

A stylized landscape illustration. At the top, a large yellow sun with radiating lines is set against a light pink sky. Below the sun, a dark blue hill rises on the left, and a red hill rises on the right. A small lighthouse with a blue tower and a red roof sits on the red hill. In the foreground, a brown hill rises from a teal base. The text 'Mount Pleasant' is written in a large, white, serif font across the middle of the hills, with 'Newtownards' in a smaller, white, sans-serif font below it.

Mount Pleasant

Newtownards

A place you will be happy to call home.

3 & 4 BEDROOM DETACHED AND SEMI DETACHED HOMES & TOWNHOUSES

Phase 2





MOUNT PLEASANT



Mount Pleasant
Newtownards

Phase 2



Dingles

Building Quality Homes for all.

Dingles Builders have been building quality homes in Northern Ireland for almost 50 years.

With a reputation for the most exacting high standards and a continued attention to detail, you can be assured of quality you can rely on when you purchase a Dingles home.

Dingles are committed to offering the very best quality of fixtures, fittings and workmanship. Practical layouts and contemporary styling built on a foundation of trust and experience, means your home is in safe hands with our team.

A place you will
be happy to call **home**.



NEWTOWNS ARDS

Newtownards

Life on the Lough.

Just a short commute from Belfast and nestled against the shores of Strangford Lough, historic Newtownards, is a charismatic market town and a perfect place to call home.

With fantastic links to Belfast City and nearby Bangor, as well as the many wonderful experiences waiting to be explored across the Ards Peninsula, Mount Pleasant presents a stunning range of contemporary homes set against a stunning backdrop of rolling hills and the drifting waves of Strangford Lough.

With the historic Scrabo Tower close by, Newtownards is the fantastic base for exploring the many sites and sounds of County Down including heritage sites

such as Mount Stewart, Grey Abbey or a visit to the stunning nearby aquarium and a trip on the Strangford Ferry. Famous for its lively and bustling craft markets, Newtownards is a vibrant town well represented by its local sporting teams from rugby and soccer to cricket and bowling.

Mount Pleasant is a modern stylish, development placed at the heart of a traditional rural town offering a range of local pubs and restaurants or peaceful, relaxing shore strolls. All this adds to the development being placed in a highly desirable location.

With excellent schools nearby along with historic churches, fantastic shopping facilities and great transport links, Mount Pleasant is a place you will be happy to call home!



Specification

Prestigious homes, perfectly finished.

Specification

Kitchen

High quality units with choice of door, handles and stone worktop.*
 Integrated appliances to include electric hob, electric oven, extractor hood, fridge/freezer and dishwasher
 Recessed downlighters to ceilings

Bathroom, Ensuite & WCs

Contemporary white sanitaryware with chrome fittings
 Recessed downlighters to ceilings
 Shower over bath in bathroom

Floor covering and Tiling

Tiled floor to kitchen/dining areas, bathrooms, en-suite and WCs**
 Full height tiling to shower enclosures
 Tiles to wet areas above bath and wash hand basins
 Tiled splashback to wash hand basin in WC
 High quality carpets to hallway, lounge, bedrooms, stairs and landings

Utility Rooms

Quality utility units with laminate work top and upstand
 Free standing washing machine
 Stainless steel Sink

Internal Features.

Internal décor walls and ceilings painted
 Mains supply smoke detectors
 Painted internal doors with quality ironmongery
 Comprehensive range of electrical sockets, switches, TV and telephone points
 Wired for electronic security system
 Heating and hot water provided by an Air Source Heat Pump

External Features

Front gardens turfed and landscaped
 Rear gardens levelled and seeded
 Patio area at rear
 uPVC double glazed windows and patio doors with locking system
 Outside water tap
 Close board boundary fencing to side and rear



Air Source Heat Pump & System

General

Houses built using timber frame
 All homes benefit from a 10 year NHBC warranty

What is an Air Source Heat Pump?

An air source heat pump is a low-carbon way of heating your home. It is more energy efficient as the pump uses less electrical energy than the heat it produces.
 The heat pump works by absorbing heat from the outside air into a liquid refrigerant at a low temperature. Using electricity, the pump compresses the liquid to increase its temperature. It is then condensed back into a liquid in order to release the stored heat. The heat is then sent to your radiators. Any unused heat is stored in the hot water cylinder. This hot water will also provide hot baths and showers.

Benefits of Heat Pumps

Low carbon emissions
 Less maintenance than combustion heating systems
 Longer life than combustion systems
 Heat pumps deliver more heat energy than the electrical energy they consume so a heat pump system typically costs less than a traditional heating system

*Stone worktop in house types A and E1 only
 **House types G, H and I's dining/living area to be carpeted

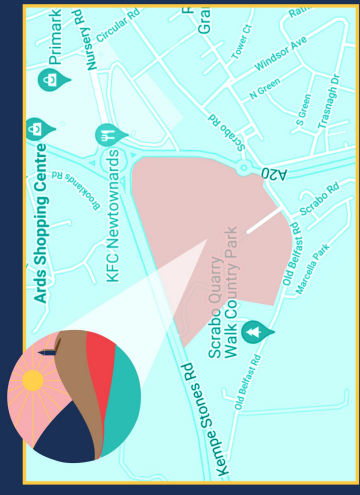
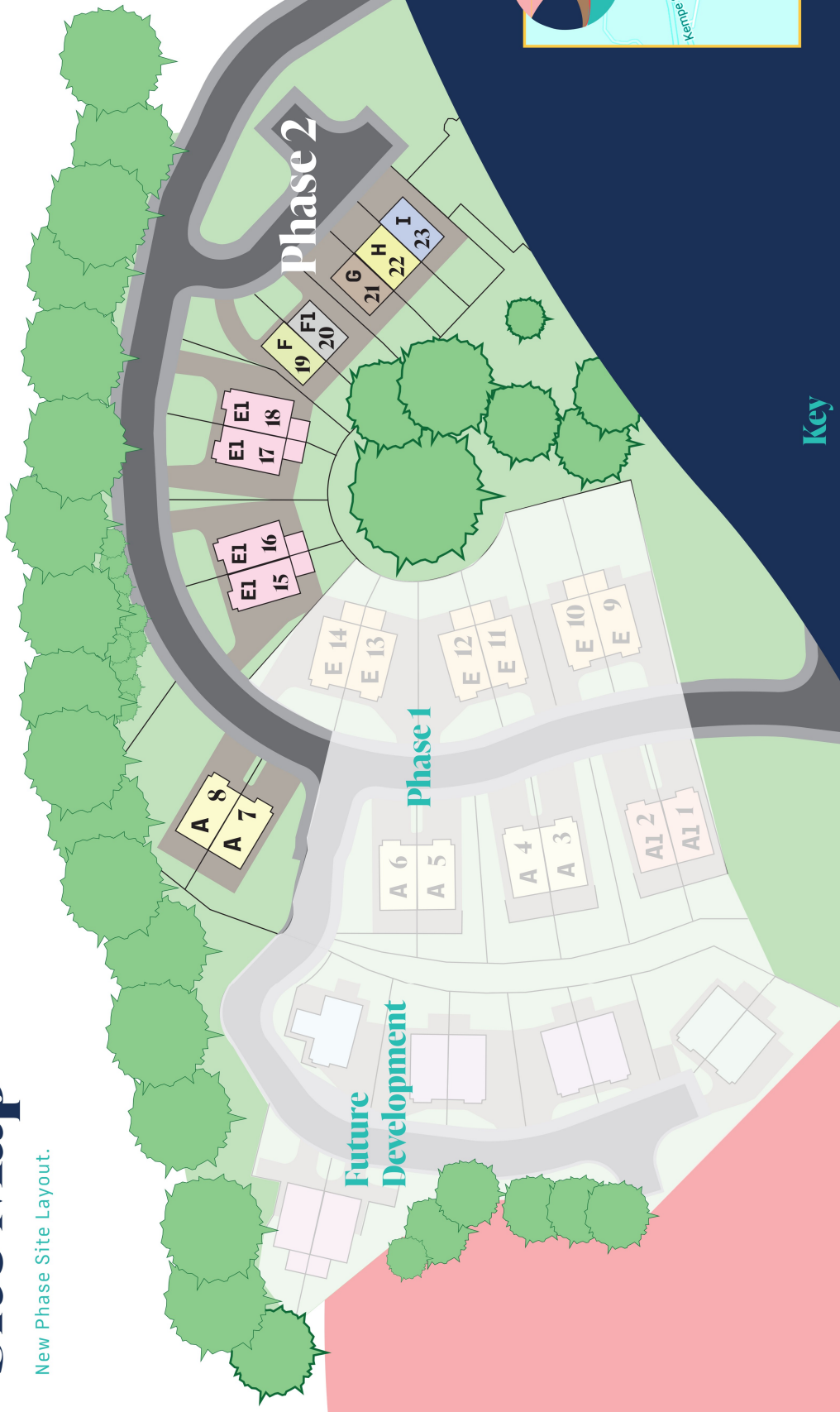
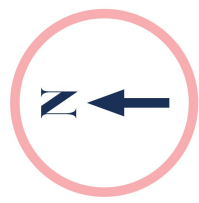
MOUNT PLEASANT

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NEW TOWN ARDS

Site Map

New Phase Site Layout.



Key

● A	4 Bedroom Semi - Detached	Render & Brick Finish	1335 sq ft	Plots: 7, 8
● E1	4 Bedroom Semi - Detached	Render & Brick Finish	1442 sq ft	Plots: 15, 16, 17, 18
● F	3 Bedroom Semi - Detached	Stone Finish	1011 sq ft	Plot: 19
● F1	3 Bedroom Semi - Detached	Render Finish	925 sq ft	Plot: 20
● G	3 Bedroom Townhouse	Render Finish	925 sq ft	Plot: 21
● H	3 Bedroom Mid-Townhouse	Render Finish	1044 sq ft	Plots: 22
● I	3 Bedroom Townhouse	Stone Finish	990 sq ft	Plots: 23



House Type A – 4 Bedroom Semi-Detached Home

HOUSE SIZE
— 124 SQ M / 1335 SQ FT

PLOT NUMBERS
Render & Brick Finish — 7, 8

Ground Floor

Lounge	4.90m x 3.60m
Kitchen/Dining	5.85m x 3.58m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	4.80m x 3.60m
Ensuite	—
Bedroom 2	3.59m x 3.6m
Bedroom 3	2.78m x 2.50m
Bedroom 4	2.9m x 2.18m
Bathroom	—

NOTE
ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.





House Type E1 — 4 Bedroom Semi-Detached Home

HOUSE SIZE
— 134 SQ M / 1442 SQ FT

PLOT NUMBERS

Render & Brick Finish — 15, 16, 17, 18



Ground Floor

Lounge	4.80m x 3.70m
Kitchen/Dining	5.88m x 3.58m
Living	3.09m x 3.07m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	4.80m x 3.60m
Ensuite	—
Bedroom 2	3.80m x 3.60m
Bedroom 3	2.78m x 2.70m
Bedroom 4	2.51m x 2.14m
Bathroom	—

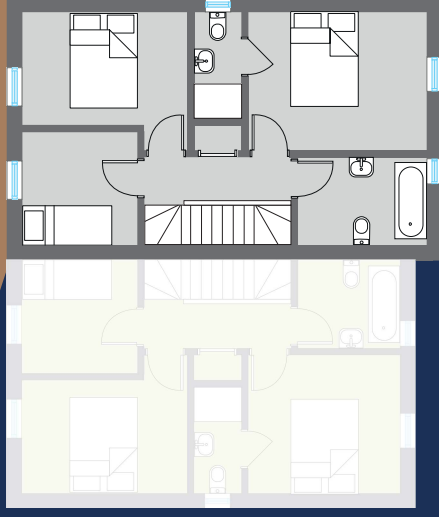
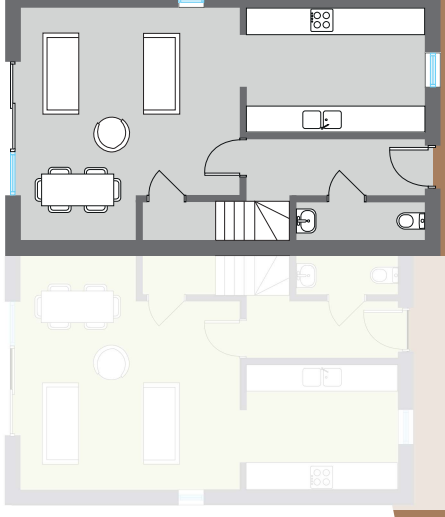
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House Type F — 3 Bedroom Semi-Detached Home

HOUSE SIZE	PLOT NUMBERS
— 94 SQ M / 1011 SQ FT	Stone Finish — 19



Ground Floor

Living/Dining	5.25m x 4.90m
Kitchen	4.00m x 2.80m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	4.00m x 3.05m
Ensuite	—
Bedroom 2	3.70m x 3.0m
Bedroom 3	2.60m x 2.60m
Bathroom	—

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House Type F1

— 3 Bedroom Semi-Detached Home

HOUSE SIZE
— 86 SQ M / 925 SQ FT

PLOT NUMBERS
Render Finish — 20



Ground Floor

Living/Dining	5.20m x 4.90m
Kitchen	3.40m x 2.80m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	3.40m x 3.00m
Ensuite	—
Bedroom 2	3.70m x 2.90m
Bedroom 3	2.60m x 2.50m
Bathroom	—

NOTE

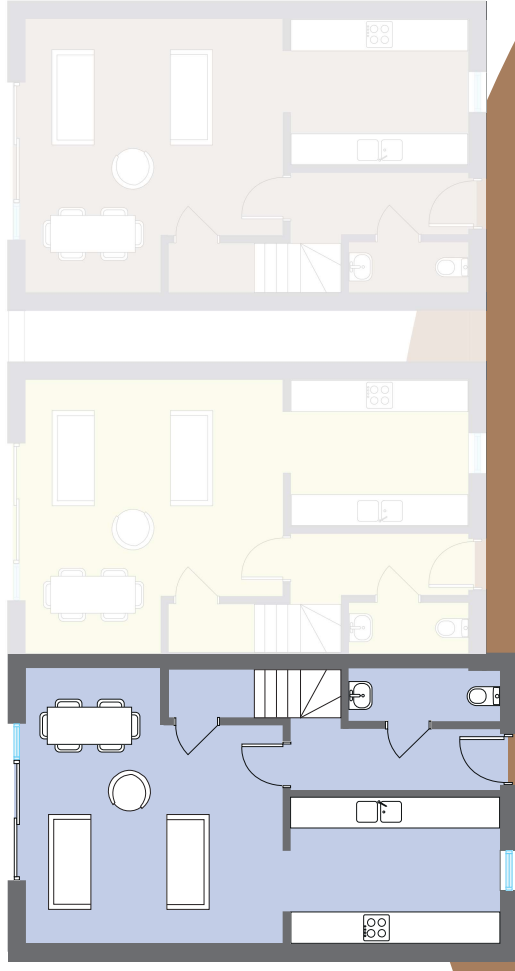
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House Type I — 3 Bedroom Townhouse

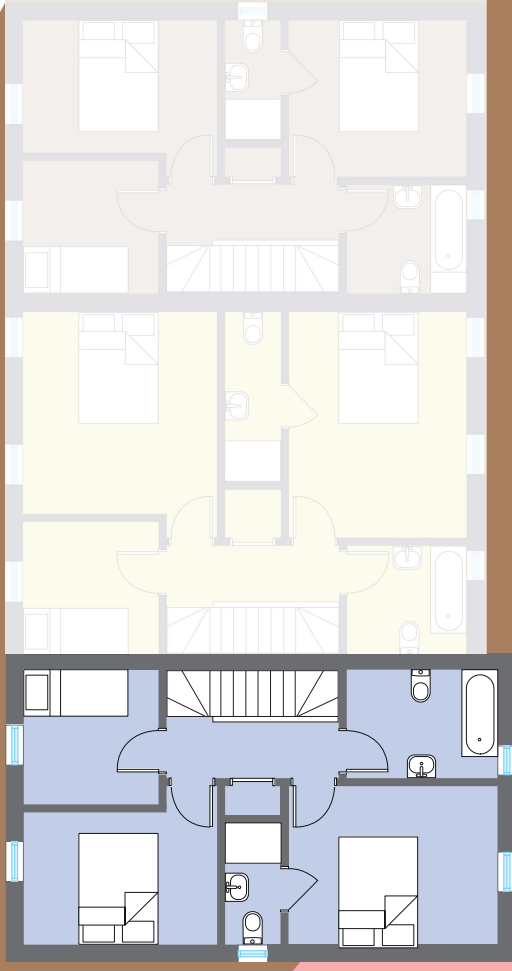
HOUSE SIZE
— 86 SQ M / 925 SQ FT

PLOT NUMBERS
Stone Finish — 23



Ground Floor

Living/Dining	5.2m x 4.90m
Kitchen	4.00m x 2.80m
Utility	—
WC	—
Store	—



First Floor

Bedroom 1	4.00m x 3.05m
Ensuite	—
Bedroom 2	3.70m x 2.55m
Bedroom 3	2.60m x 2.60m
Bathroom	—

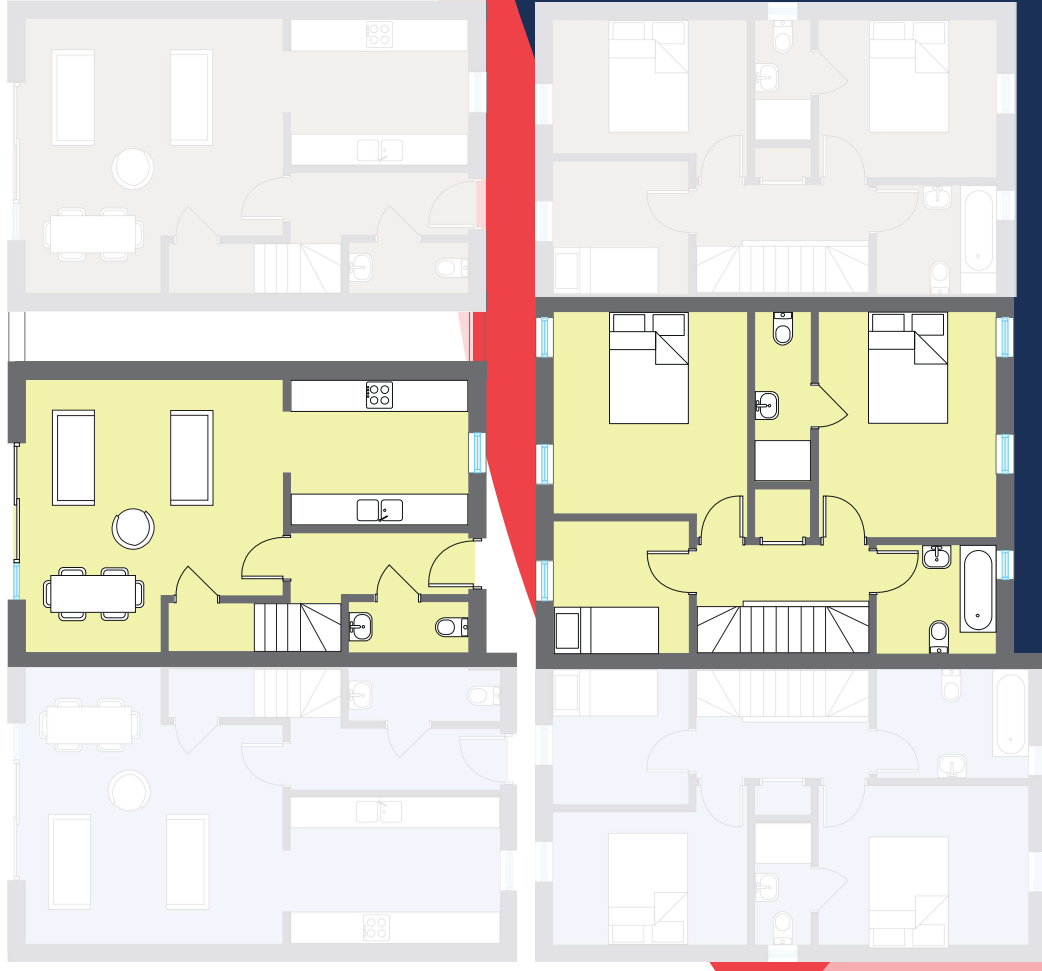
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House Type H — 3 Bedroom Townhouse

HOUSE SIZE
— 97 SQ M / 1044 SQ FT

PLOT NUMBERS
Render Finish — 22



Ground Floor

Living/Dining	5.20m x 4.90m
Kitchen	3.40m x 2.80m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	4.30m x 3.40m
Ensuite	—
Bedroom 2	3.80m x 3.75m
Bedroom 3	2.60m x 2.55m
Bathroom	—

NOTE

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House Type G — 3 Bedroom Townhouse

HOUSE SIZE
— 4.6 SQ M / 990 SQ FT

PLOT NUMBERS

Render Finish — 21

Ground Floor

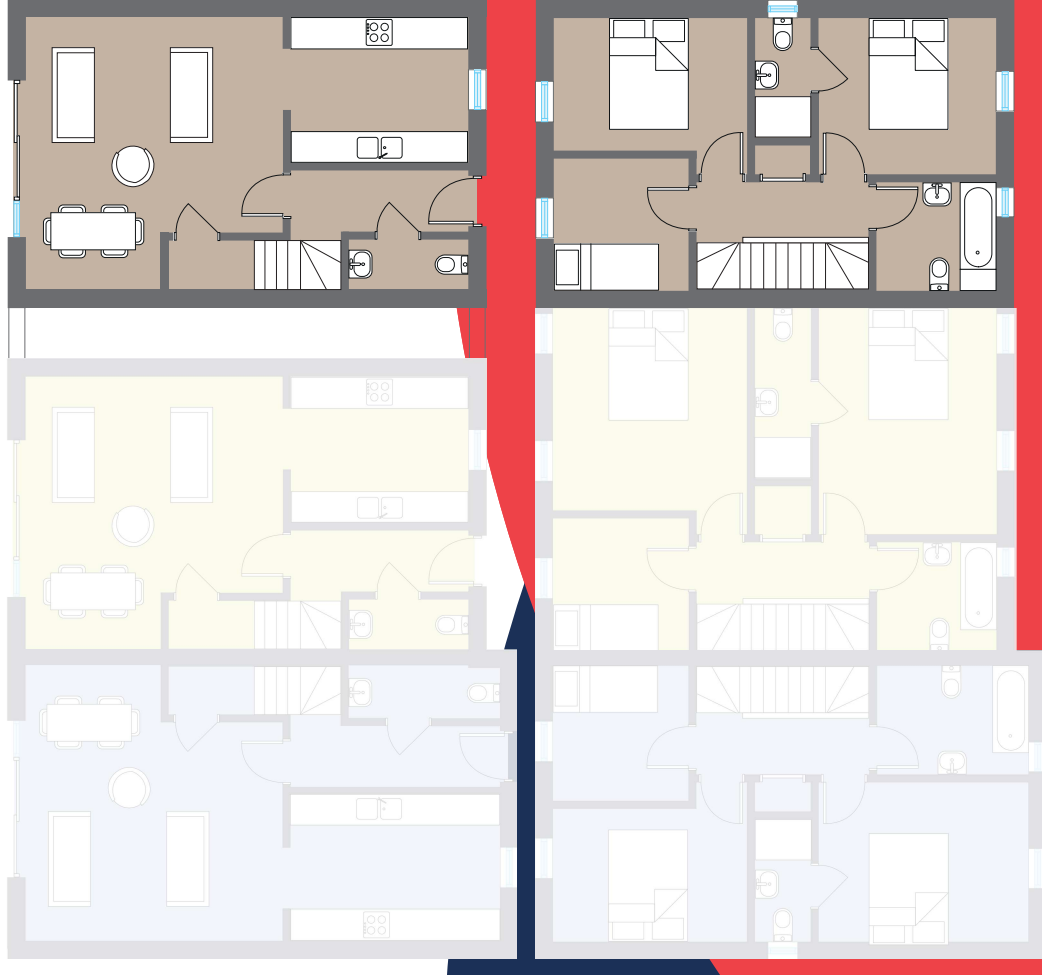
Living/Dining	5.20m x 4.90m
Kitchen	3.40m x 2.80m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	3.40m x 3.00m
Ensuite	—
Bedroom 2	3.70m x 2.55m
Bedroom 3	2.60m x 2.52m
Bathroom	—

NOTE

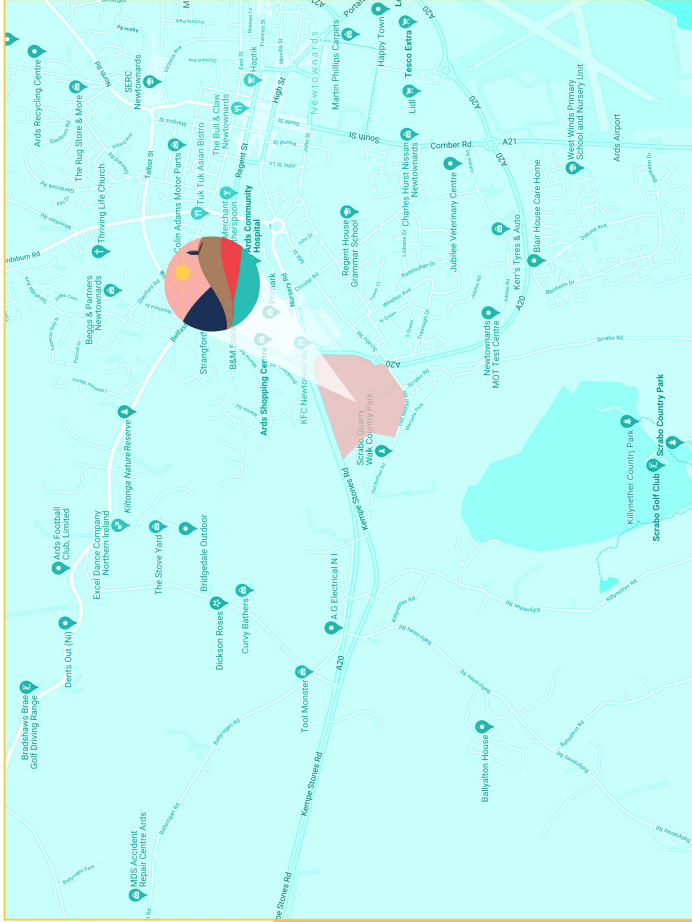
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Mount Pleasant

Newtownards



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Please contact our sales agents for further information.



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