



ASHBOURNE

ASHGROVE ROAD
GLENGORMLEY

A SELECT DEVELOPMENT OF
ONLY 4 TURNKEY HOMES




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 GLENGORMLEY

Ashbourne is a new development of only four houses situated off the Ashgrove Road and Prince Charles Way.

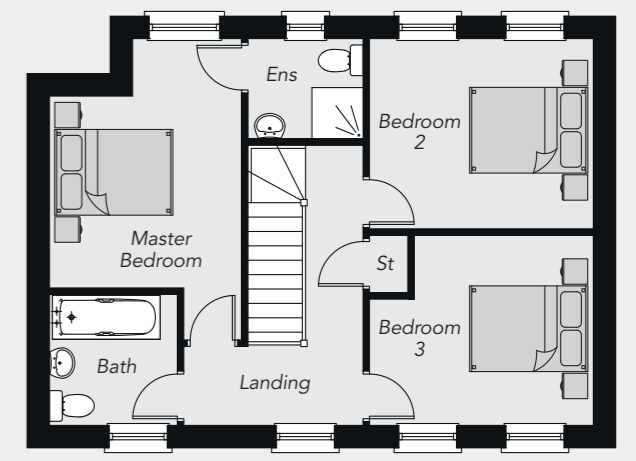
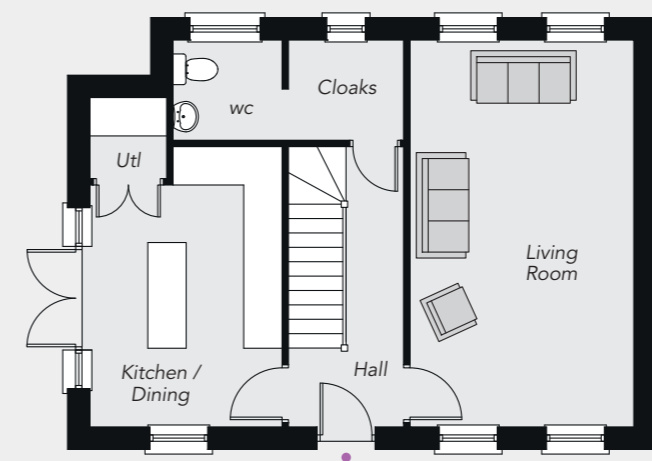
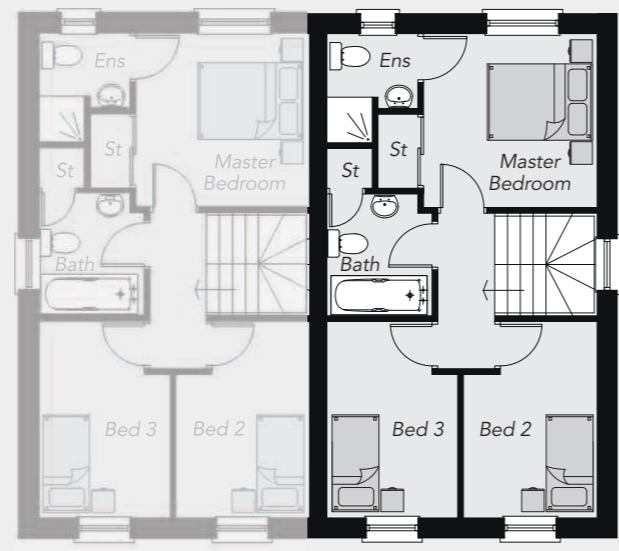
This development offers easy access to local amenities, convenience stores, restaurants, cafes, primary and secondary schools and higher education facilities. Approximately 2 miles from the Sandyknowes round about for M2 access and 2.5 miles to the Abbey Centre Shopping Centre. This location offers convenient living.

The properties are finished to a turnkey specification and offer generous accommodation compared to the average and will allow someone to move in and set their furniture down.

New Build properties can be difficult to find in this locality and we therefore suggest you contact our office to arrange a viewing at your earliest convenience.



01_ Loughshore Park, Jordanstown
 02_ Newtownabbey Way / Route 93, Corrs Corner
 03_ Belfast Zoological Gardens
 04_ Sleepy Hollow, restaurant, Newtownabbey
 05_ Tesco, Northcott
 06_ Route 93 Signpost, Mossley Mill
 07_ Landscaped Garden, Belfast Castle



Site Number 2

Total Floor Area
956 ft² approx.

Ground Floor	
Living Room <i>Max</i>	17'2" x 11'4"
Kitchen / Dining <i>Max</i>	13'2" x 10'0"
WC / Cloakroom	10'0" x 4'10"

First Floor	
Master Bedroom <i>Max</i>	10'0" x 10'0"
Ensuite <i>Max</i>	6'3" x 5'3"
Bedroom 2 <i>Max</i>	11'4" x 7'9"
Bedroom 3 <i>Max</i>	11'4" x 7'7"
Bathroom	7'0" x 6'1"

Ground Floor	
Living Room	19'10" x 11'6"
Kitchen / Dining <i>Max</i>	14'5" x 9'10"
Utility Area	4'2" x 3'11"
WC	5'7" x 5'2"
Cloakroom	5'11" x 5'2"

First Floor	
Master Bedroom <i>Min</i>	9'10" x 9'10"
Ensuite	5'11" x 5'2"
Bedroom 2	11'6" x 9'9"
Bedroom 3 <i>Max</i>	11'6" x 9'9"
Bathroom	6'9" x 6'7"

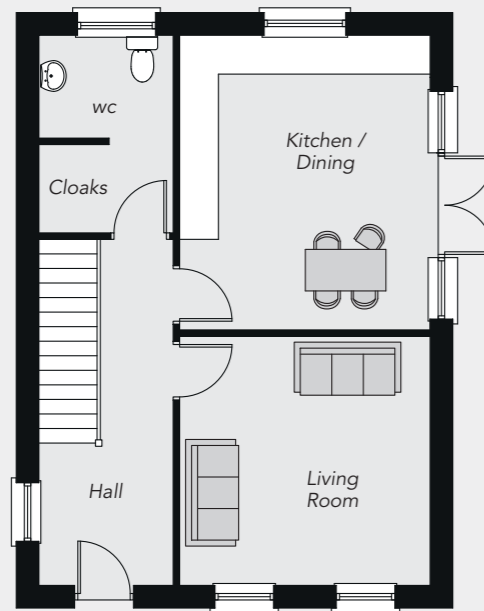
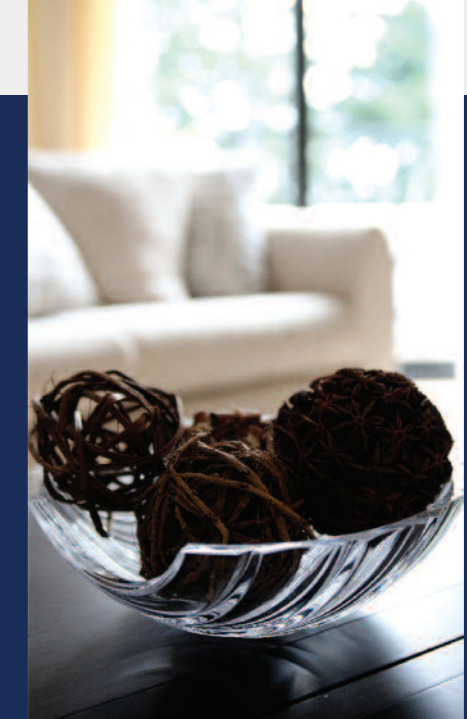
Site Number 3

Total Floor Area
1108 ft² approx.

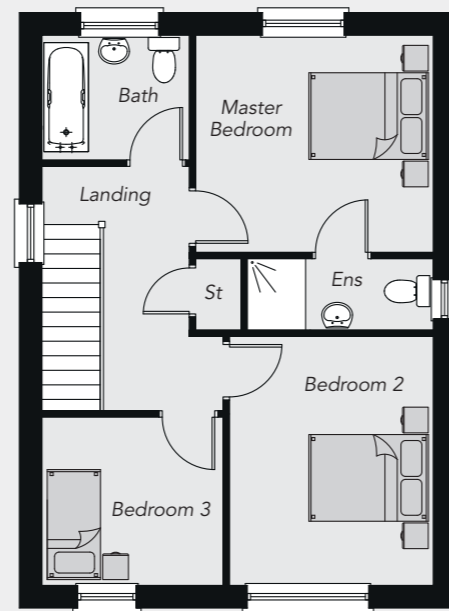


Computer Visual

All in the detail



Ground Floor



First Floor

Kitchen & Utility

- Impressive high quality units with choice of doors and handles, work tops with upstands and splashback behind hob
- Integrated appliances to include gas hob, stainless electric oven, extractor hood, integrated dishwasher and integrated fridge / freezer
- Houses plumbed for washing machine and dryer

Bathroom, Ensuite & Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Thermostatically controlled shower over bath with screen door (where applicable)
- Showers in ensuites to be thermostatically controlled on slimline trays

Floor Covering & Tiling

- Ceramic tiled floor to entrance hall, kitchen, bathroom, ensuite and cloakroom
- Tiling to shower enclosure and around bath area
- Carpets to living room, bedrooms, stairs and landing

External Features

- Front and rear gardens turfed
- Rear garden enclosed with close boarded fencing
- uPVC double glazed windows
- Driveways to be finished in bitmac with paving to pathways

Internal Features

- Entrance door with 5 point locking system
- Insulated to new building regulations, these homes should be up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Natural gas central heating
- Walls and ceilings painted throughout
- White painted skirtings and architraves
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to living area)
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

Building Warranty

- Each home will be issued with a Global 10 year warranty certificate

Site Number 4

Total Floor Area 1082 ft² approx.

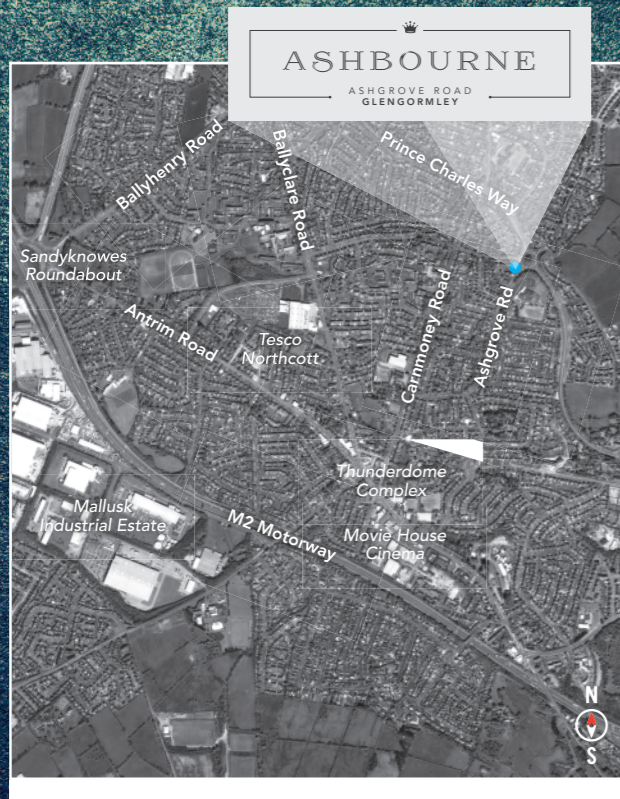
Ground Floor

Living Room	12'9" x 12'8"
Kitchen / Dining <i>Max</i>	14'11" x 12'9"
WC	6'10" x 5'3"
Cloakroom	6'10" x 4'6"

First Floor

Master Bedroom <i>Max</i>	12'1" x 11'0"
Ensuite	9'5" x 3'7"
Bedroom 2	12'8" x 10'4"
Bedroom 3 <i>Max</i>	9'2" x 8'6"
Bathroom	7'6" x 6'4"

The images above reflect the style of finish at Ashbourne and are used for illustrative purposes.



Location Map
Not to scale



Site Layout
Not to scale

McMillan
Always Moving

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