

# ST SAVIOURS GATE

PARKGATE

EXQUISITE VILLAGE LIVING

# WELCOME TO ST SAVIOURS GATE CLASSICALLY DESIGNED EXQUISITE VILLAGE LIVING

This elegant development of beautifully detailed family homes takes its name from Parkgate's most renowned resident - Lady Lilly Langtry

She had a passion for racehorses and stabled several thoroughbreds in Parkgate in 1880. Her champion runner was a horse called St. Saviour

Established in 1985 Vaughan Homes are a family run company who for many years have been constructing quality multi award winning homes in Northern Ireland



ST SAVIOURS GATE

PARKGATE

## EASY COMMUTING

### THE LOCAL AREA

The Village.....	0.1 mile
Village Restaurant / Pub.....	0.1 mile
Templepatrick Park and Ride.....	1.5 miles
Hotel and Golf Course.....	1.3 miles
Garden Centre.....	1.5 miles
Tardree Forest.....	4.5 miles
Antrim Castle Gardens.....	5.7 miles

### THE SCHOOL RUN

Parkgate Primary School.....	0.2 miles
Templepatrick Primary School.....	2.3 miles
Ballyclare High School.....	4.5 miles
Ballyclare Secondary School.....	4.4 mile
Antrim Grammar School.....	5.5 miles
Parkhall Int College.....	5.5 miles

### OUT OF TOWN CONNECTIONS

Ballyclare.....	5 miles
Belfast City Centre.....	13 miles
Antrim.....	6 miles
Belfast International Airport.....	8 miles
Ballymena.....	22 miles



EXQUISITE VILLAGE LIVING...



The architectural 3D perspective is for illustration purposes only

...for the modern family

[www.stsavioursgate.com](http://www.stsavioursgate.com)



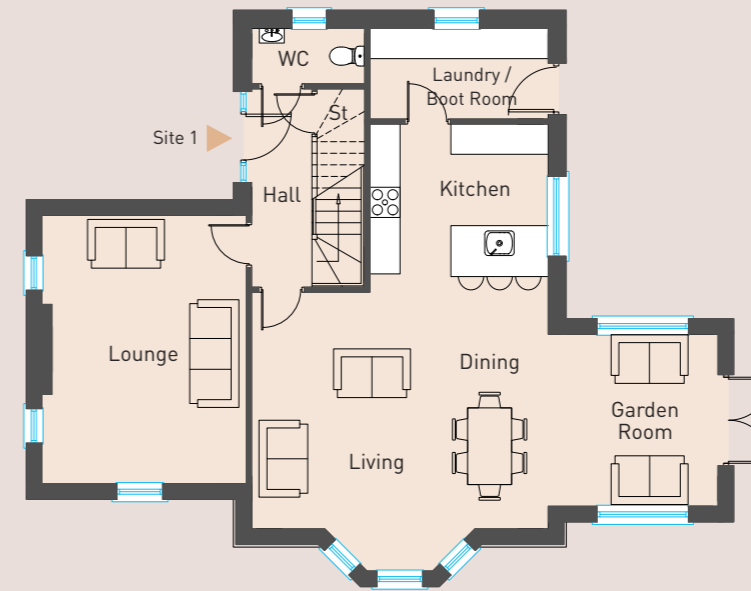


# THE BRETON

4 bedroom detached 1855 sq ft approx



Front entrance elevation



GROUND FLOOR		
	f/in	m
Entrance Hall with WC and Store		
Lounge	17'6" x 13'5"	5.33 x 4.06
K   D   L - into bay*	26'5" x 19'5"	8.03 x 5.89
Laundry   Boot Room		
Garden Room	11'3" x 11'2"	3.41 x 3.37

\* Kitchen | Dining | Living

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# THE BRETON

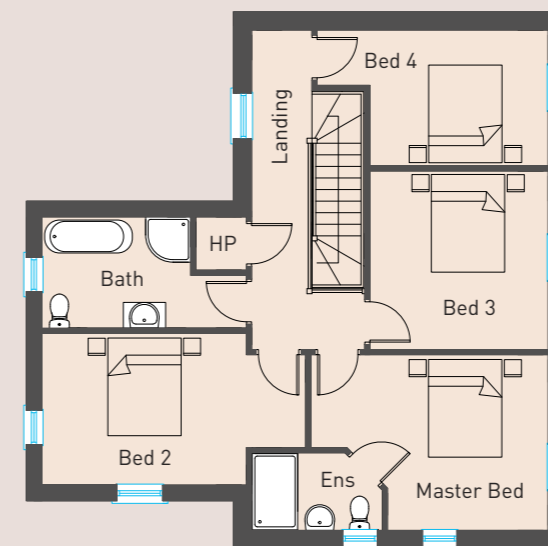
4 bedroom detached 1855 sq ft approx

SITE No. 1



ST SAVIOURS GATE | PARKGATE

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FIRST FLOOR		
	f/in	m
Landing - Hot Press		
Master Bedroom	15'6" x 11'6"	4.71 x 3.49
Ensuite		
Bedroom 2	13'5" x 9'11"	4.06 x 3.02
Bedroom 3	11'8" x 11'8"	3.55 x 3.54
Bedroom 4	15'2" x 8'10"	4.59 x 2.70
Bathroom		

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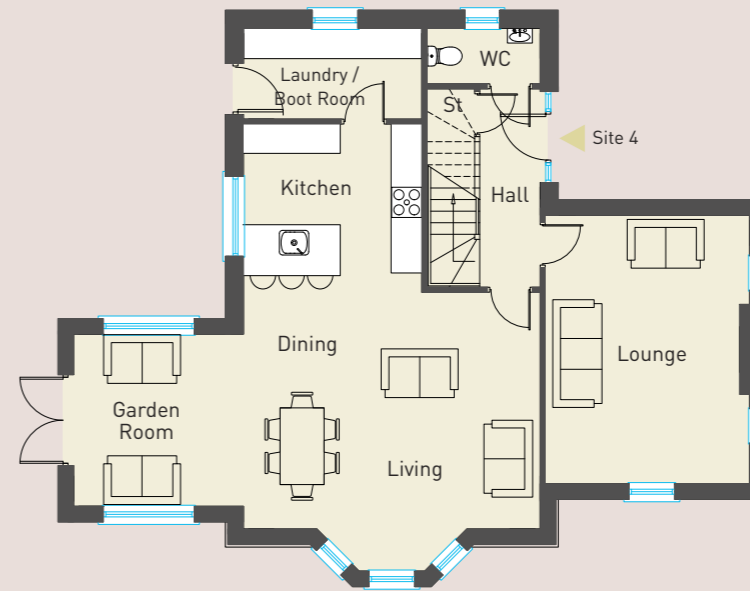


# THE LEIGHTON

4 bedroom detached 1855 sq ft approx



Front entrance elevation



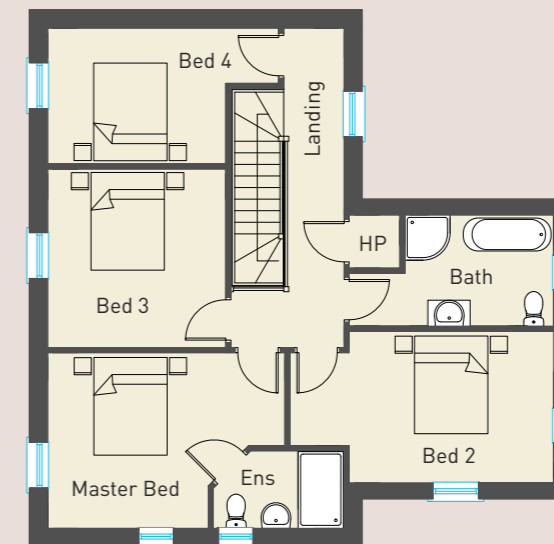
GROUND FLOOR	f/in	m
Entrance Hall with WC and Store		
Lounge	17'6" x 13'5"	5.33 x 4.06
K   D   L - into bay*	26'5" x 19'5"	8.03 x 5.89
Laundry   Boot Room		
Garden Room	11'3" x 11'2"	3.41 x 3.37

\* Kitchen | Dining | Living

## 8 THE LEIGHTON

4 bedroom detached 1855 sq ft approx

SITE No. 4



FIRST FLOOR	f/in	m
Landing - Hot Press		
Master Bedroom	15'6" x 11'6"	4.71 x 3.49
Ensuite		
Bedroom 2	13'5" x 9'11"	4.06 x 3.02
Bedroom 3	11'8" x 11'8"	3.55 x 3.54
Bedroom 4	15'2" x 8'10"	4.59 x 2.70
Bathroom		

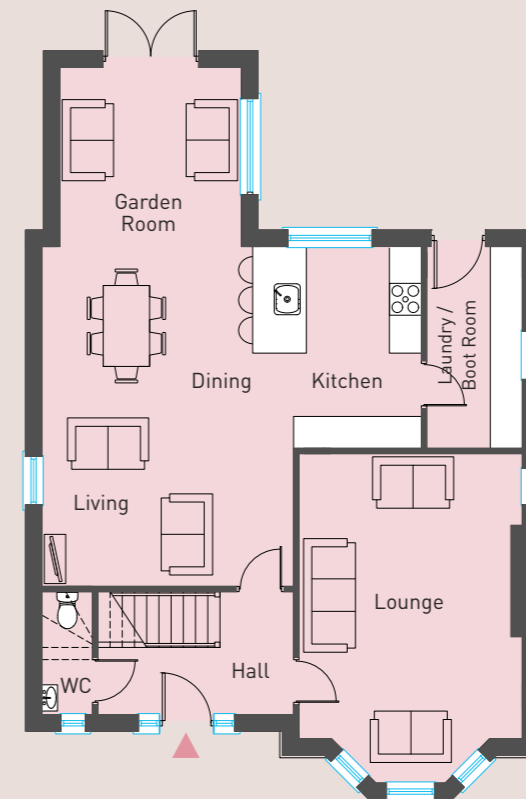
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# THE MERMAN

4 bedroom detached 1875 sq ft approx



GROUND FLOOR	f/in	m
Entrance Hall with WC		
Lounge- into bay	20'5" x 13'9"	6.19 x 4.20
K   D   L*	23'6" x 20'11"	7.14 x 6.40
Laundry   Boot Room		
Garden Room	11'3" x 11'2"	3.41 x 3.37

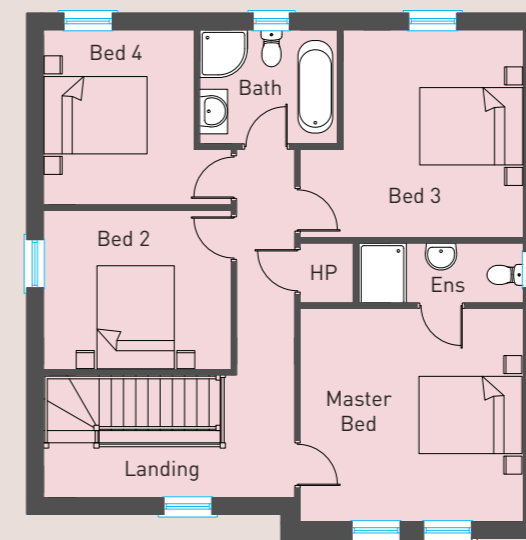
\* Kitchen | Dining | Living

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# THE MERMAN

4 bedroom detached 1875 sq ft approx

SITE No. 12a



FIRST FLOOR	f/in	m
Landing - Hot Press		
Master Bedroom	13'9" x 13'3"	4.20 x 4.02
Ensuite		
Bedroom 2	11'7" x 9'10"	3.53 x 3.00
Bedroom 3 - max	13'9" x 12'10"	4.20 x 3.91
Bedroom 4 - max	11'7" x 10'10"	3.53 x 3.30
Bathroom		

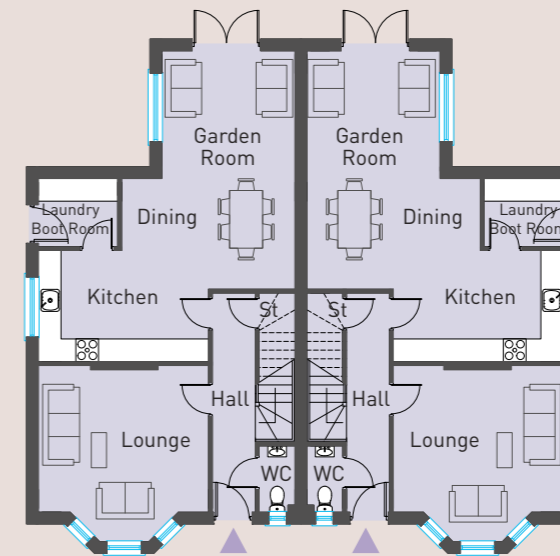
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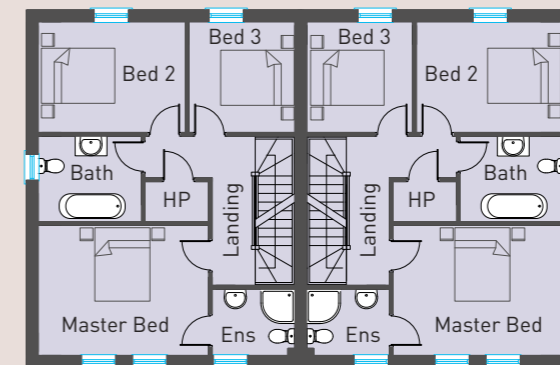


# THE ABINGTON

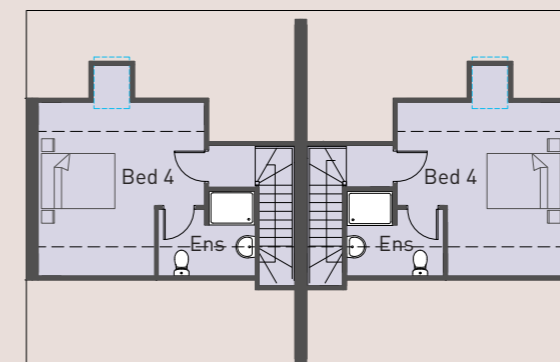
4 bedroom semi-detached 1735 sq ft approx



GROUND FLOOR		
	f/in	m
Entrance Hall with WC and Store		
Lounge - incl bay	14'9" x 15'4"	4.50 x 4.65
Kitchen   Dining	22'4" x 15'10"	6.78 x 4.84
Laundry   Boot Room		
Garden Room	11'7" x 11'2"	3.52 x 3.37



FIRST FLOOR		
	f/in	m
Landing - Hot Press		
Master Bedroom	14'9" x 11'4"	4.50 x 3.43
Ensuite		
Bedroom 2	12'9" x 9'7"	3.88 x 2.92
Bedroom 3	9'7" x 9'3"	2.92 x 2.80
Bathroom		



SECOND FLOOR		
	f/in	m
Bedroom 4 - max	15'2" x 11'6"	4.60 x 4.40
Ensuite		

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## 12 THE ABINGTON

4 bedroom semi-detached 1735 sq ft approx

SITE Nos. 7 | 8 | 11 | 12

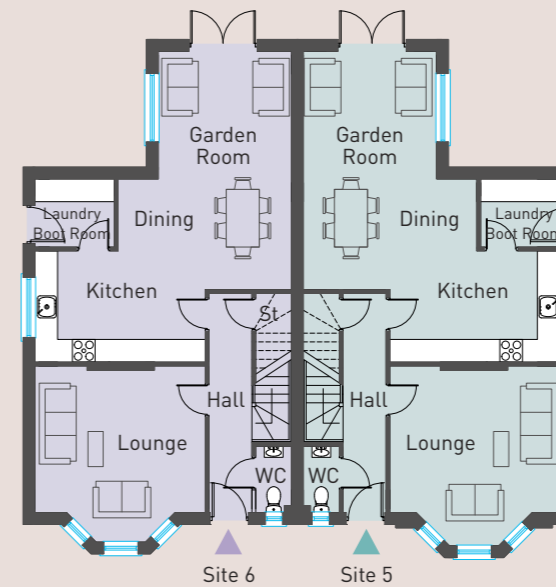




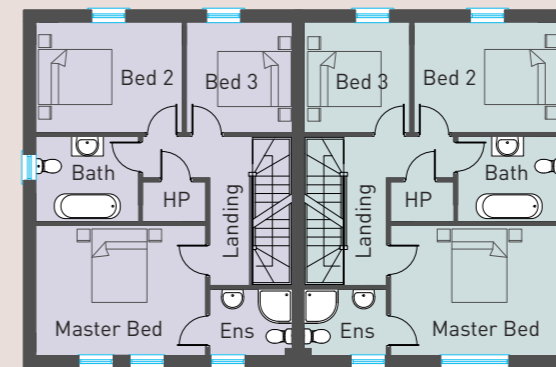


# THE BAIRD & THE ABINGTON

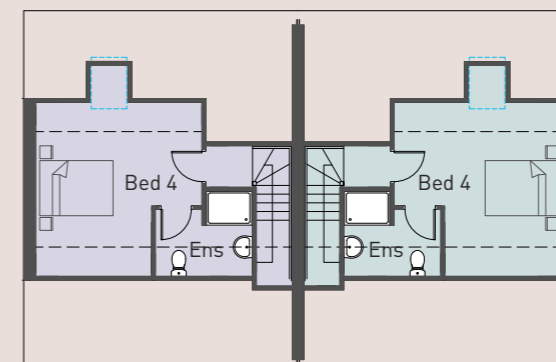
4 bedroom semi-detached 1735 sq ft approx



GROUND FLOOR		f/in	m
Entrance Hall with WC and Store			
Lounge - incl bay	14'9" x 15'4"	4.50	4.65
Kitchen   Dining	22'4" x 15'10"	6.78	4.84
Laundry   Boot Room			
Garden Room	11'7" x 11'2"	3.52	3.37



FIRST FLOOR		f/in	m
Landing - Hot Press			
Master Bedroom	14'9" x 11'4"	4.50	3.43
Ensuite			
Bedroom 2	12'9" x 9'7"	3.88	2.92
Bedroom 3	9'7" x 9'3"	2.92	2.80
Bathroom			



SECOND FLOOR		f/in	m
Bedroom 4 - max	15'2" x 14'6"	4.60	4.40
Ensuite			

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# THE BAIRD & THE ABINGTON

4 bedroom semi-detached 1735 sq ft approx

THE BAIRD SITE Nos. 3 | 5 | 10  
THE ABINGTON SITE Nos. 2 | 6 | 9







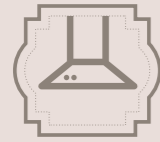
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# SPECIFICATION

Vaughan Homes will build you a quality home and fit out to its usual high standard  
All homes built to a high standard taking into account all areas such as energy efficiency, ventilation and soundproofing



## KITCHEN

\*Choice of various style doors, modern 25mm worktop and handles. Integrated appliances to include high level electric double oven, extractor fan, 5 ring gas hob, dishwasher and fridge freezer.



## LAUNDRY & BOOT ROOM

In keeping with the country style of living we have opted to have a laundry / boot room within these homes, using this room as a transitional space from outdoors to indoors whilst having a space where all your laundry needs can be kept in one area. Plumbing for washing machine to laundry / boot room.



## BATHROOM & ENSUITE

Contemporary sanitary ware complemented with quality chrome fittings to bathrooms, ensuites and WCs. Low profile shower tray with contemporary glass panels. Free standing bath. Vanity units to bathrooms and WC. Heated towel rail to bathroom and ensuite



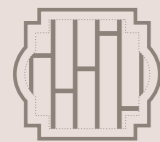
## HEATING

Energy efficient under floor heating system comprising gas fired combination boiler, zoned heating control and 24-hour programmable electronic timeclock to control central heating and hot water separately (under floor heating to ground floor only)



## FEATURE TV WALL

Feature TV wall to the lounge with rebated panel to house a wall mounted TV and incorporate an electric focal point fire



## FLOORING

\*Premium carpet and underlay in lounge, bedrooms, stairs and landing. Tiled floor to hall, kitchen, dining, garden room, laundry/bootroom, bathroom, ensuite and WC



## ELECTRICAL AND COMMS

Comprehensive range of electrical sockets, switches and telephone points, master TV point in lounge, mains operated smoke, heat and carbon monoxide detectors. Energy efficient LED downlighting to selected rooms. Your new home will have a direct fibre connection enabling ultra-fast broadband speeds (subject to your chosen provider.) Ideal if you're working from home, social networking, online gaming and much more



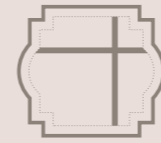
## SECURITY

Installed and commissioned intruder alarm covering the ground floor  
PIR detection at front and french doors with activation key pad



## WOODWORK, DOORS AND HANDLES

Feature internal doors complemented with polished chrome lever style handles  
(Doors to be painted in contrasting colour)  
Chamfered edge skirting boards and architraves with feature skirting blocks painted white



## TILING

\*Splashback tiling to WC, bathroom and ensuite sink. Full height tiling to shower enclosure in ensuite. Tiling around bath



## INTERIOR DECORATION

Walls and ceilings will be painted white



## WINDOWS & EXTERNAL DOORS

Windows and french doors will be low maintenance uPVC frames with thermally efficient double glazed units, window locks and prestige handles and hinges. Entrance door will be modern composite with black ironmongery complete with 3 point locking system



## GARDENS & OUTSIDE SPACE

Paved patio area to rear. All driveways will be tarmac with brick edging. Gardens will be sown in grass seed (season dependant). Outside tap. Front and rear external lighting. Charming estate fencing to main site frontage and feature site entrance wall. Close board timber fencing to rear boundaries with ranch style 'D' rail fence between sites



## ENVIRONMENTAL

Energy efficient timber-frame construction. High levels of floor, wall and roofspace installation. Homes built to the new building regulations taking into account both 'robust' and 'energy efficient' detailing. Improved indoor air quality utilising both 'positive input ventilation' and 'mechanical extract ventilation' systems



## WARRANTY

Your home will be covered by the NHBC buildmark warranty  
The consumer code for home builders gives protection and rights to purchasers of new homes



\*all selections are from preselected ranges and are subject to the stage of construction





**Reeds Rains**

• *Since 1868* •

8-8a, Carnmoney Rd. Glengormley  
BT36 6HN  
T: 028 9084 3427  
www.reedsrains.com

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