



**T**  
**TULLYNAGARDY**  
**HOUSE**

CRAWFORDSBURN ROAD  
NEWTOWNARDS

— BY —  
**NORTHLAND**  
SINCE 1996



# STYLISH MODERN LIVING IN AN UNPARALLELED LOCATION

Nestled just off the highly esteemed Tullynagardy Road in Newtownards, County Down, Tullynagardy House is truly in a league of its own. Surrounded by beautiful scenery and made accessible by the sweeping, treelined Tullynagardy Green, it's easy to see how these homes are unlike any other when it comes to stylish, modern living.



Strangford Lough



Scrabo Golf Course and Scrabo Tower

Situated at the most northerly point of Strangford Lough, the charming town of Newtownards is steeped in history and culture. From the historic Scrabo Tower to the renowned Mount Stewart House and Gardens, residents would be hard pushed to find a location more remarkable than this one.

For those who love the great outdoors, Tullynagardy House is at the gateway to some of the most breath-taking landscapes Northern Ireland has to offer. Let the location speak for itself and explore the many green, open spaces surrounding this historic town. Whether its admiring nature's beauty at the Kiltonga Wildlife Reserve, hitting a ball on the lush fairways of Scrabo Golf Club, or admiring the peaceful waters at Strangford Lough, there is certainly no shortage of spectacular things to see and exciting things to do.

Offering an exclusive collection of stylish apartments and a unique Gatelodge-style property, the homes at Tullynagardy House are sure to appeal. Perfect for young professionals or those downsizing, these apartments showcase the very definition of modern and luxurious living. Featuring a four-bedroom Gatelodge house, this new development would also be ideal for families wishing to settle down in a secluded, yet convenient area.

With an unparalleled location comes easy access to a multitude of all-important amenities. From leading primary and secondary schools, first-class sports and leisure centres and excellent entertainment facilities, to chic cafés, cosy bars and outstanding restaurants, everything a homeowner may need can be found just minutes away. What's more, thanks to exceptional road links and easily accessible public transport services, travel has never been easier for those making the daily commute.



Mount Stewart National Trust







Strangford Lough



Scrabo Golf Course and Scrabo Tower



Kiltonga Nature Reserve



Computer Visual



Mount Stewart National Trust



# LEADING THE WAY FOR OVER 20 YEARS

With over 20 years experience of building tailor-made homes in the North Down area, Northland Developments offer a reputable service catering to all needs, from first-time buyers to large families. Committed to the community, all on-going developments, including Lily Wood Lane, Claremont at Riverhill and The Green at Bridgelea, are located within the Newtownards area.



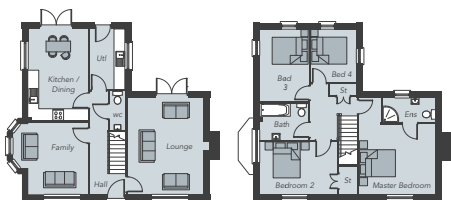
From one-to-one turnkey consultations and meetings with site managers, to an assigned person to answer any queries and an "open-door policy" at the Condo Sales Office, customers can enjoy a stress free process from start to finish.

What's more, with unrivalled turnkey options and an outstanding back-up service, it's not difficult to see why plenty of customers have chosen to buy their first and second home with Northland.



## THE GATELODGE

Total Floor Area: 1587sq ft approx



### GROUND FLOOR

Entrance Hall 177" x 1310"  
Lounge 177" x 45"  
Kitchen / Dining 167" x 1010"  
Family Plus Bay 132" x 1010"  
Utility Room 110" x 64"  
Cloakroom 71" x 29"

### FIRST FLOOR

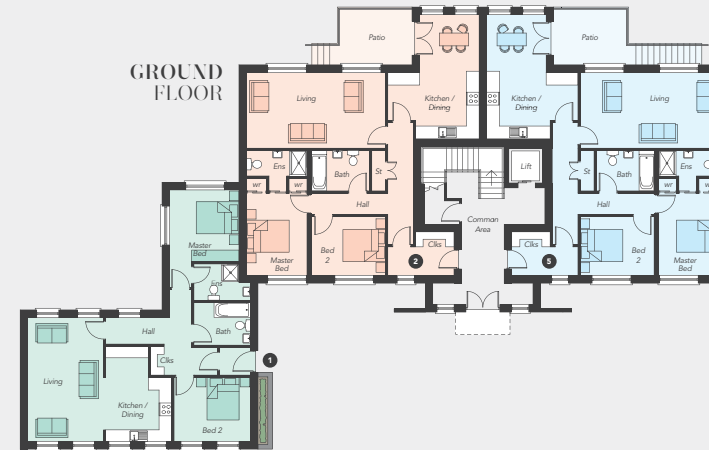
Master Bed Max 177" x 144"  
Ensuite 97" x 45"  
Bedroom 2 141" x 98"  
Bedroom 3 133" x 810"  
Bedroom 4 98" x 84"  
Bathroom 810" x



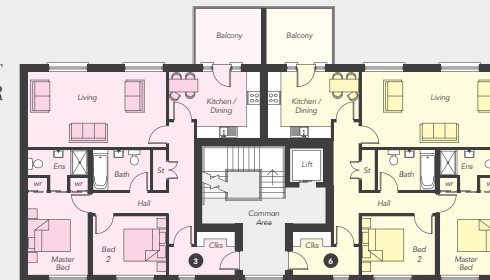
## SITE LAYOUT



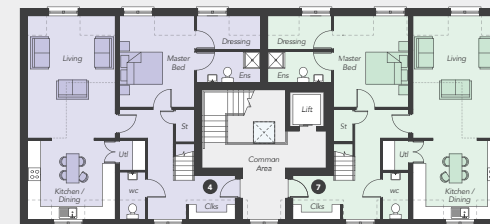
## GROUND FLOOR



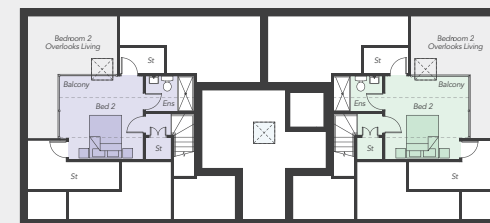
## FIRST FLOOR



## DUPLEX PENTHOUSE LEVEL ONE



## DUPLEX PENTHOUSE LEVEL TWO



APARTMENT 1	APARTMENTS 2 & 5
Ground Floor	Ground Floor
Living 19'0" x 11'7"	Living 21'4" x 11'7"
Kitchen / Dining Max 14'7" x 10'2"	Kitchen / Dining Max 19'0" x 14'0"
Master Bed Max 14'11" x 10'2"	Master Bed 12'8" x 9'3"
Ensuite Max 8'8" x 3'6"	Ensuite Min 9'3" x 3'11"
Bedroom 2 11'8" x 9'10"	Bedroom 2 11'4" x 9'0"
Bathroom 8'8" x 6'6"	Bathroom 8'10" x 6'2"
Total Floor Area 870 sq ft approx.	Total Floor Area 1026 sq ft approx.

APARTMENT 9	APARTMENTS 3 & 6
Ground Floor	First Floor
Living / Kitchen / Dining Max 34'6" x 12'5"	Living 21'4" x 11'7"
Master Bed 10'1" x 10'5"	Kitchen / Dining Max 14'0" x 10'2"
Ensuite 10'1" x 3'11"	Ensuite Min 9'3" x 3'11"
Bedroom 2 Max 14'4" x 8'6"	Bedroom 2 11'4" x 9'0"
Bathroom 6'10" x 6'6"	Bathroom 8'10" x 6'2"
Total Floor Area 940 sq ft approx.	Total Floor Area 945 sq ft approx.

APARTMENT 8	PENTHOUSES 4 & 7
First Floor	Level One
Living / Kitchen / Dining 27'2" x 14'2"	Living 18'9" x 13'9"
Master Bed 13'10" x 11'1"	Kitchen / Dining 13'9" x 12'1"
Ensuite 7'2" x 5'10"	Utility 4'7" x 3'7"
Bedroom 2 12'7" x 9'0"	Master Bed 13'11" x 11'6"
Bathroom 7'0" x 9'0"	Dressing 9'9" x 5'11"
Total Floor Area 873 sq ft approx.	Ensuite 9'9" x 4'8"
	Cloakroom 7'2" x 3'11"
	Level Two
	Bedroom 2 Max 12'3" x 12'1"
	Ensuite 7'6" x 5'5"
	Total Floor Area 1184 sq ft approx.

## MEASUREMENTS



# HIGH QUALITY FINISHES AND DETAILS THROUGHOUT

We take our environmental responsibilities seriously – improved insulation and robust windows/doors in line with new building regulations helps keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.

Most of the turnkey specification can be picked at Northland's Sales Office to make the whole process as stress-free as possible.

## KITCHEN

- Bespoke kitchen designed & fitted with your wide choice of soft close doors & drawers, worktops (with upstands) & handles
- Hob splashback
- Appliances to include integrated fridge/ freezer, washer / dryer, dishwasher, gas hob, electric oven & extractor fan (where applicable)
- Concealed chrome under cupboard lighting
- Recessed low voltage chrome down lighters to kitchen ceilings
- Choice of ceramic floor tiling from a superior range

## BATHROOM / ENSUITE

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel rail to bathroom and ensuite
- Thermostatically controlled shower to ensuite
- Extensive choice of floor tiles to bathroom and ensuite with tiled splashbacks to sinks
- Fully tiled shower enclosure to ensuite
- Recessed chrome down lighters to bathroom and ensuite ceilings
- Vanity unit to bathroom

## GENERAL FEATURES

- Superfast fibre-optic broadband FTTP with speeds of up to 330Mb/s
- Energy efficient Natural Gas Heating with thermostatically controlled radiators
- 5 year parts and labour warranty to boiler

- Choice of carpets (with underlay) to living areas and bedrooms
- Wooden laminate flooring to hallway
- Built-in wardrobe (where applicable)
- Bespoke cloak/boot room (where applicable)
- Choice of electric fire
- Internal walls & ceilings painted in neutral colour
- Smoke, heat and carbon monoxide detectors
- Pre-wired for alarm
- Intercom door entry system to main apartment block
- Painted, moulded skirting and architrave
- Panelled painted internal doors with brushed chrome ironmongery
- Lift to main apartment block serving first floor and penthouses
- Northland 2 Year maintenance cover
- 10 Year NHBC Warranty

## EXTERNAL FEATURES

- Traditionally constructed homes
- Feature external lighting fitted front and rear
- Designated parking
- Open space to be landscaped
- Management company will be set-up to manage common areas

## GATELODGE

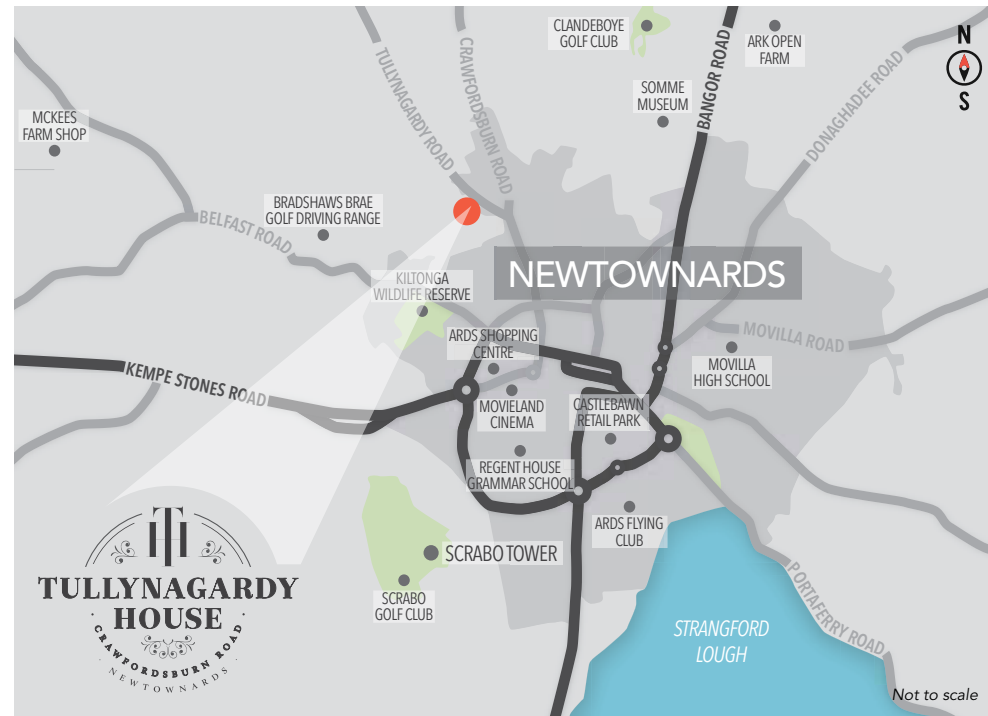
- Please contact the sales office for detailed specification on The GateLodge



Images taken from previous Northland Developments show homes and reflect the style of finish at Tullynagardy House.



# LOCATION MAP



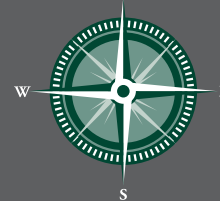
## Travelling Distances

Newtownards Centre	<b>1.5 Miles</b>
Dundonald	<b>5 Miles</b>
Bangor	<b>5.5 Miles</b>
Donaghadee	<b>9 Miles</b>
Holywood	<b>9 Miles</b>
Belfast	<b>12 Miles</b>
Lisburn	<b>21 Miles</b>
George Best Belfast City Airport	<b>11 Miles</b>
Belfast International Airport	<b>31 Miles</b>



# MAKE YOURS A NORTHLAND HOME

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