

STYLISH DETACHED AND SEMI-DETACHED MODERN HOMES



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SCRABO ROAD

*-Your high society-*

Newtownards BT23

# SCRABO ROAD.

## *Your high society*

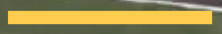
Scrabo Road is an elegant development of three and four bedroom homes, situated on the edge of Newtownards where this vibrant market town meets the undulating landscape of North Down. Residents will enjoy a location nestled into the foothills of Scrabo Tower and its panoramic views of the surrounding countryside, Strangford Lough and beyond to the Irish Sea.

This is a modern and elegant development that embodies style and quality. The use of thoughtful architecture defines every home with attractive exterior and interior layouts that make the most of both space and light.

A rich mix of brick and render finishes combine with classical design features which fit seamlessly into mature surroundings to provide homes defined by durability, comfort and beauty.

Now more than ever, our environment and the location in which we live are essential to our health and wellbeing. As a semi-rural location, Scrabo Road delivers on all fronts with its proximity to nature, outdoors activities, amenities and commuter links.

Whether it is long country walks, a leisurely lunch or an easy commute to Belfast, Scrabo Road and Newtownards have it all.



# SPECIFICATION.

## KITCHEN & UTILITY

- High quality units with a choice of worktop, doors and handles
- Integrated appliances to include electric hob, electric oven, extractor fan, fridge/freezer, dishwasher and wine fridge (where applicable)
- Free standing washing machine included
- Concealed under unit lighting in kitchen

## BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Separate shower in bathroom (where applicable) or shower over bath
- Mirror with LED lights
- Chrome towel radiators
- Vanity unit to bathroom and en-suite

## CARPET AND TILING

- Carpet to lounge, stairs, landing and all bedrooms
- Floor tiling to hall, kitchen, utility, cloakroom, bathroom and en-suite
- Wall tiling to shower enclosures, around the bath and splash backs to all wash hand basins

## WARRANTY

- All homes come with 10 year NHBC Warranty.

## HEATING

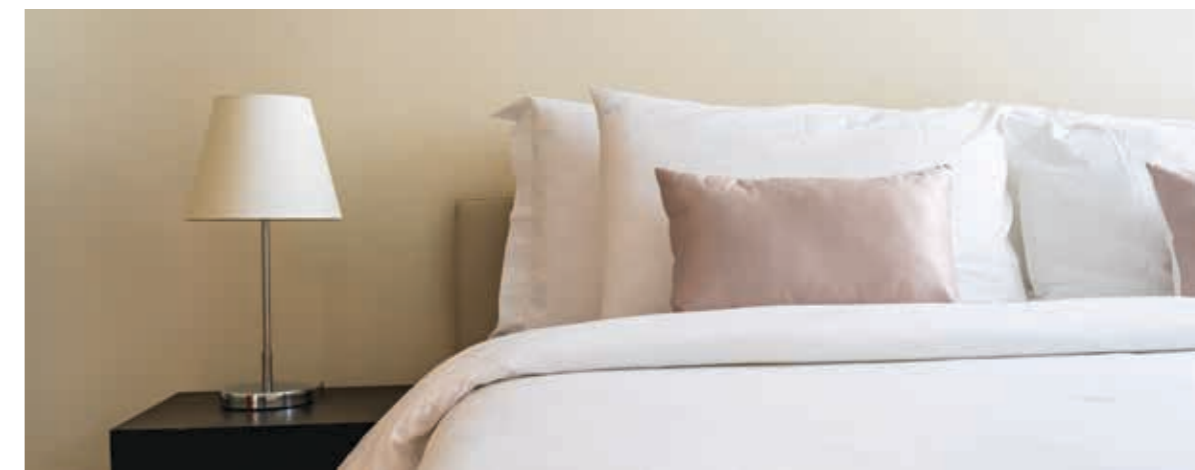
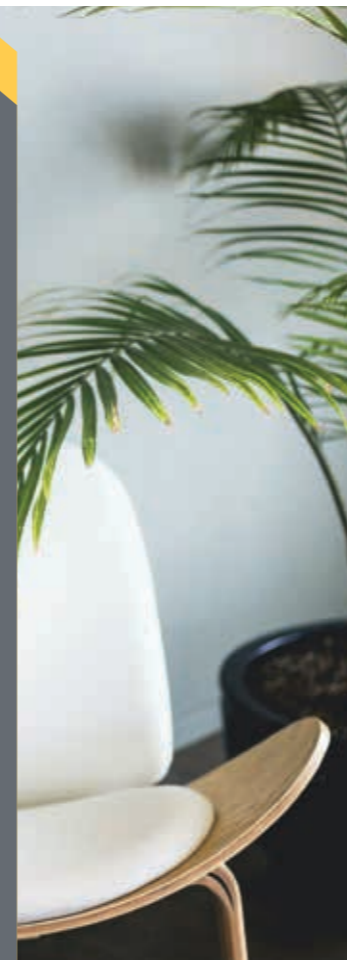
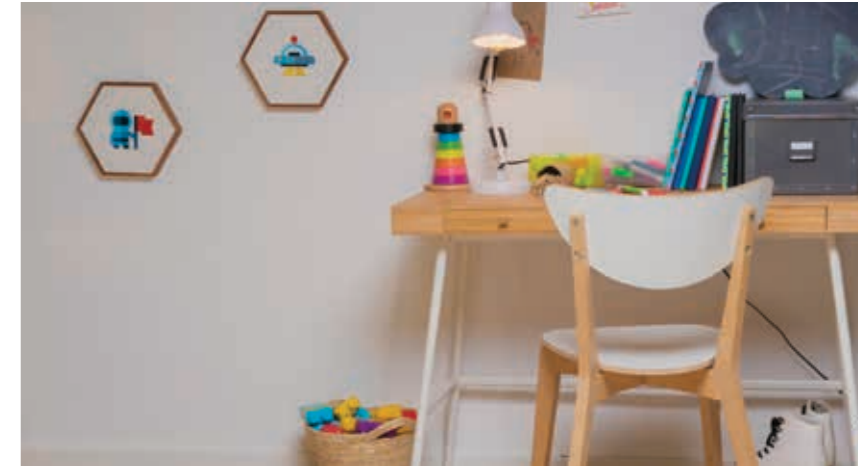
- Gas fired central heating
- Energy efficient boiler fitted which provides hot water on demand
- Thermostatically controlled radiators fitted throughout

## INTERNAL FEATURES

- Walls, ceilings, doors and woodwork painted throughout
- Generous electrical specification to include power points, TV points to all bedrooms and phone points
- Security alarm
- House wired for entertainment packages
- French doors leading to patio area
- Down lights to kitchen, WC, bathroom and en-suite

## EXTERNAL FEATURES

- Extensive landscaping throughout the development - Asphalt driveway
- Paved patios and pathways
- Hedging and painted railings to selected sites
- Lawns laid in turf to rear and front gardens where applicable - External water tap
- High quality front door and uPVC windows
- Concrete tile roof
- Houses finished with painted render
- Optional sunroom available on all properties.



# THE BAY.

4 BED DETACHED  
SITE NOS: 19, 20, 21



## DIMENSIONS

### GROUND FLOOR

Lounge	4.50m x 3.40m <i>max</i>
Living	2.94m x 2.70m <i>max</i>
Kitchen	4.24m x 3.25m <i>max</i>
Dining	4.33m x 3.04m <i>max</i>
Utility	2.00m x 1.80m
Sunroom*	3.85m x 3.25m
WC	1.80m x 1.00m

### FIRST FLOOR

Master Bedroom	4.90m x 4.60m <i>max</i>
Ensuite	2.70m x 1.30m
Bedroom 2	4.14m x 2.90m <i>max</i>
Bedroom 3	3.04m x 3.00m
Bedroom 4	3.20m x 2.70m
Bathroom	3.04m x 2.10m



GROUND FLOOR



FIRST FLOOR

# THE FOLLY.

3 BED SEMI-DETACHED  
SITE NOS: 23, 24

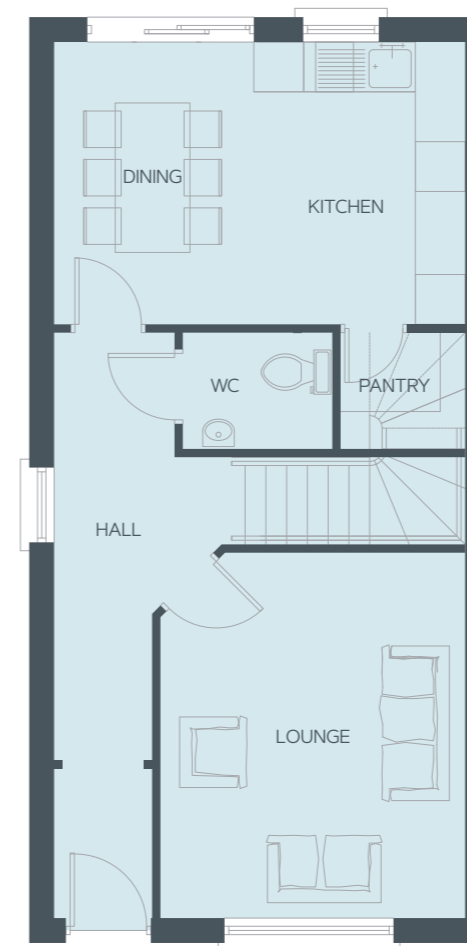
## DIMENSIONS

### GROUND FLOOR

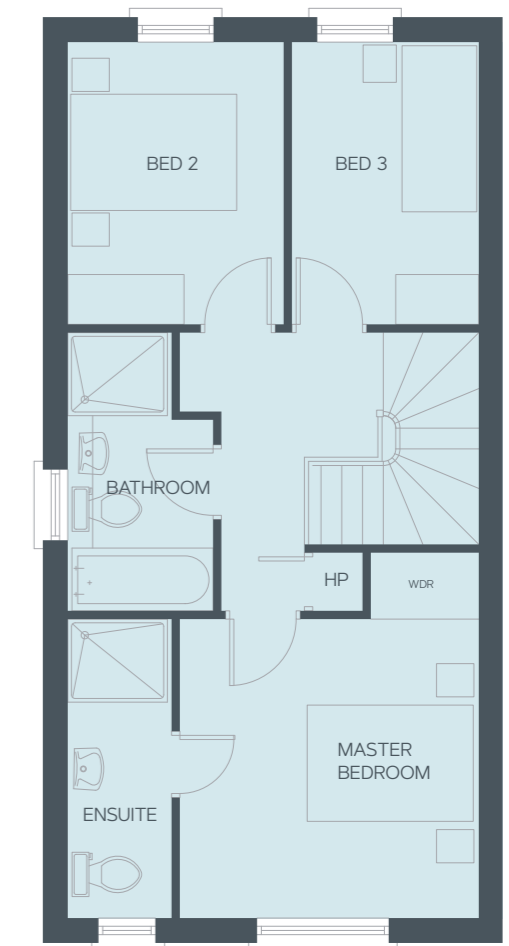
Lounge	4.40m x 3.67m
Kitchen/Dining (plus pantry)	4.90m x 4.80m <i>max</i>
WC	1.80m x 1.40m

### FIRST FLOOR

Master Bedroom	3.60m x 3.60m
Ensuite	3.60m x 1.25m
Bedroom 2	3.40m x 2.60m
Bedroom 3	3.40m x 2.25m
Bathroom	3.35m x 1.60m <i>max</i>



GROUND FLOOR



FIRST FLOOR

NOTE: Site 23 is a handed version of this floorplan.

# THE EATON.

3 BED SEMI-DETACHED  
SITE NO: 22

SITE 22



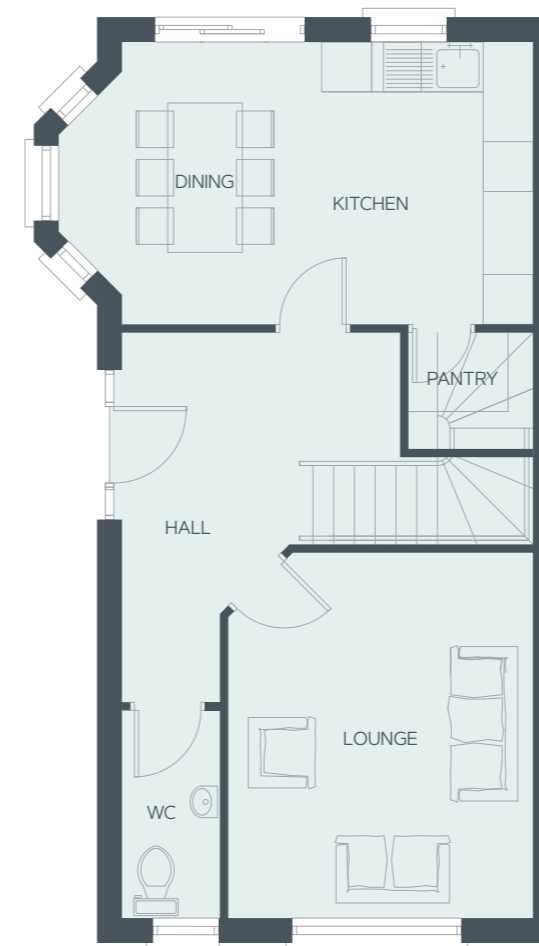
## DIMENSIONS

### GROUND FLOOR

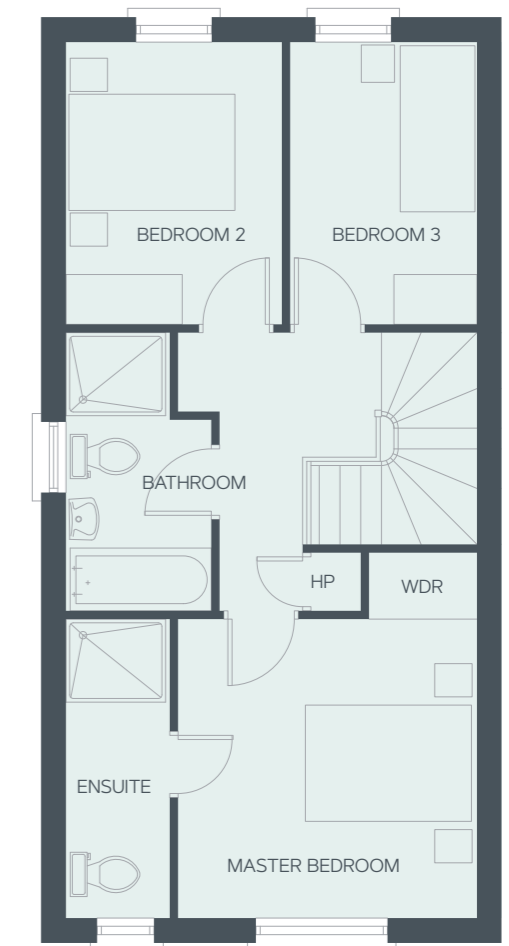
Lounge	4.40m x 3.67m
Kitchen/Dining (plus bay)	4.95m x 3.40m <i>max</i>
Pantry	1.50m x 1.40m
WC	XXm x 1.18m

### FIRST FLOOR

Master Bedroom	3.60m x 3.60m
Ensuite	3.60m x 1.25m
Bedroom 2	3.40m x 2.60m
Bedroom 3	3.40m x 2.25m
Bathroom	3.35m x 2.05m <i>max</i>



GROUND FLOOR



FIRST FLOOR

NOTE: The external elevation will vary from the image shown due to a different entrance layout.

# THE GLEN.

3 BED SEMI-DETACHED  
SITE NO: 25

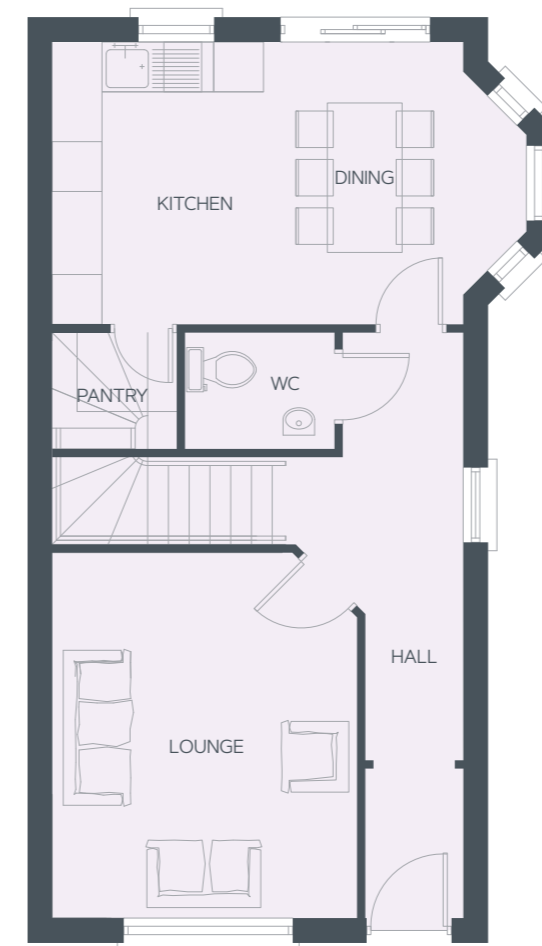
## DIMENSIONS

### GROUND FLOOR

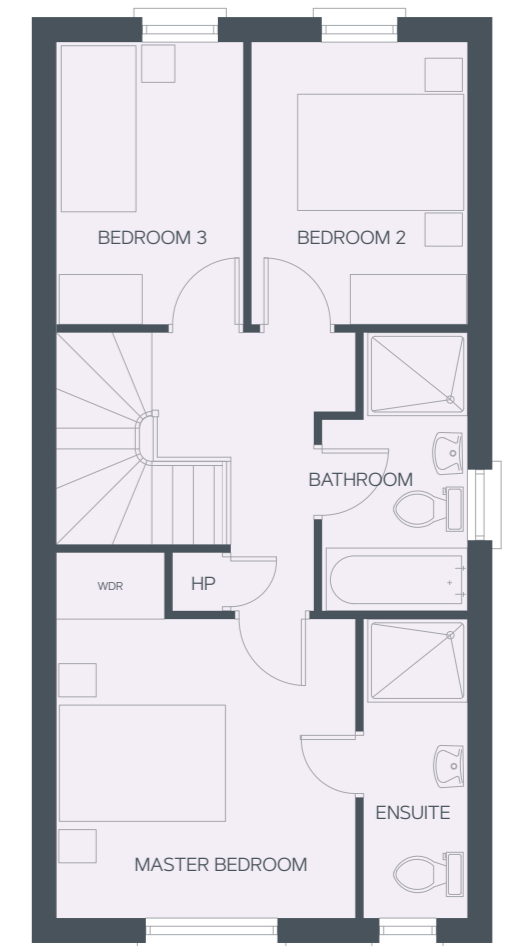
Lounge	4.40m x 3.67m
Kitchen/Dining (plus pantry & bay)	4.90m x 4.80m <i>max</i>
WC	1.80m x 1.40m

### FIRST FLOOR

Master Bedroom	3.60m x 3.60m
Ensuite	3.60m x 1.25m
Bedroom 2	3.40m x 2.60m
Bedroom 3	3.40m x 2.25m
Bathroom	3.35m x 1.60m <i>max</i>



GROUND FLOOR



FIRST FLOOR

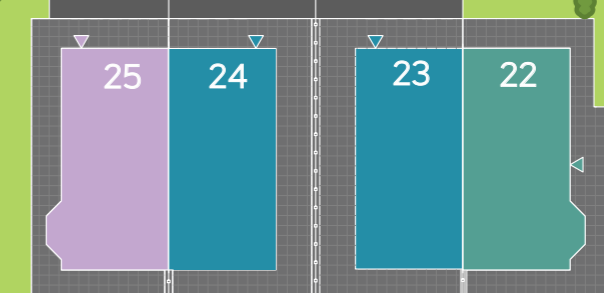
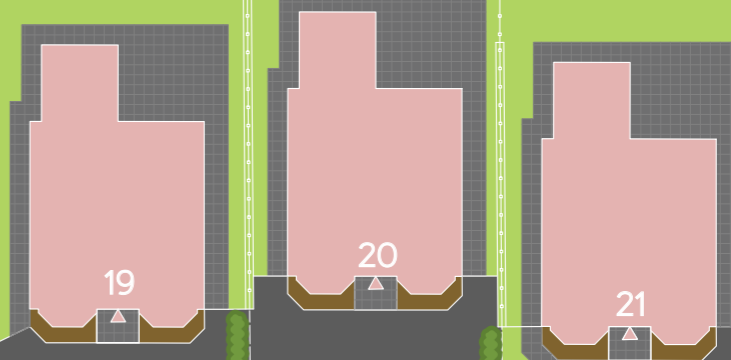






# SITE MAP

PHASE ONE  
SOLD OUT



THE BAY  
4 BED DETACHED  
SITE NOS: 19, 20, 21

THE FOLLY  
3 BED SEMI-DETACHED  
SITE NOS: 23, 24

THE EATON  
3 BED SEMI-DETACHED  
SITE NOS: 22

THE GLEN  
3 BED SEMI-DETACHED  
SITE NOS: 25



SCRABO ROAD

# LOCATION MAP.

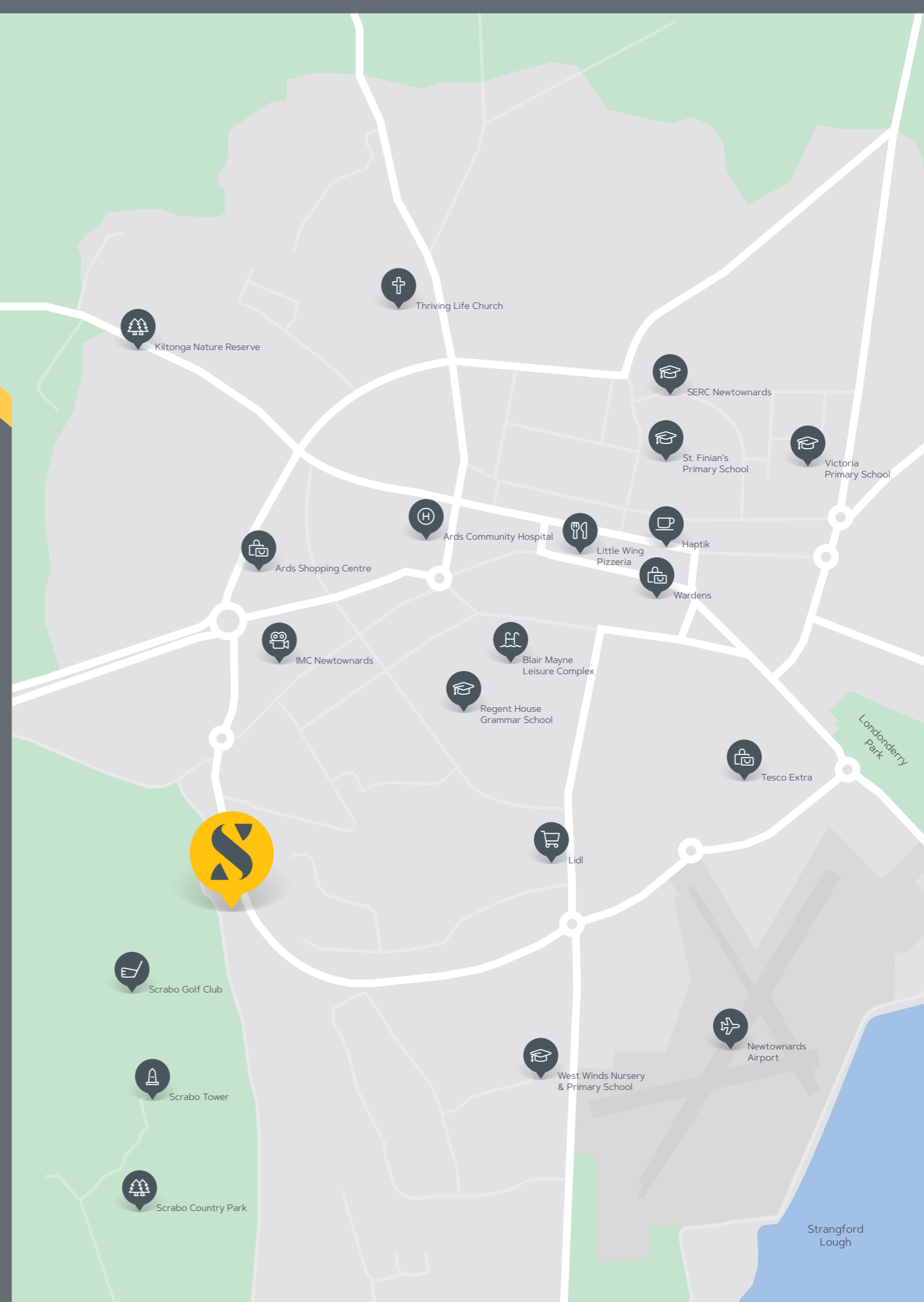
Where we live matters to our health and happiness. Market towns are officially recognised for their high well-being levels due to their sense of distinct identity, community spirit and their ideal size - small enough for people to feel included but large enough to remain private. Newtownards delivers on the modern lifestyle requirements by providing the essence of community spirit with a thriving high street, essential amenities, leisure venues and access to social networks.

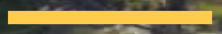
Few places offer such a diverse lifestyle within Newtownards and the surrounding area. The vibrancy of Belfast city centre is just ten miles away with its eclectic mix of art, social, career, culinary and retail options. In contrast, the peaceful ambience of Scrabo Country Park and the outstanding natural beauty of Strangford Lough can be enjoyed within the immediate area. In an age when our house is even more essential and central in our lives, Scrabo Road is the ideal place home.

## FROM SCRABO ROAD TO:

Newtownards Town Centre	2 miles
Comber	4 miles
Bangor	6 miles
Belfast	10 miles

Ards Shopping Centre	1 mile
Tesco Extra	2 miles
Scrabo Tower	0.25 miles
Scrabo Golf Club	1.5 miles







DEVELOPER

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