

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 features a small, dark blue tower with a pointed roof. The foreground consists of rolling hills in shades of brown, red, and teal. The text 'Mount Pleasant' is written in a large, white, serif font across the middle of the image, 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

**Phase 2B**





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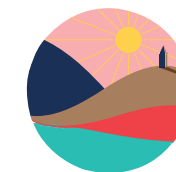
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A place you will be happy to call **home**.



Mount Pleasant  
Newtownards

Phase 2B



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.



# 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 perfect place to call home.**

With fantastic links to:

- Belfast City
- Bangor
- The Ards Peninsula
- Strangford Lough

Your new home at Mount Pleasant is situated closely to:

- Scrabo Country Park
- Ards Shopping Centre
- Castlebawn Retail Park
- Ards Blair Mayne Wellbeing Leisure Complex
- Ark Open Farm

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

Solid wood, soft closing doors in a choice of attractive colours

Choice of plush handles

Premium stone worktop and splashback with upstand

Franke Sink

Choice of tap

Wine Cooler

Integrated appliances to include gas hob, double oven, extractor hood, fridge/freezer and dishwasher

Recessed downlighters to ceilings

### Utility Rooms

Quality utility units with laminate worktop and upstand

Free standing washing machine

Stainless steel Sink

### Bathroom, En-suites & WCs

Contemporary white sanitaryware with high quality fittings

Recessed downlighters to ceilings

Attractive vanity unit in a choice of modern colours

### Floor covering and Tiling

Tiled floor to kitchen/dining and hallway areas, pantry (where applicable), bathrooms, en-suites and WCs in a choice of colours

Full height tiling to shower enclosures

Tiles to wet areas above bath and wash hand basins

Tiled splashback to wash hand basin in WC

Luxurious, high-quality carpets to lounge, bedrooms, stairs and landings in a choice of colours

### Pantry

Quality units with laminate worktop and upstand

Choice of Plush handles

## Features

### Points to Note.

Where a supplier has discontinued a product, a product of equal quality and value will be provided

Images in this brochure are for illustration purposes only

The specification may be subject to change during the building process

### Internal Features.

Internal décor walls and ceilings painted

Mains supply smoke detectors and carbon monoxide Detectors

Painted internal doors with quality ironmongery

Comprehensive range of electrical sockets, switches, TV and telephone points

Gas central heating with combi gas boiler, providing instant hot water

### Warranty.

All our homes benefit from a 10 year NHBC Buildmark Warranty as standard, giving quality assurance to our homeowners

### External Features

Composite front door with secure multi locking system

Front gardens turfed and landscaped, back gardens sown (where applicable)

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 (where applicable)

Tarmac to driveways

Outside socket

Solar panels





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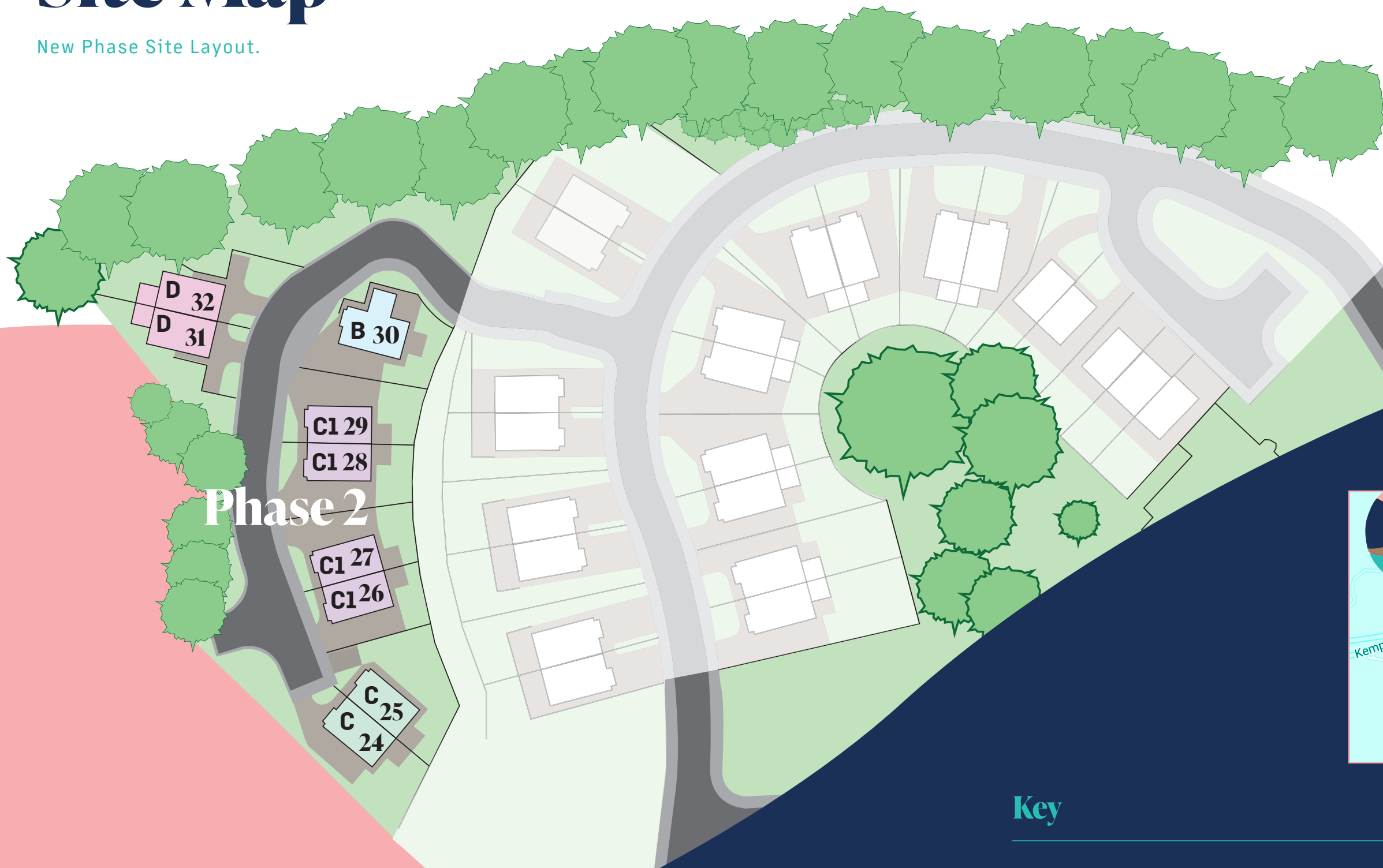
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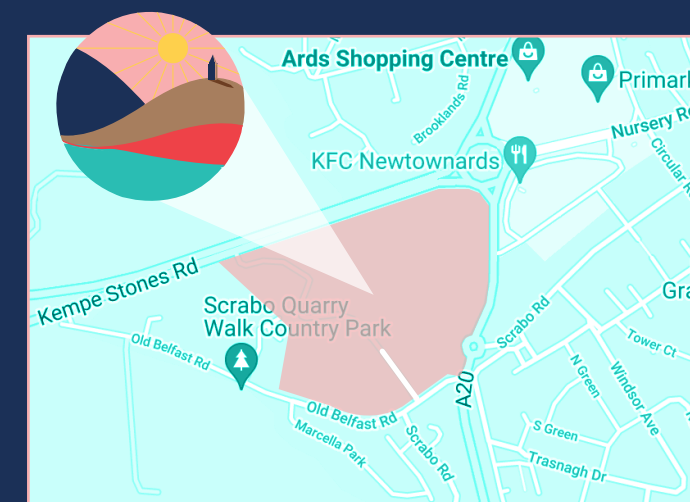
# Site Map

New Phase Site Layout.



Phase 2

## Phase Two

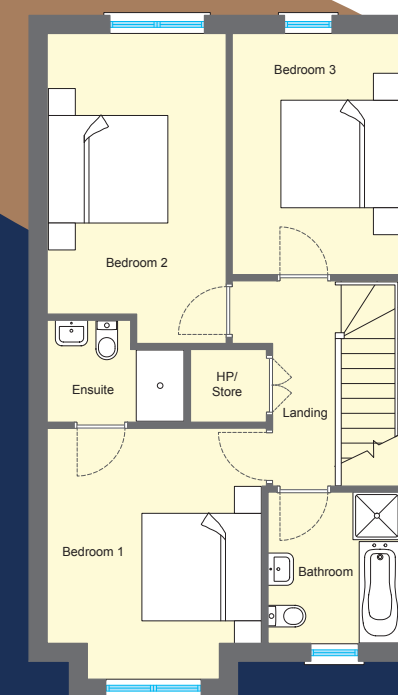
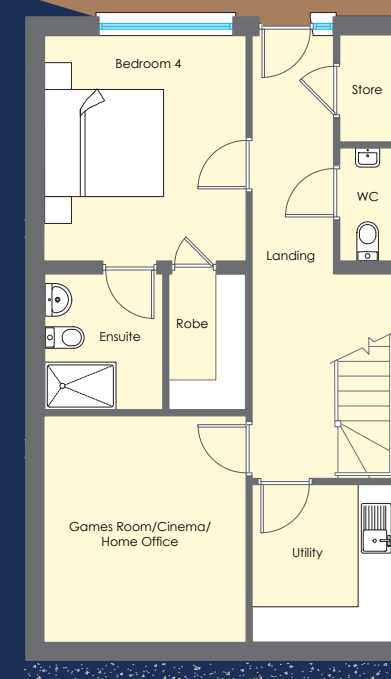


### Key

● B	4 Bedroom - Detached	Render & Brick Finish	Plot: <b>30</b>
● C	4 Bedroom Semi - Detached	Render & Brick Finish	Plots: <b>24, 25</b>
● C1	4 Bedroom Semi - Detached	Render & Brick Finish	Plots: <b>26, 27, 28, 29</b>
● D	4 Bedroom Semi - Detached	Render & Brick Finish	Plot: <b>31, 32</b>



REAR ELEVATION



# House Type B — 4 Bedroom Detached Home

HOUSE SIZE  
— 191.2 SQ M / 2058 SQ FT

PLOT NUMBERS  
Render & Brick Finish — 30

## Lower Ground Floor

Games room/ Cinema/ Home office	3.79m x 3.40m
Bedroom 4	3.80m x 3.40m
Ensuite	—
Utility	2.64m x 2.43m
WC	—
Store	—
Walk-in wardrobe	2.29m x 1.30m

## Upper Ground Floor

Lounge	4.49m x 3.68m
Kitchen/Dining	5.61m x 3.68m
Pantry	2.37m x 2.15m
Sunroom	3.40m x 3.39m
WC	—

## First Floor

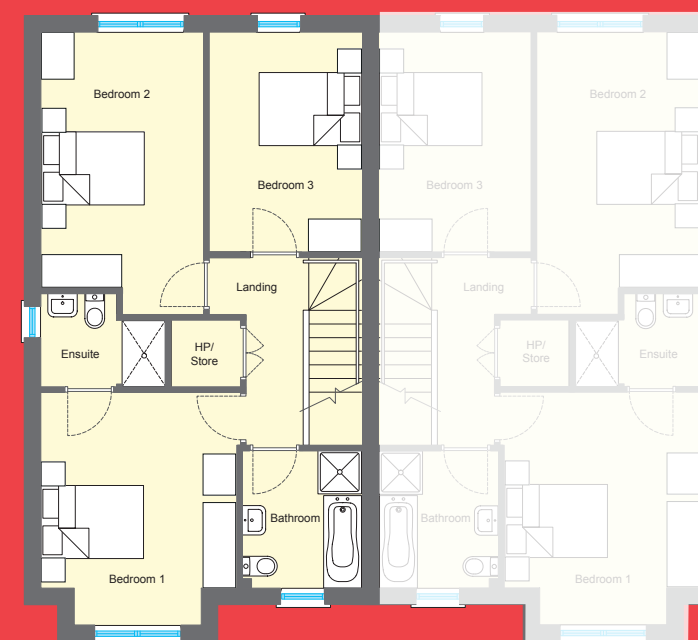
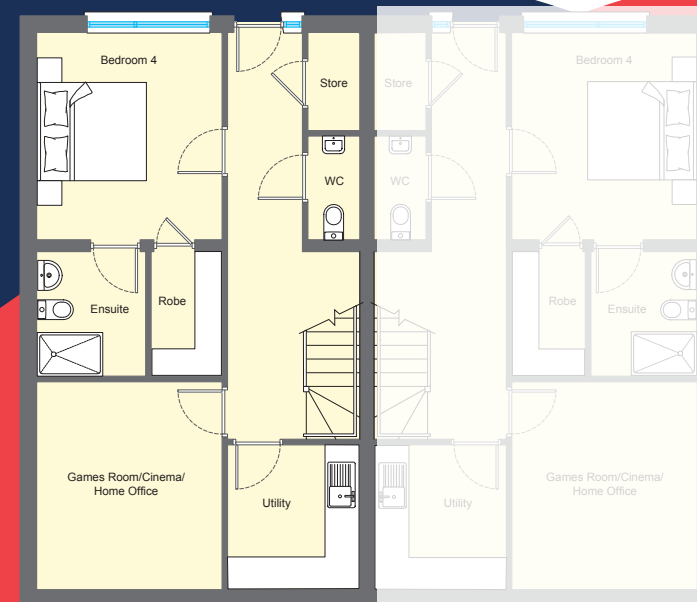
Bedroom 1	3.60m x 3.60m
Ensuite	—
Bedroom 2	4.70m x 3.00m
Bedroom 3	4.04m x 2.83m
Bathroom	2.52m x 2.23m

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





REAR ELEVATION



# House Type C — 4 Bedroom Semi-Detached Home

HOUSE SIZE  
— 180 SQ M / 1938 SQ FT

PLOT NUMBERS  
Render & Brick Finish — 24, 25

### Lower Ground Floor

Games room/ Cinema/ Home office	3.81m x 3.40m
Bedroom 4	3.80m x 3.40m
Ensuite	—
Utility	2.64m x 2.43m
WC	—
Store	—
Walk-in wardrobe	2.29m x 1.35m

### Upper Ground Floor

Living Room	4.50m x 3.68m
Kitchen/Dining	5.60m x 3.68m
Pantry	2.37m x 2.12m
WC	—

### First Floor

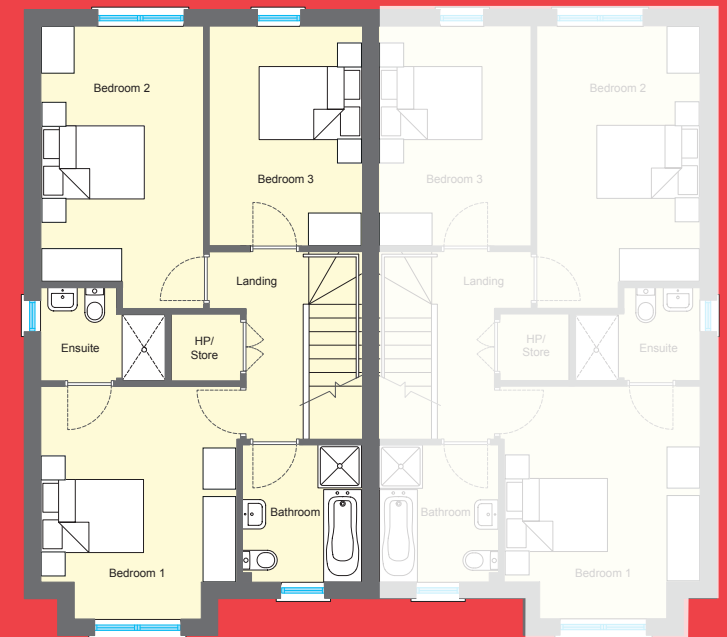
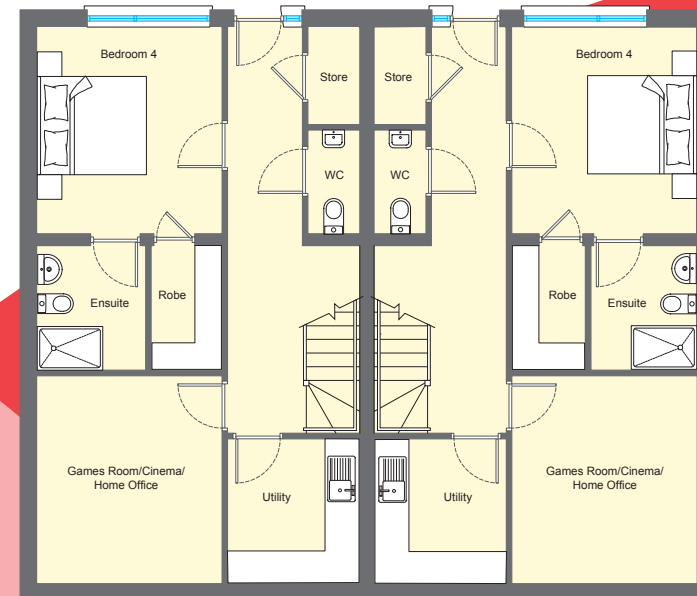
Bedroom 1	3.60m x 3.60m
Ensuite	—
Bedroom 2	4.70m x 3.00m
Bedroom 3	2.83m x 2.51m
Bathroom	2.53m x 2.23m

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





REAR ELEVATION



# House Type C1 — 4 Bedroom Semi-Detached Home

HOUSE SIZE  
— 180 SQ M / 1938 SQ FT

PLOT NUMBERS  
Render & Brick Finish — 26, 27, 28, 29

## Lower Ground Floor

Games room/ Cinema/ Home office	3.81m x 3.40m
Bedroom 4 Ensuite	3.80m x 3.40m
Utility	2.64m x 2.43m
WC	—
Store	—
Walk-in wardrobe	2.29m x 1.35m

## Upper Ground Floor

Living Room	4.50m x 3.68m
Kitchen/Dining	5.60m x 3.68m
Pantry	2.37m x 2.12m
WC	—

## First Floor

Bedroom 1 Ensuite	3.60m x 3.60m
Bedroom 2	4.70m x 3.00m
Bedroom 3	2.83m x 2.51m
Bathroom	2.53m x 2.23m

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

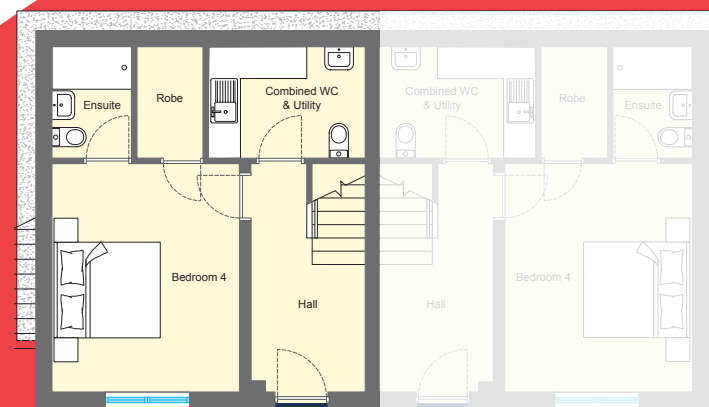




REAR ELEVATION



GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

# House Type D — 4 Bedroom Semi-Detached Home

HOUSE SIZE  
— 165.2 SQ M / 1778 SQ FT

PLOT NUMBERS  
Render & Brick Finish — **31, 32**

**NOTE**

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

### Lower Ground Floor

Bedroom 4	4.40m x 3.54m
Ensuite	—
WC & Utility	2.95m x 2.10m
Hall	—
Dressing Area	1.25m x 2.10m

### Ground Floor

Lounge	6.50m x 3.65m
Kitchen/Dining	5.90m x 3.60m
Utility	—
WC	—
Sunroom	3.09m x 3.06m

### First Floor

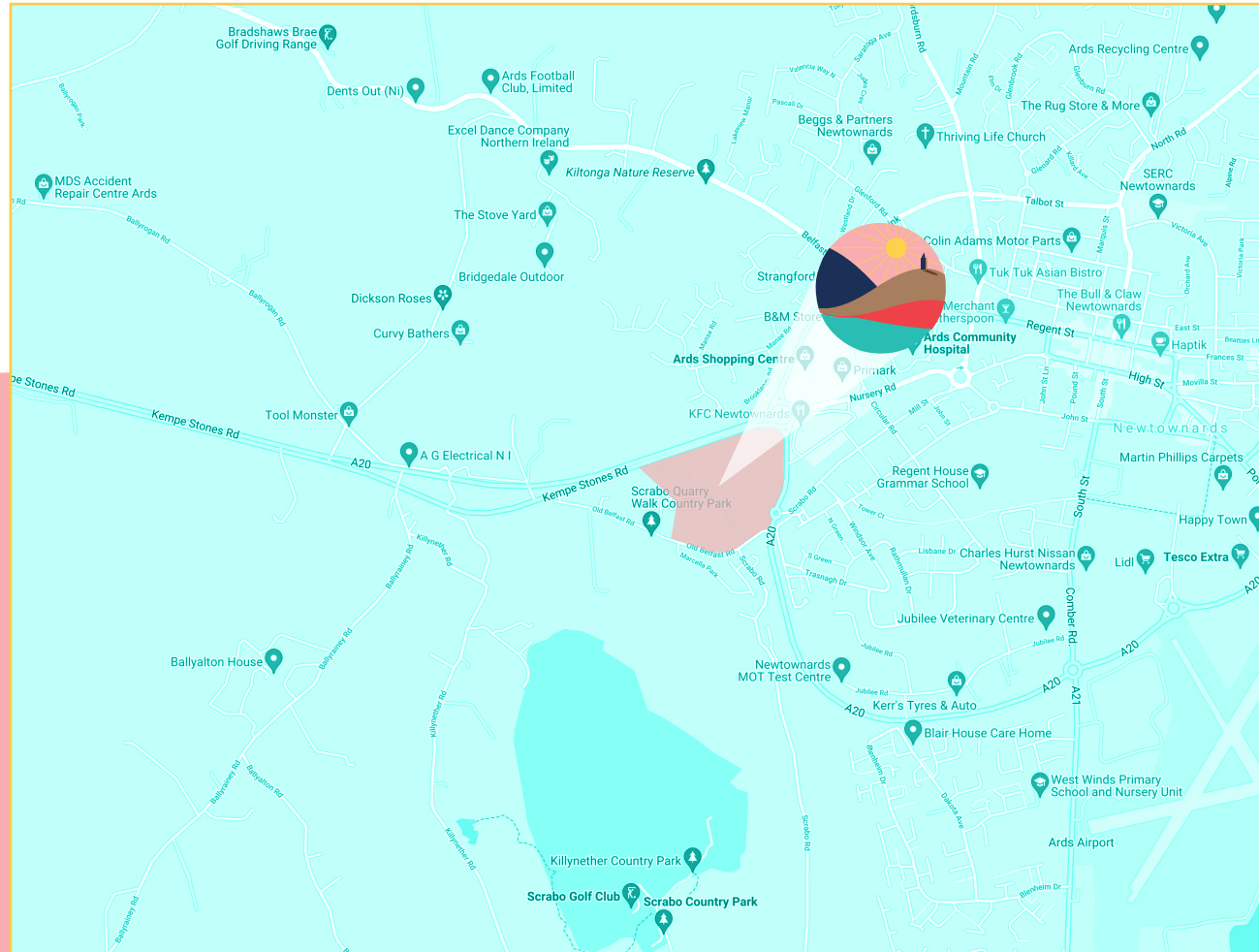
Bedroom 1	3.60m x 3.60m
Ensuite	—
Bedroom 2	4.70m x 3.00m
Bedroom 3	3.71m x 2.80m
Bathroom	—





# Mount Pleasant

Newtownards



# Sales Agents

Please contact our sales agents for further information.



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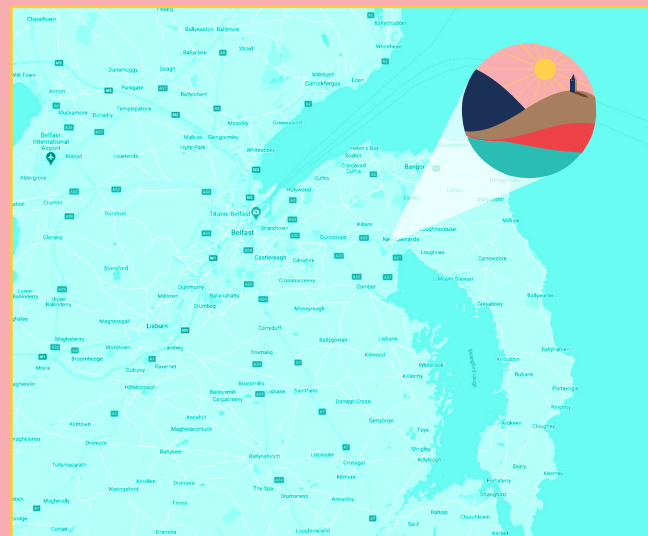
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# Mount Pleasant

Newtownards



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