



Mornington Gate

ANNADALE AVENUE
BELFAST



mcalister



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Something Truly Special

Nestled just off Annadale Avenue in the heart of Belfast City, the exclusive development of Mornington Gate showcases four beautiful detached homes.

Striking the perfect balance between the hustle and bustle of city living, and the haven of a private, tranquil home, Mornington Gate offers something truly special.

With a multitude of exciting things to see and do in the surrounding area, residents of Mornington Gate will be spoiled for choice when it comes to planning fun-filled family days out. Whether it's soaking up the atmosphere whilst watching the Ulster Rugby Team score tries at Kingspan Stadium, or exploring the peaceful forests of Belvoir Park, this unparalleled location is sure to appeal to every member of the family.

The nearby Ormeau Road plays an integral part in Belfast's social scene, providing residents of Mornington Gate with the opportunity to kick back and relax in one of the many outstanding eateries and coffee houses located nearby. From the renowned General Merchants, and trendy District café to the bohemian Kaffe O and cosy Soul Food café, the possibilities are endless.

Situated within driving distance to Belfast's thriving City Centre, residents of Mornington Park can experience first-hand all that this outstanding city has to offer. From the wealth of shopping opportunities at Forestside Shopping Centre and the Victoria Square Complex, to the host of picturesque green spaces positioned throughout the city, homeowners will never find themselves facing a shortage of things to do.



Botanic Gardens, Belfast

The Very Best
of Modern &
Convenient
Living

General Merchants, Ormeau Road

Corn Market, Belfast

Belvoir Park Golf Club

Style & Elegance

Boasting spacious four bedroom homes, and featuring high quality fixtures and fittings throughout, it goes without saying that the properties at Mornington Gate lend themselves to easy maintenance and modern family living.

Immaculately designed with your needs in mind, these properties offer a stylish and elegant turn-key finish, ensuring that homeowners have little to do on moving day. With the additional benefit of a large garage area, homeowners are guaranteed nothing other than the very best of city living.

Located just a stone's throw away from Belfast City Centre, Mornington Gate will undoubtedly appeal to a wide variety of buyers from young professionals to growing families alike. With a wealth of amenities situated right on the doorstep, including leading primary and secondary schools, chic cafés and restaurants, and outstanding recreational facilities and convenience stores, homeowners certainly don't have far to travel to access the very best facilities. The introduction of the Lagan Gateway project includes an iconic foot and cycle bridge and can be accessed within minutes providing connections from the Ormeau Embankment to scenic walks along the Lagan towpath.

What's more, with an ideal location comes easy access to exceptional transportation links. Thanks to Belfast City's excellent rail system, and the convenience of the nearby M1 motorway, travel has never been easier for those making the daily commute.



Not to scale



SITE TWO

SITE ONE

THE
Stafford
—
SITE TWO

THE
Wellesley
—
SITES ONE
&
FOUR

Computer Visual

THE Wellesley

SITES ONE & FOUR

TOTAL FLOOR AREA
2,142 SQ. FT.

APPROX.
INC. GARAGE

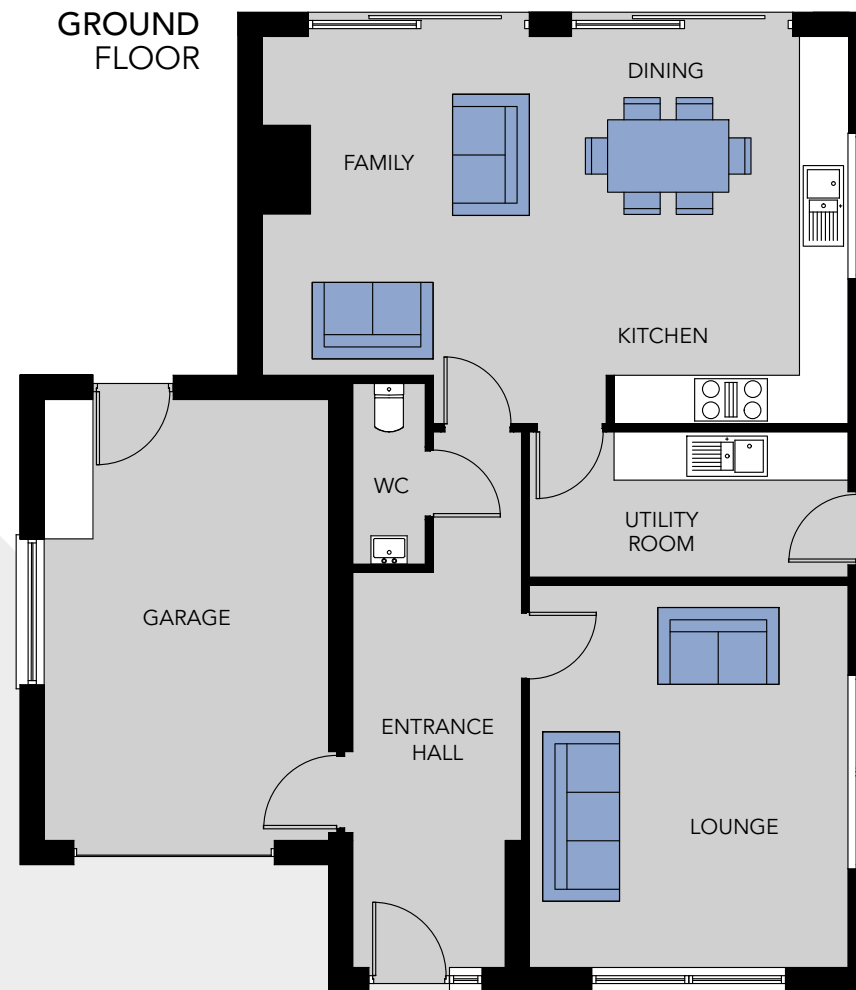
GROUND FLOOR

LOUNGE	4.74m x 3.95m	15'6" x 12'11"
KITCHEN / DINING / FAMILY Max	7.26m x 4.80m	23'10" x 15'8"
UTILITY ROOM	3.95m x 1.80m	12'11" x 5'10"
WC	2.24m x 0.90m	7'4" x 2'11"
GARAGE	5.46m x 3.52m	17'11" x 11'6"

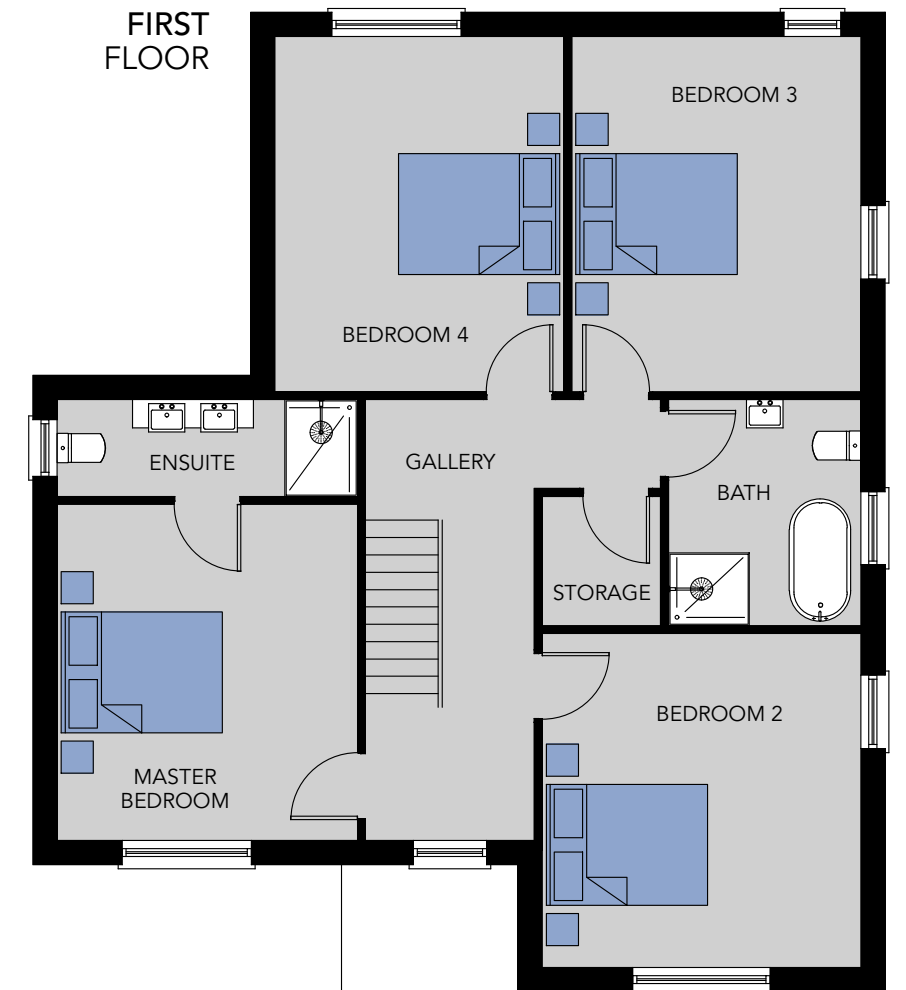
FIRST FLOOR

MASTER BEDROOM	4.16m x 3.72m	13'7" x 12'2"
ENSUITE	3.72m x 1.18m	12'2" x 3'10"
BEDROOM 2	4.14m x 3.95m	13'6" x 12'11"
BEDROOM 3	4.40m x 3.58m	14'5" x 11'9"
BEDROOM 4	4.40m x 3.58m	14'5" x 11'9"
BATHROOM	2.80m x 2.38m	9'2" x 7'9"

GROUND FLOOR



FIRST FLOOR



SITE LAYOUT

Not to scale



THE Stafford

SITE TWO

TOTAL FLOOR AREA
2,142 SQ. FT.

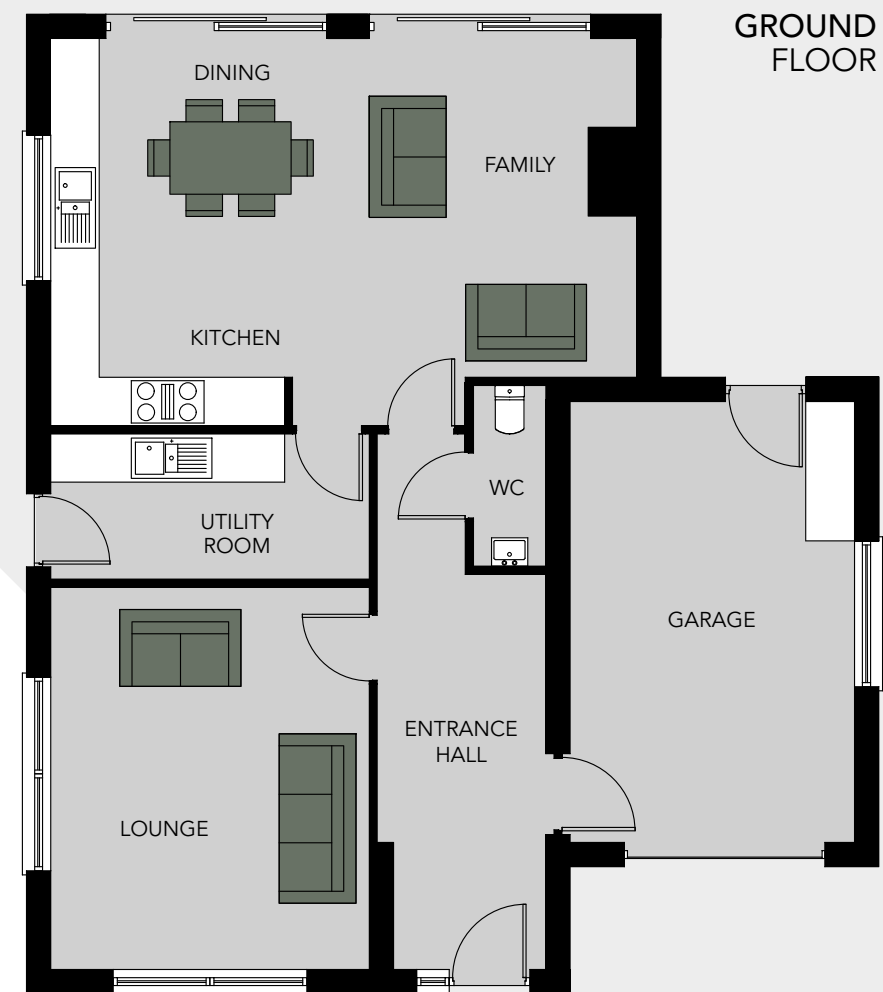
APPROX.
INC. GARAGE

GROUND FLOOR

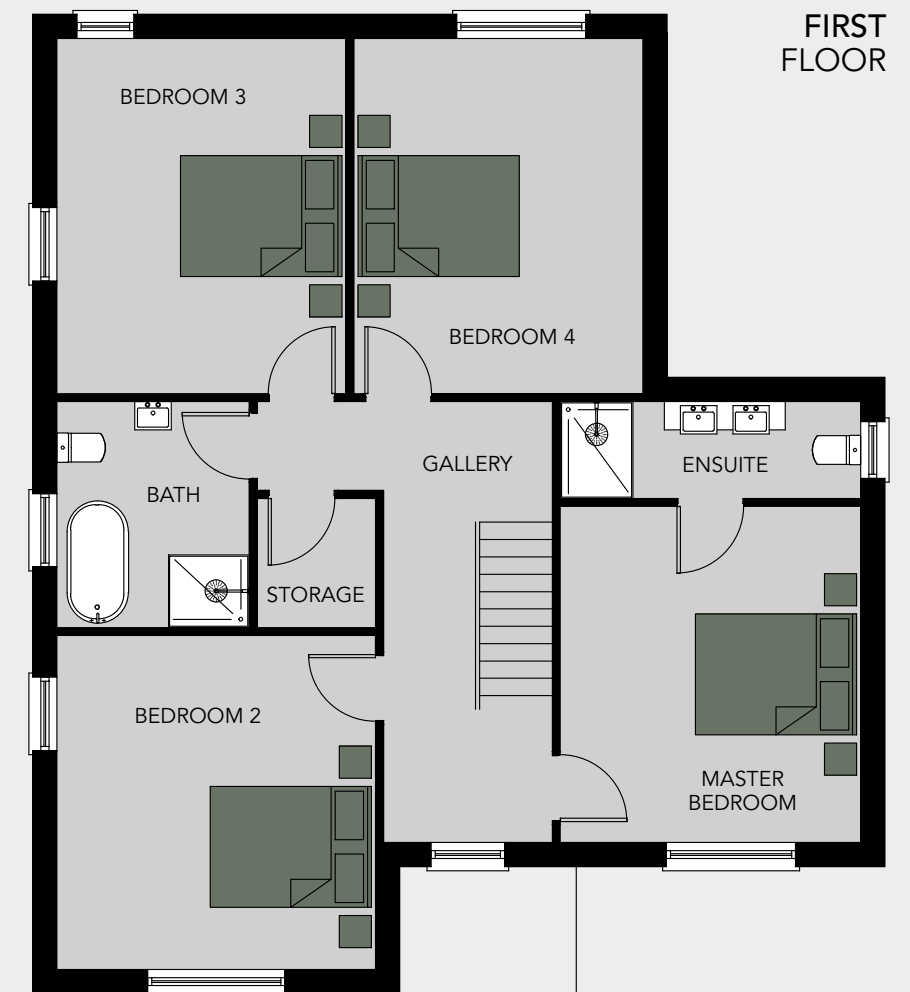
LOUNGE	4.74m x 3.95m	15'6" x 12'11"
KITCHEN / DINING / FAMILY Max	7.26m x 4.80m	23'10" x 15'8"
UTILITY ROOM	3.95m x 1.80m	12'11" x 5'10"
WC	2.24m x 0.90m	7'4" x 2'11"
GARAGE	5.46m x 3.52m	17'11" x 11'6"

FIRST FLOOR

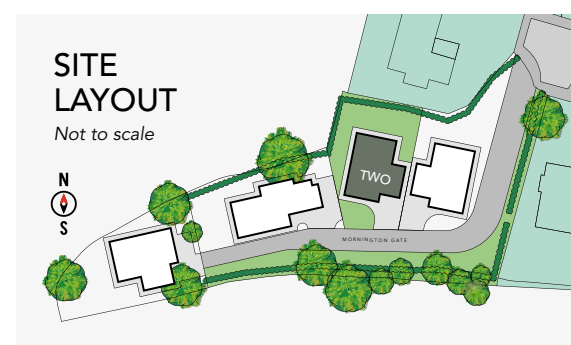
MASTER BEDROOM	4.16m x 3.72m	13'7" x 12'2"
ENSUITE	3.72m x 1.18m	12'2" x 3'10"
BEDROOM 2	4.14m x 3.95m	13'6" x 12'11"
BEDROOM 3	4.40m x 3.58m	14'5" x 11'9"
BEDROOM 4	4.40m x 3.58m	14'5" x 11'9"
BATHROOM	2.80m x 2.38m	9'2" x 7'9"



GROUND FLOOR



FIRST FLOOR





Computer Visual

THE
Campbell
—
SITE THREE

THE Campbell

SITE THREE

TOTAL FLOOR AREA
2,152 SQ. FT.

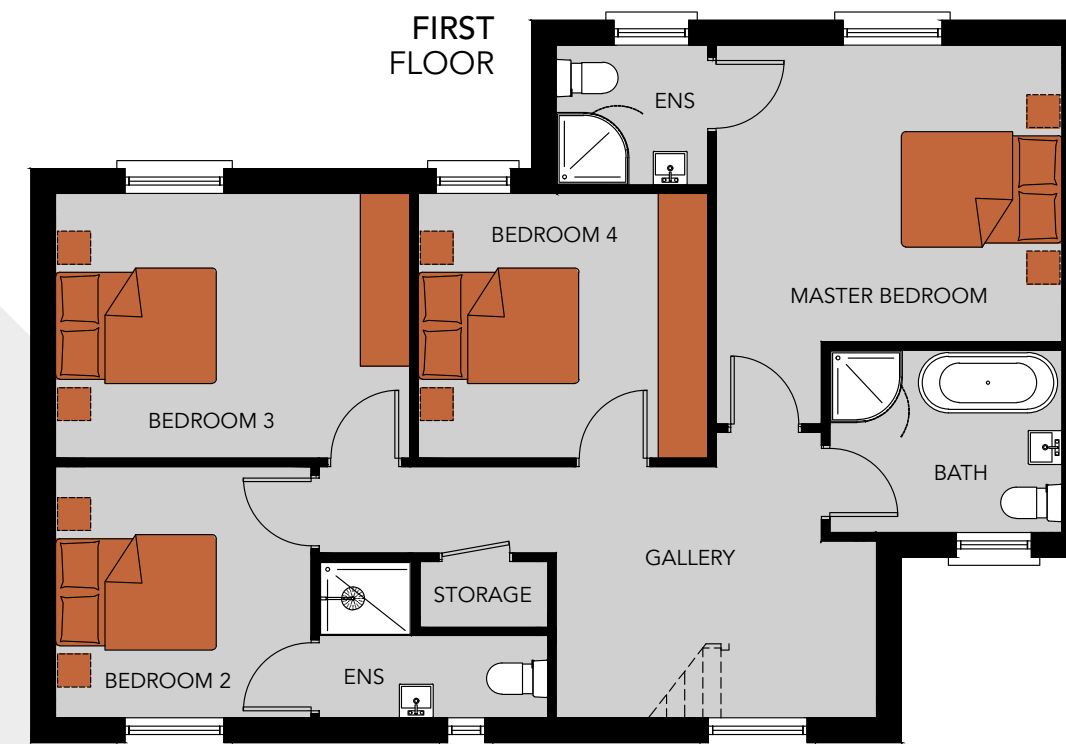
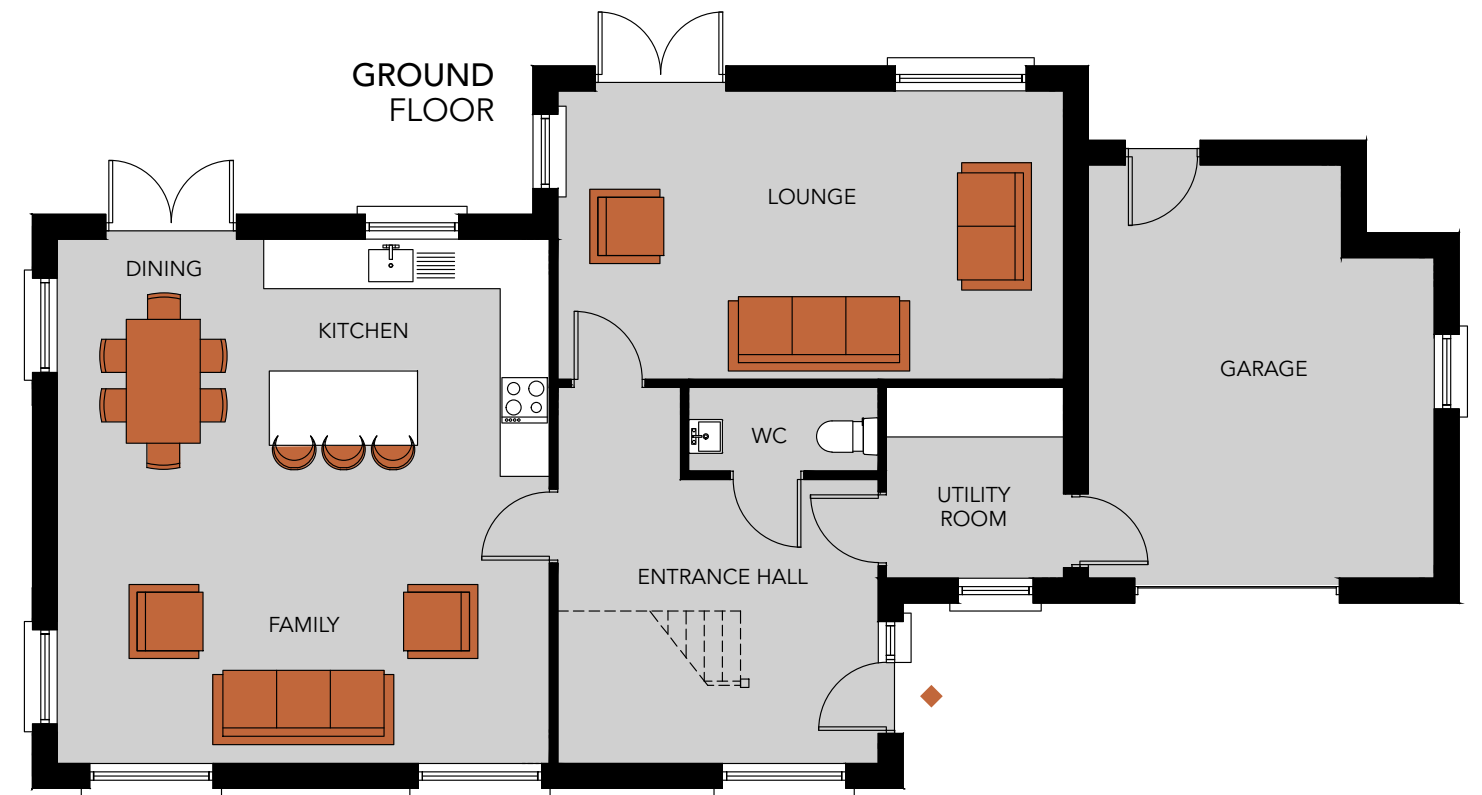
APPROX.
INC. GARAGE

GROUND FLOOR

LOUNGE	6.14m x 3.50m	20'1" x 11'5"
KITCHEN / DINING / FAMILY	6.36m x 5.97m	20'10" x 19'7"
UTILITY ROOM	2.31m x 2.15m	7'7" x 7'0"
WC	2.30m x 1.01m	7'6" x 3'3"
GARAGE Max	5.01m x 4.20m	16'5" x 13'9"

FIRST FLOOR

MASTER BEDROOM Max	4.20m x 3.60m	13'9" x 11'9"
ENSUITE	1.84m x 1.70m	6'0" x 5'6"
BEDROOM 2	3.10m x 3.05m	10'2" x 10'0"
ENSUITE	2.77m x 1.00m	9'1" x 3'3"
BEDROOM 3	4.30m x 3.21m	14'1" x 10'6"
BEDROOM 4	3.51m x 3.21m	11'6" x 10'6"
BATHROOM	2.82m x 2.21m	9'3" x 7'3"



SITE LAYOUT

Not to scale



Beautiful Homes, Designed to an Immaculate Specification

Our superior construction methods include heritage brick wall construction with extra wide insulated cavity walls and extra deep insulation in the attic and floors to create a warm and efficient home. We provide a 10 year structural warranty with all our homes.

KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or granite worktops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge and freezer

UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

BATHROOMS & ENSUITE

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Anti-steam illuminated mirror
- Bespoke wall mounted vanity unit
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere

SMART HOME LIVING

- High specification electronic lighting controls
- State-of-the-art heating controls

DECORATION

- Painted walls with colours from the exclusive Farrow & Ball range
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Deep moulded skirting boards and architraves

ELECTRICAL INSTALLATION

- Multi room wiring to living area and master bedroom
- Energy efficient down-lighters
- Security alarm system

- Comprehensive range of chrome slimline electrical sockets and switches to ground floor
- Mains supply smoke and carbon monoxide detectors with battery backup
- USB charging ports to every room in house
- CAT 5 cabling to lounge, kitchen / dining / family and master bedroom
- External electrical points for charging cars etc

FLOORING

- Concrete floors on ground floor and high quality sound reduction floors on first floors
- Tiled flooring to hall, lounge and kitchen
- Tiled flooring to bathrooms and en-suites
- Carpeted flooring with high quality underlay to bedrooms, stairs & landing

HEATING & ENERGY EFFICIENCY

- Low energy requirement build standards
- High air tightness standards
- Underfloor heating to ground floor and high output radiators on first floor
- High efficiency gas boiler
- Wall hung fire

DOORS & GLAZING

- High quality uPVC framed double glazed windows
- 2 Velux windows to the front of each house type
- Aluminium screens and doors

EXTERNAL FINISHES

- Heritage brick
- Pavia driveways
- Turfed gardens to front and rear
- Landscape plan incorporating planting and hedging throughout
- Flagged patio areas and paths
- Front and rear external lighting
- Exterior water and electrical supply
- Morning Gate will be accessed via a private lane

WARRANTY

- 10 year structural warranty





District, Ormeau Road



The Palm House, Botanic Gardens



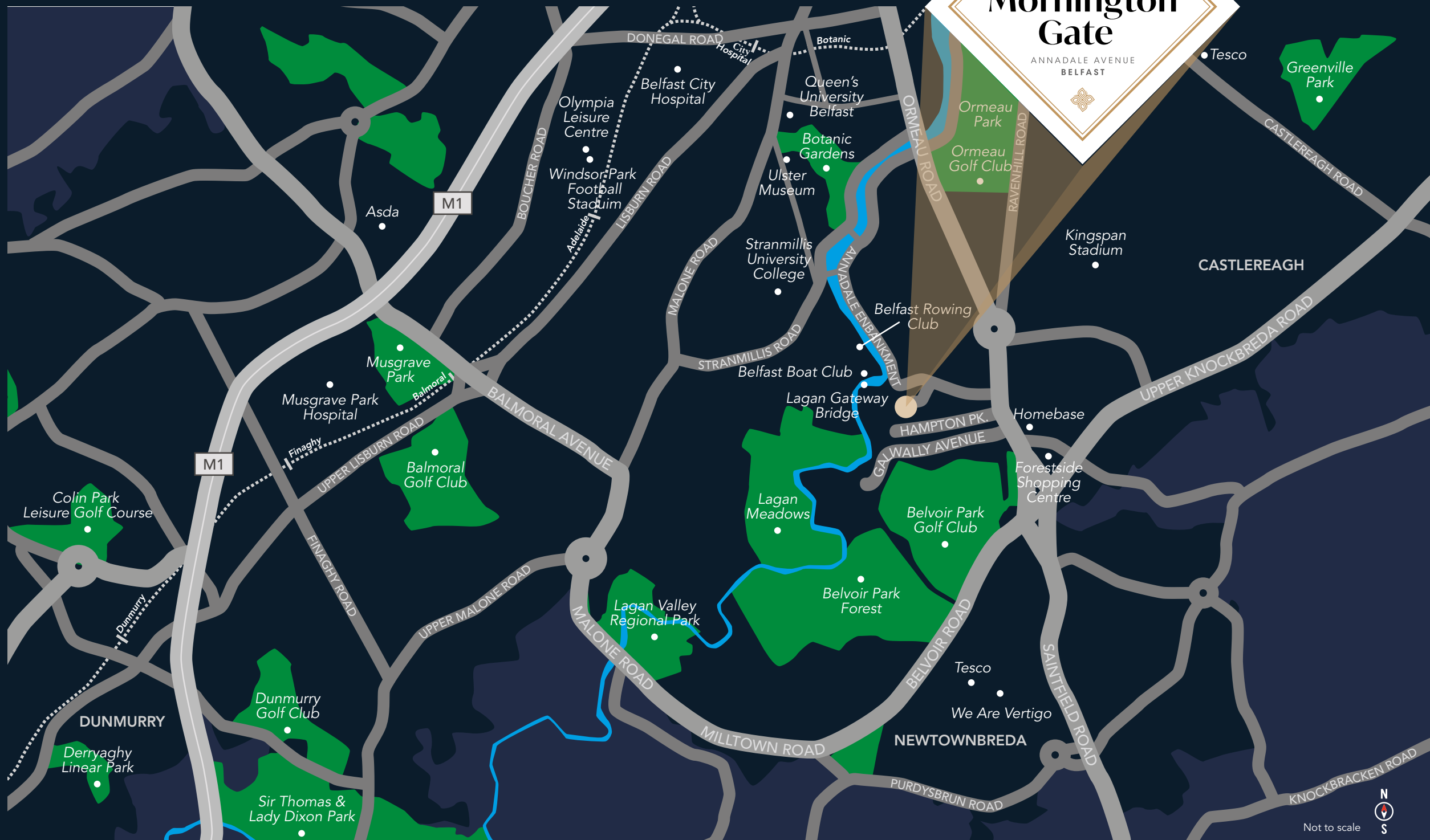
CGI of the proposed Lagan Gateway Bridge



Ormeau Park

Need to Commute?

Belfast City Centre	3.5 miles
Hollywood	6.5 miles
Lisburn	9.5 miles
Glengormley	11.0 miles
Bangor	14.0 miles
Dublin	104.0 miles
Forests Shopping Centre	1.0 mile
Belvoir Park Golf Club	1.0 mile
Kingspan Stadium	1.5 miles
Ormeau Park	1.5 miles
Ulster Museum	1.5 miles
Queen's University	1.5 miles
Stranmillis University College	1.5 miles
Botanic Gardens	2.0 miles
Belvoir Park Forest	2.0 miles
Lagan Meadows	3.0 miles
George Best Belfast City Airport	6.0 miles
Belfast International Airport	21.5 miles



JOINT SELLING AGENTS



New Homes

25 Talbot Street,
Belfast BT1 2LD

028 9024 4000
www.colliersni.com



373 Ormeau Road,
Belfast BT7 3GP

028 9064 2888
www.hamptonestates.co.uk

DEVELOPER



www.mcalisterbuilders.com

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