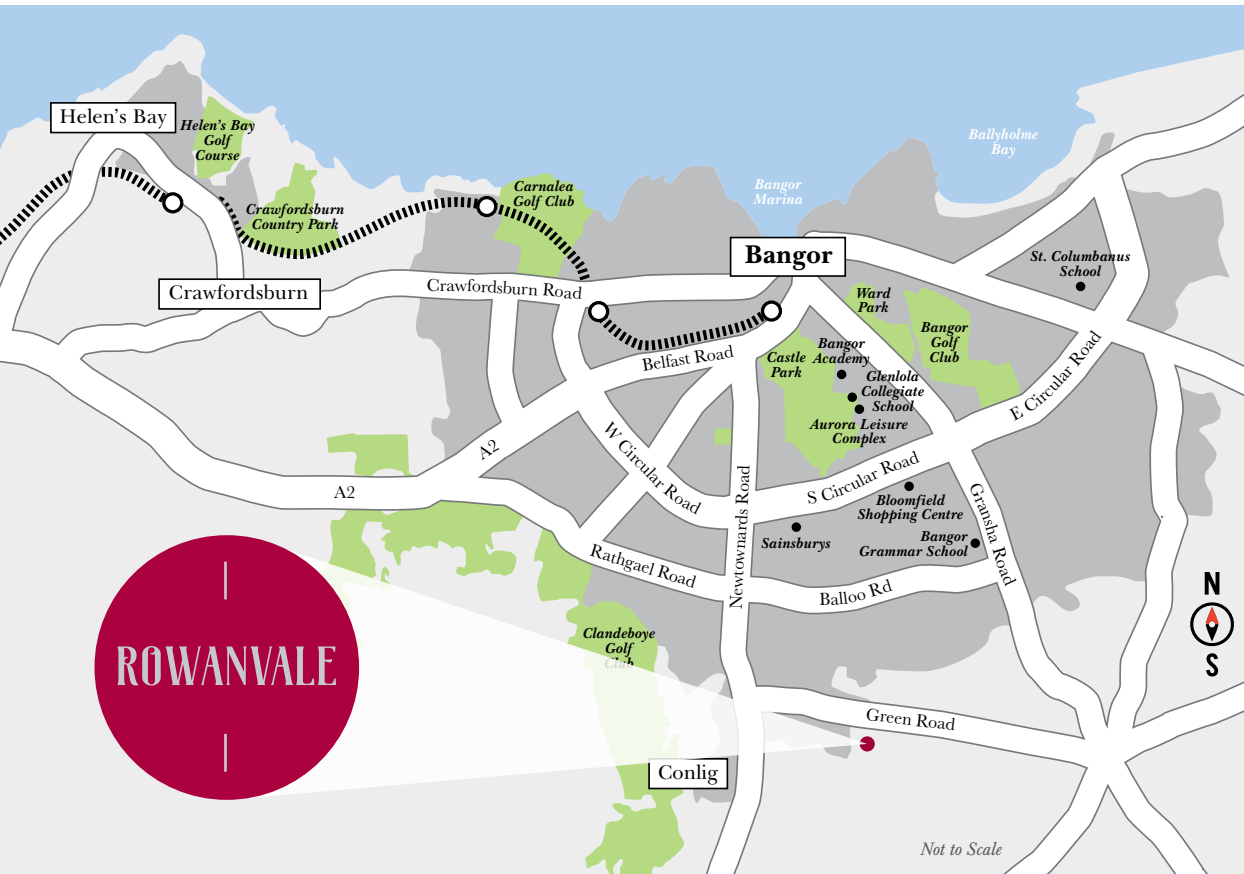
THE PREMIER MARITIME RESORT

Located on the edge of Bangor bordering lush countryside and close to the Ards Peninsula, the new development of Rowanvale is perfectly placed and within easy reach of a variety of local amenities, including a wide range of cafés, restaurants, convenience stores, boutiques, leisure facilities, and leading primary and secondary schools.

Take the time to enjoy a family day out at the Pickie Fun Park, explore the lush gardens surrounding Mount Stewart or stroll along the sandy beaches at Crawfordsburn Country Park, and it's easy to see how this area is in a league of its own. For the sports enthusiasts, Rowanvale is only a short drive away from Clondeboye and Blackwood Golf Courses, Bangor Marina and a number of great spots for scenic walking and cycling, including Belfast Lough, Strangford Lough and the stunning Ards Peninsula.

Rowanvale would be ideal for growing families, and young professionals making the daily commute to Belfast via the area's great rail and road access.





A FIRST CLASS LOCATION

Close to home...

Clandeboy Golf Club	1.4 miles
Bangor Town Centre	2.1 miles
Bloomfield Shopping Centre	2.2 miles
Bangor Bus and Train Station	2.5 miles
Springhill Retail Park	2.7 miles
Bangor Aurora	3.0 miles
Ward Park	3.5 miles
Bangor Golf Club	3.7 miles
Ballyholme Beach	4.9 miles

Slightly further afield...

Newtownards	3.8 miles
Crawfordsburn	4.2 miles
Donaghadee	5.3 miles
Comber	7.9 miles
Holywood	8.8 miles
Belfast City Centre	13.7 miles
Lisburn	22.6 miles
George Best Belfast City Airport	10.8 miles
Belfast International Airport	31.3 miles

SITE LAYOUT



The FURLEY

Sites 3, 4, 8, 9, 16, 17, 18, 19, 21, 22, 28, 29, 34, 35, 36 & 37



The LANGFORD

Sites 12, 13, 26 & 27



The EPWORTH

Sites 5, 25, 30 & 33



The BARTLEY

Sites 14, 15, 19b, 29c, 38 & 39



The BARTON

Sites 1, 2, 23 & 24



The ROWAN

Sites 6 & 41



The PORTLAND

Sites 7 & 40



The HARRINGTON

Sites 20 & 29a



The DUNBRIDGE

Sites 31 & 32



*Welcome
to*
ROWANVALE



Computer Visual



THE FURLEY

SITE NUMBERS 3, 4, 8, 9, 16, 17, 18, 19, 21, 22, 28, 29, 34, 35, 36 & 37

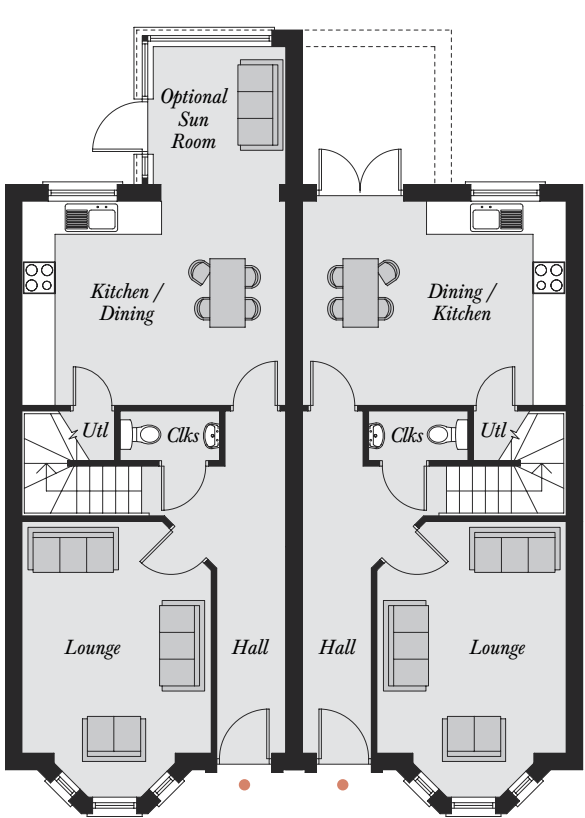
GROUND FLOOR

Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'4" x 11'4"
Kitchen / Dining	15'11" x 12'2"
Utility Room	5'9" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

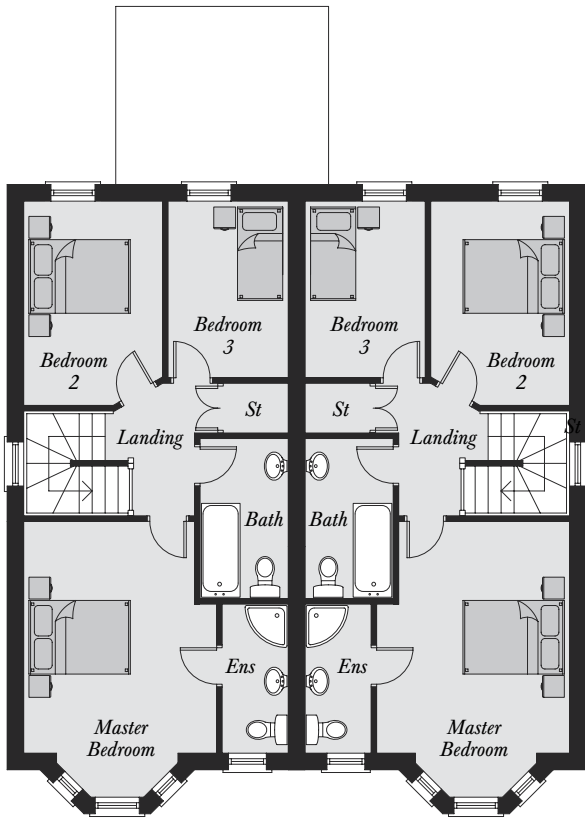
FIRST FLOOR

Master Bed <i>Max, Inc. Bay</i>	16'4" x 11'8"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'2"
Bedroom 3	10'6" x 7'5"
Bathroom	9'6" x 5'3"

TOTAL FLOOR AREA
1072 SQ FT approx.
Optional Sun Room 90 sq ft approx.



GROUND FLOOR



FIRST FLOOR

THE LANGFORD

SITE NUMBERS 12, 13, 26 & 27

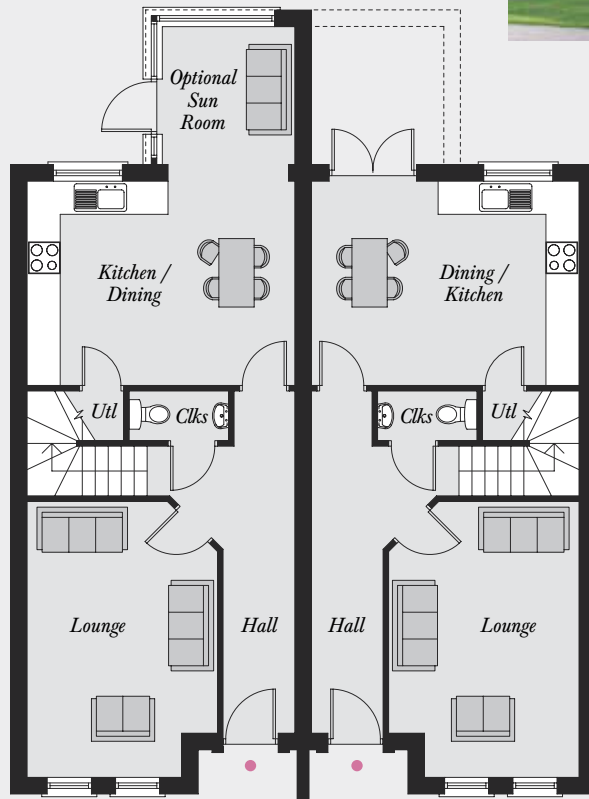
GROUND FLOOR

Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'5" x 11'4"
Kitchen / Dining	15'11" x 12'2"
Utility Room	5'9" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

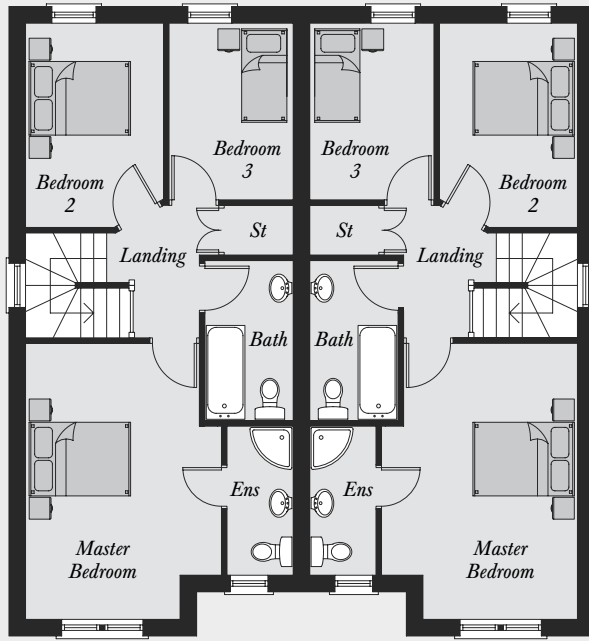
FIRST FLOOR

Master Bed <i>Max, Inc. Bay</i>	16'5" x 11'8"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'2"
Bedroom 3	10'6" x 7'5"
Bathroom	9'6" x 5'3"

TOTAL FLOOR AREA
1090 SQ FT approx.
Optional Sun Room 90 sq ft approx.



GROUND
FLOOR



FIRST
FLOOR



THE EPWORTH

SITE NUMBERS 5, 25, 30 & 33

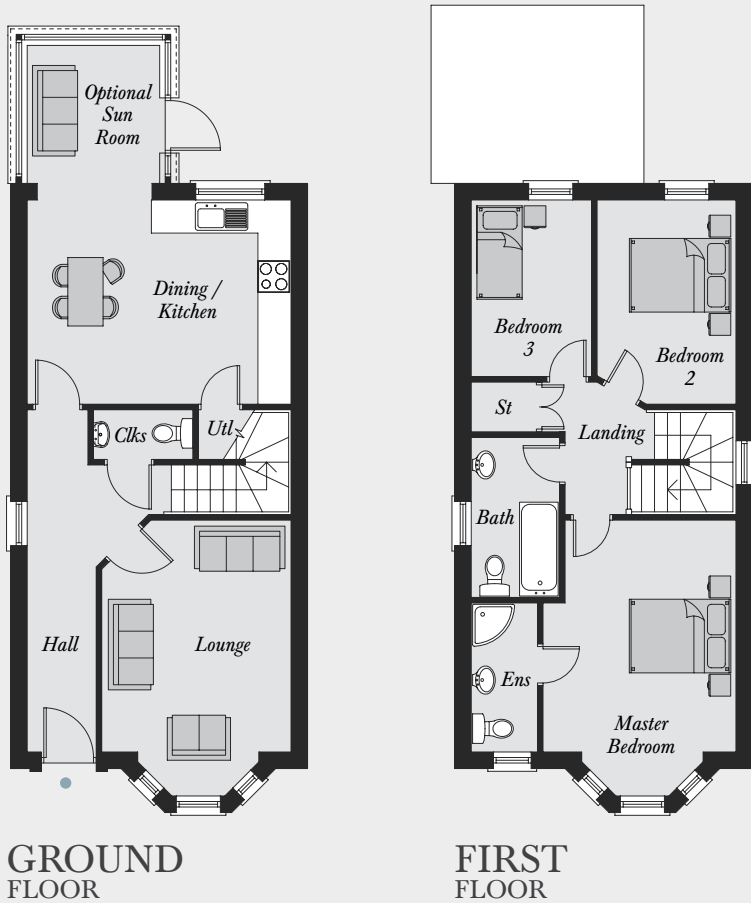
GROUND FLOOR

Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'4" x 11'3"
Kitchen / Dining	15'8" x 12'2"
Utility Room	5'6" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

FIRST FLOOR

Master Bed <i>Max, Inc. Bay</i>	16'4" x 11'5"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'2"
Bedroom 3	10'6" x 7'2"
Bathroom	9'6" x 5'3"

TOTAL FLOOR AREA 1056 SQ FT approx.
Optional Sun Room 90 sq ft approx.



THE BARTLEY

SITE NUMBERS 14, 15, 19b, 19c, 38 & 39

GROUND FLOOR

Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'4" x 11'6"
Kitchen / Dining	15'11" x 12'2"
Utility Room	5'9" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

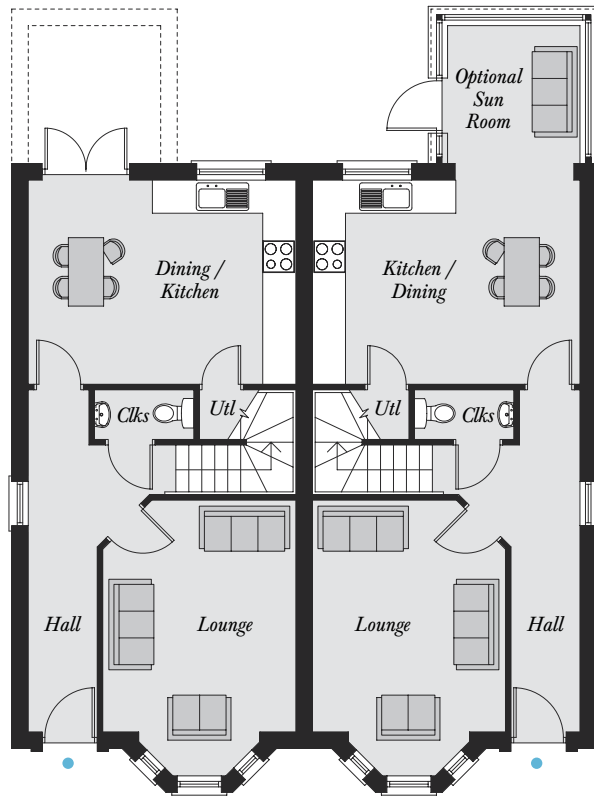
FIRST FLOOR

Master Bed <i>Max, Inc. Bay</i>	16'4" x 11'8"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'5"
Bedroom 3	10'6" x 7'2"
Bathroom	9'6" x 5'3"

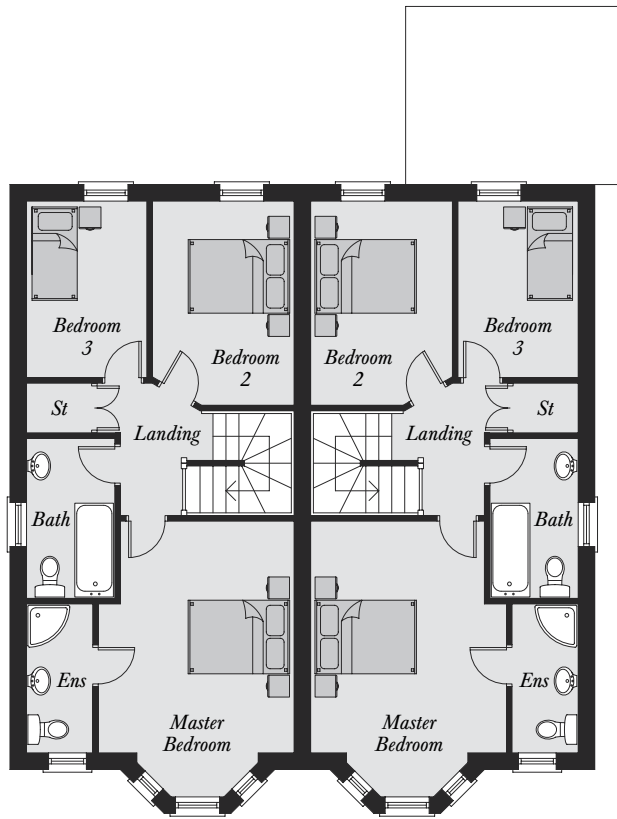
TOTAL FLOOR AREA

1072 SQ FT approx.

Optional Sun Room 90 sq ft approx.



GROUND FLOOR



FIRST FLOOR





THE BARTON

SITE NUMBERS 1,2, 23 & 24

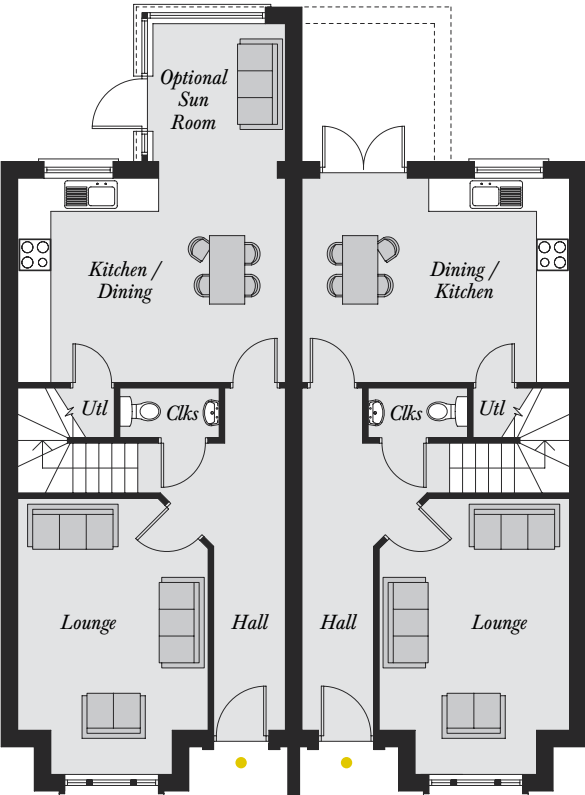
GROUND FLOOR

Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'5" x 11'4"
Kitchen / Dining	15'11" x 12'2"
Utility Room	5'9" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

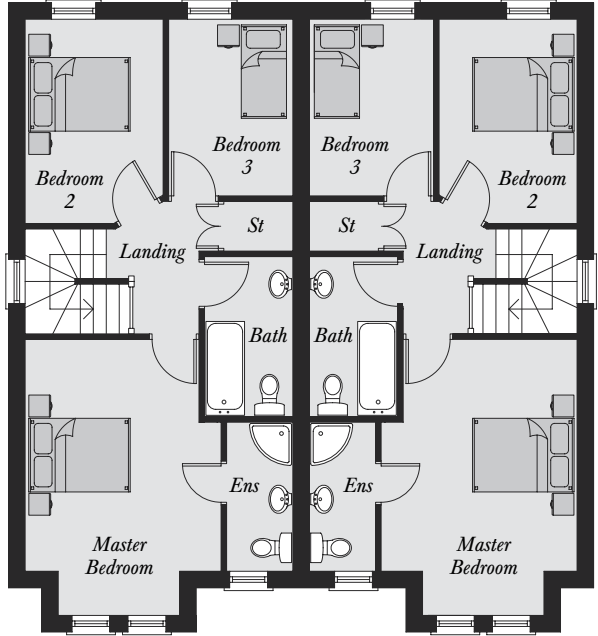
FIRST FLOOR

Master Bed <i>Max, Inc. Bay</i>	16'5" x 11'8"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'2"
Bedroom 3	10'6" x 7'5"
Bathroom	9'6" x 5'3"

TOTAL FLOOR AREA
1080 SQ FT approx.
Optional Sun Room 90 sq ft approx.



GROUND FLOOR



FIRST FLOOR





THE ROWAN & THE PORTLAND

THE ROWAN - SITE NUMBERS 6 & 41
THE PORTLAND - SITE NUMBERS 7 & 40

GROUND FLOOR *(The Rowan)*

Entrance Hall	
Lounge <i>Inc. Bay</i>	21'4" x 12'4"
Kitchen / Dining <i>Max</i>	21'4" x 11'8"
Cloakroom	8'10" x 2'11"

FIRST FLOOR *(The Rowan)*

Master Bed <i>Inc. Bay</i>	16'0" x 11'8"
Ensuite	11'8" x 4'11"
Bedroom 2 <i>Max, Inc Bay</i>	13'5" x 12'4"
Bedroom 3	12'4" x 7'3"
Bathroom <i>Max</i>	7'7" x 6'11"

TOTAL FLOOR AREA
1238 SQ FT approx.

GROUND FLOOR *(The Portland)*

Entrance Hall	
Lounge	17'1" x 12'10"
Kitchen / Dining <i>Max</i>	20'6" x 11'2"
Cloakroom	

FIRST FLOOR *(The Portland)*

Bedroom 1 <i>Max</i>	14'9" x 12'10"
Bedroom 2 <i>Max</i>	13'5" x 12'10"
Bedroom 3	8'10" x 7'4"
Bathroom	7'4" x 8'2"

TOTAL FLOOR AREA
1138 SQ FT approx.



THE HARRINGTON

SITE NUMBERS 20 & 29a

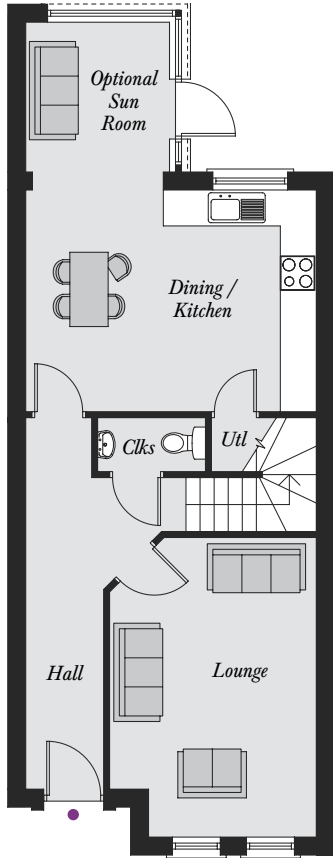
GROUND FLOOR

Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'5" x 11'4"
Kitchen / Dining	15'11" x 12'2"
Utility Room	5'9" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

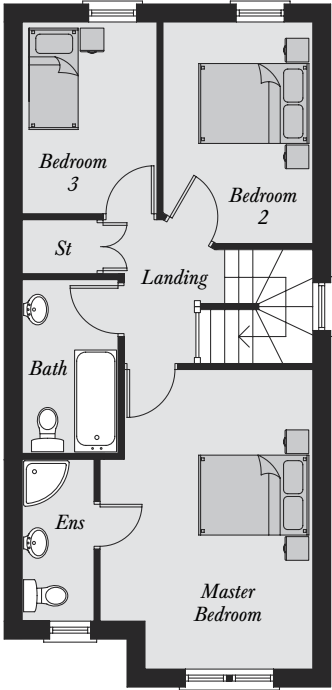
FIRST FLOOR

Master Bed <i>Max, Inc. Bay</i>	16'5" x 11'8"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'2"
Bedroom 3	10'6" x 7'5"
Bathroom	9'6" x 5'3"

TOTAL FLOOR AREA
1090 SQ FT approx.
Optional Sun Room 90 sq ft approx.



GROUND
FLOOR



FIRST
FLOOR



THE DUNBRIDGE

SITE NUMBERS 31 & 32

GROUND FLOOR

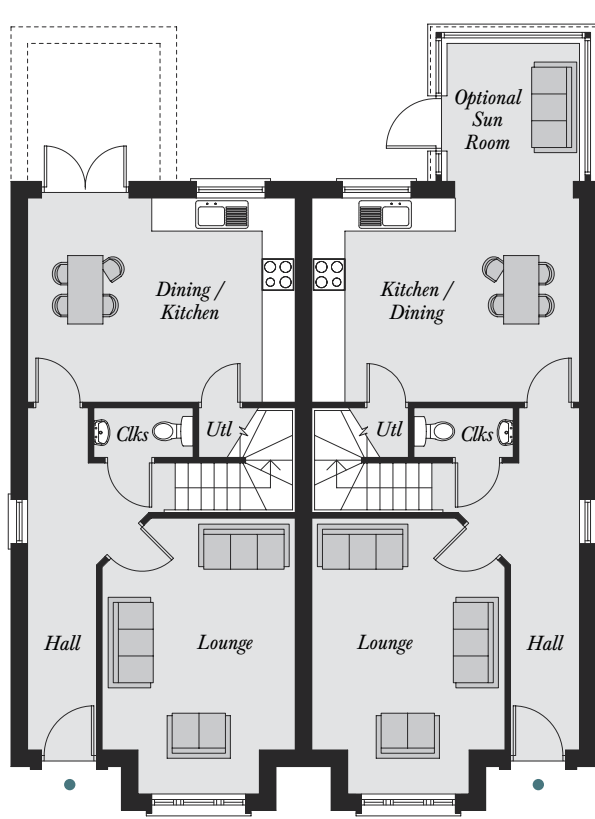
Entrance Hall	
Lounge <i>Max, Inc. Bay</i>	16'5" x 11'6"
Kitchen / Dining	15'11" x 12'2"
Utility Room	5'9" x 2'11"
Cloakroom	5'11" x 2'11"
Optional Sun Room	10'0" x 9'0"

FIRST FLOOR

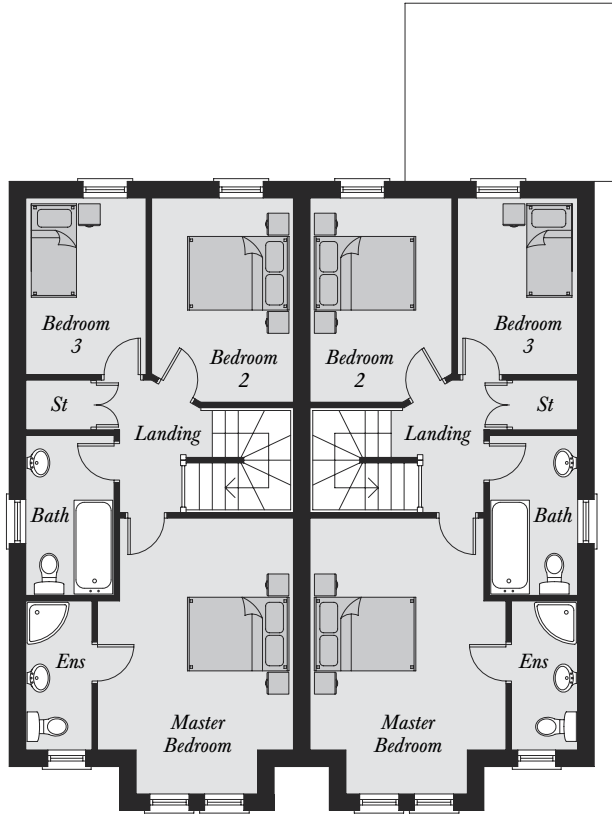
Master Bed <i>Max, Inc. Bay</i>	16'5" x 11'8"
Ensuite	8'10" x 3'11"
Bedroom 2 <i>Max</i>	12'2" x 8'5"
Bedroom 3	10'6" x 7'2"
Bathroom	9'6" x 5'3"

TOTAL FLOOR AREA

1066 SQ FT approx.
Optional Sun Room 90 sq ft approx.



GROUND
FLOOR



FIRST
FLOOR



These superbly built homes will offer an impressive turnkey specification and attention to detail rarely seen in today's modern developments.

KITCHEN & UTILITY

- High quality custom designed fully fitted kitchen complemented by a range of appliances to include hob, oven, fridge / freezer, cooker hood & washing machine

BATHROOM ENSUITE & CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Shower tray, doors and chrome shower mixer to ensuite
- Heated towel rails to bathroom and ensuite
- Tiling to wet areas of bathroom, ensuite and cloakroom

INTERNAL

- Quality laminate flooring to entrance hall and kitchen
- Lounge, stairs, landing and bedrooms to be carpeted
- Walls and ceilings to be painted along with internal woodwork
- Moulded architrave and skirtings
- Panelled period doors with chrome door furniture
- Comprehensive range of electrical sockets, with USB connections fitted to lounge, kitchen and master bedroom

GENERAL

- Brick and render external finishes
- White uPVC fascia and soffit boards with black rainwater goods
- White uPVC double glazed window frames and patio doors (where applicable)
- Coloured composite front door - colour specific to house type
- Tarmac driveway with cobbled border detail
- Granite finish flagged paths and patio
- Phoenix gas central heating system with highly efficient combi-boiler
- Stairs with white finished newel posts, spindles and oak handrail
- 8'6" high ceilings throughout ground floor
- Feature corniced ceiling to main lounge with downlighters
- Garden lawns to be grassed
- Outside tap
- 6'0" high fencing to perimeter of rear garden
- Intruder alarm system installed
- Mains and battery supplied smoke and heat detectors
- Insulated to new building regulations, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Optional sun room in matching brickwork and roof tiles (on specified plots)
- NHBC 10 year structural warranty



All internal images are from previous Boland Reilly developments





*All internal images are from
previous Boland Reilly developments*



DEVELOPER



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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. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

