

NEWTOWARDS | CO. DOWN



carleton
bridge mews

ON SOUTH STREET

DETACHED AND SEMI-DETACHED MODERN HOMES



Expectations of what we want from our homes and the areas we live in are as much about personal wellbeing as they are about convenience.

Carleton Bridge Mews offers comfortable, high-quality, stylish homes and all the requirements for a fulfilling and holistic lifestyle.



CARLETON BRIDGE MEWS IS THE LATEST DEVELOPMENT FROM DUNLOP HOMES, INTRODUCING AN ATTRACTIVE MIX OF DETACHED AND SEMI-DETACHED HOMES LOCATED ON SOUTH STREET, NEWTOWNARDS.

These three bedroom homes offer classically designed brick and render finishes set among beautiful and thoughtfully landscaped streetscapes close to some of the most desirable locations that any location could offer.

Newtownards offers residents the peace and calm of a semi-rural town, complemented by an abundance of amenities and attractions that cater for one of Northern Ireland's most popular places to live. It's not hard to see why. The town and surrounding areas are a hive of indoor and outdoor activity, including a vibrant cafe culture, many local and national shopping brands, excellent educational facilities and some of the finest recreational opportunities around.

Few developments offer as close a proximity to stunning outdoor space as Carleton Bridge Mews. The beech and hazel woodland of Scrabo Country Park is just a five minutes

drive. Also, Londonderry Park is a few minutes walk away, where recreation and sport are catered for across various pitches, public parkland and play areas. Perhaps the biggest treat is the proximity to the Floodgates Walk, a stunning route along Strangford Lough's northern strand, accessing one of Europe's most outstanding areas of natural beauty.

Residents with a wide range of backgrounds make Newtownards their base. Its welcoming atmosphere and selection of good schools make it a popular choice with families. At the same time, its closeness to Belfast affords them the chance to enjoy flourishing careers and social lives for the perfect work-life balance.



RENEWABLE ENERGY TECHNOLOGY IN EVERY HOME

By embracing this energy efficient technology, Carleton Bridge Mews home buyers could be eligible for favourable 'green mortgages'.



SOLAR PV SYSTEM

Every home is equipped with a 6-panel system; these black panels sit flush with the roof; their low profile making them sleek and inconspicuous.



ELECTRIC VEHICLE CHARGER

Every home is pre-wired for the installation of an electric vehicle charge point. Additionally, customers can upgrade to include the full EV Charger installation during the build.



ENERGY STORAGE UNIT

This is an upgrade option that enables you to store energy produced by your solar PV system for electricity discharge when you need it.

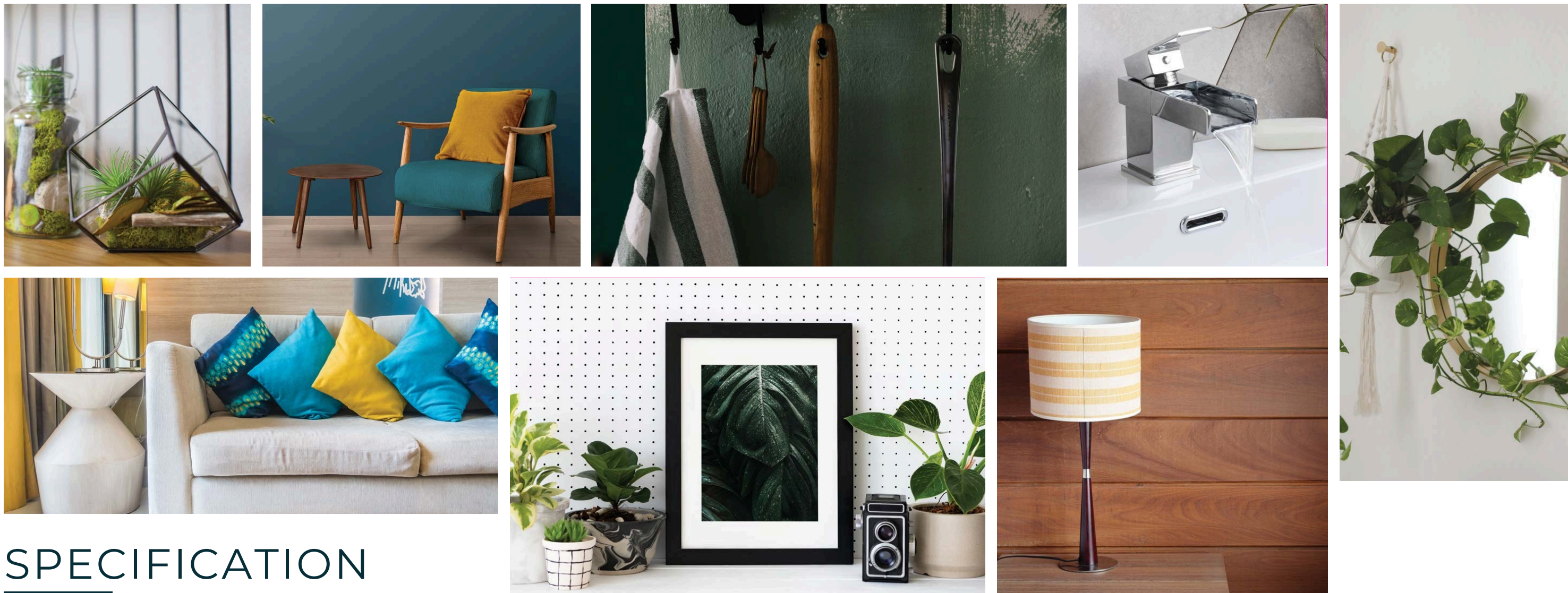
+44 (0)28 9146 0883 info@greenenergystore.co.uk greenenergystore.co.uk



DON'T DELAY. UPGRADE NOW!

By installing a 5kWh or 10kWh battery energy storage unit now, as opposed to later, as a new build, you maximise the benefits of your Solar PV System and **benefit from the current 0% VAT rate** on solar systems.





SPECIFICATION

A home from Dunlop Homes embodies the many benefits of buying a brand new house, focusing on people and place. Our commitment is to build your home with care and create vibrant communities where people can live their best lives. The quality of our homes and the specifications throughout are defined by quality, style sustainability and durability.

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 and dishwasher.
- Free-standing washing machine/dryer included
- Concealed under unit lighting in kitchen.

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings.
- Separate shower in the bathroom (where applicable) or a shower over the bath.
- Chrome towel radiators.

CARPET & 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 splashbacks to all wash hand basins.

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.
- French doors leading to patio area.
- Downlights to kitchen, WC, bathroom and en-suite.

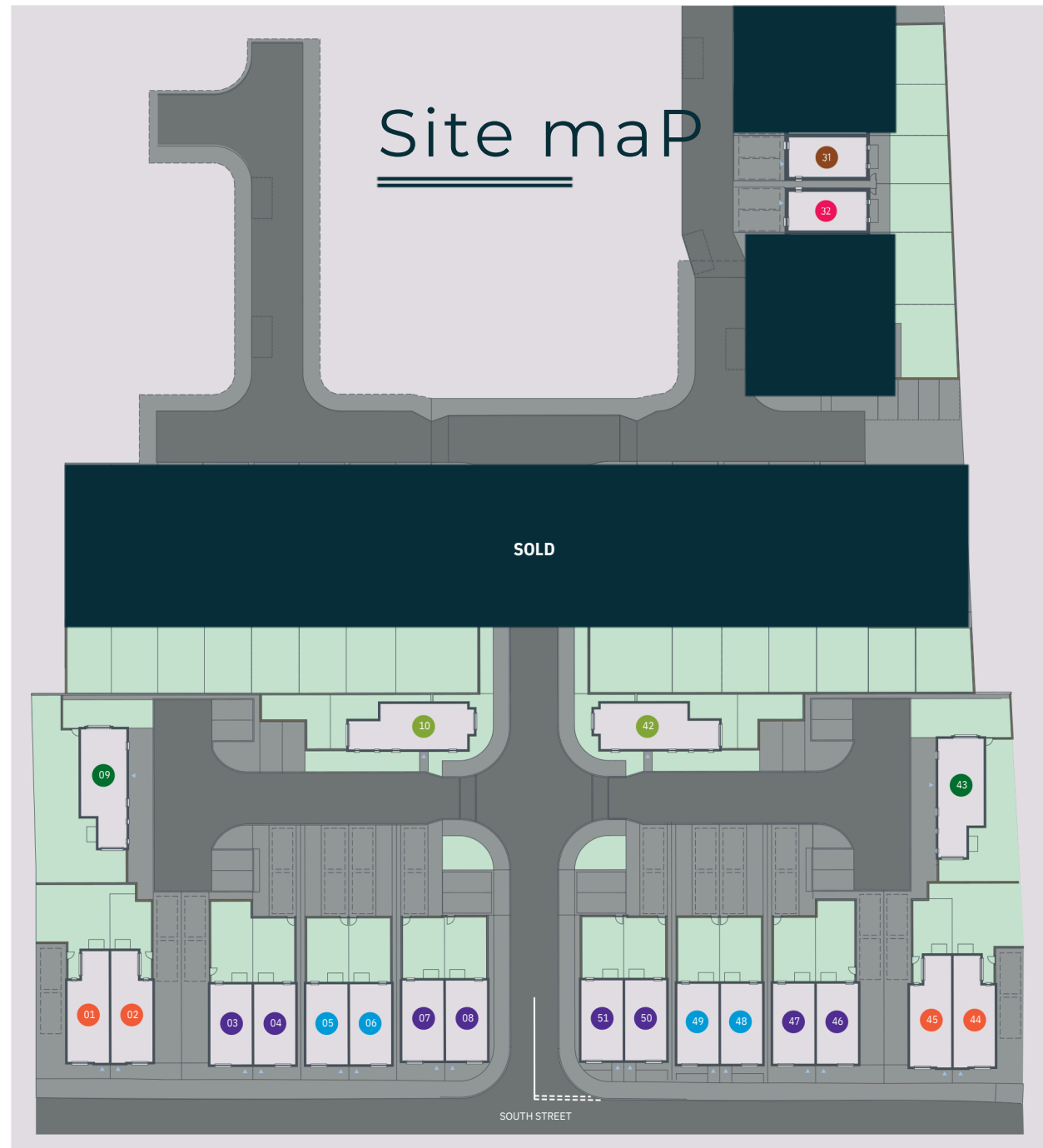
EXTERNAL FEATURES

- Extensive landscaping throughout the development.

- 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 coloured render.
- Sunrooms are available on properties where indicated on the site plan.

WARRANTY

- All homes come with a 10-year NHBC Warranty.

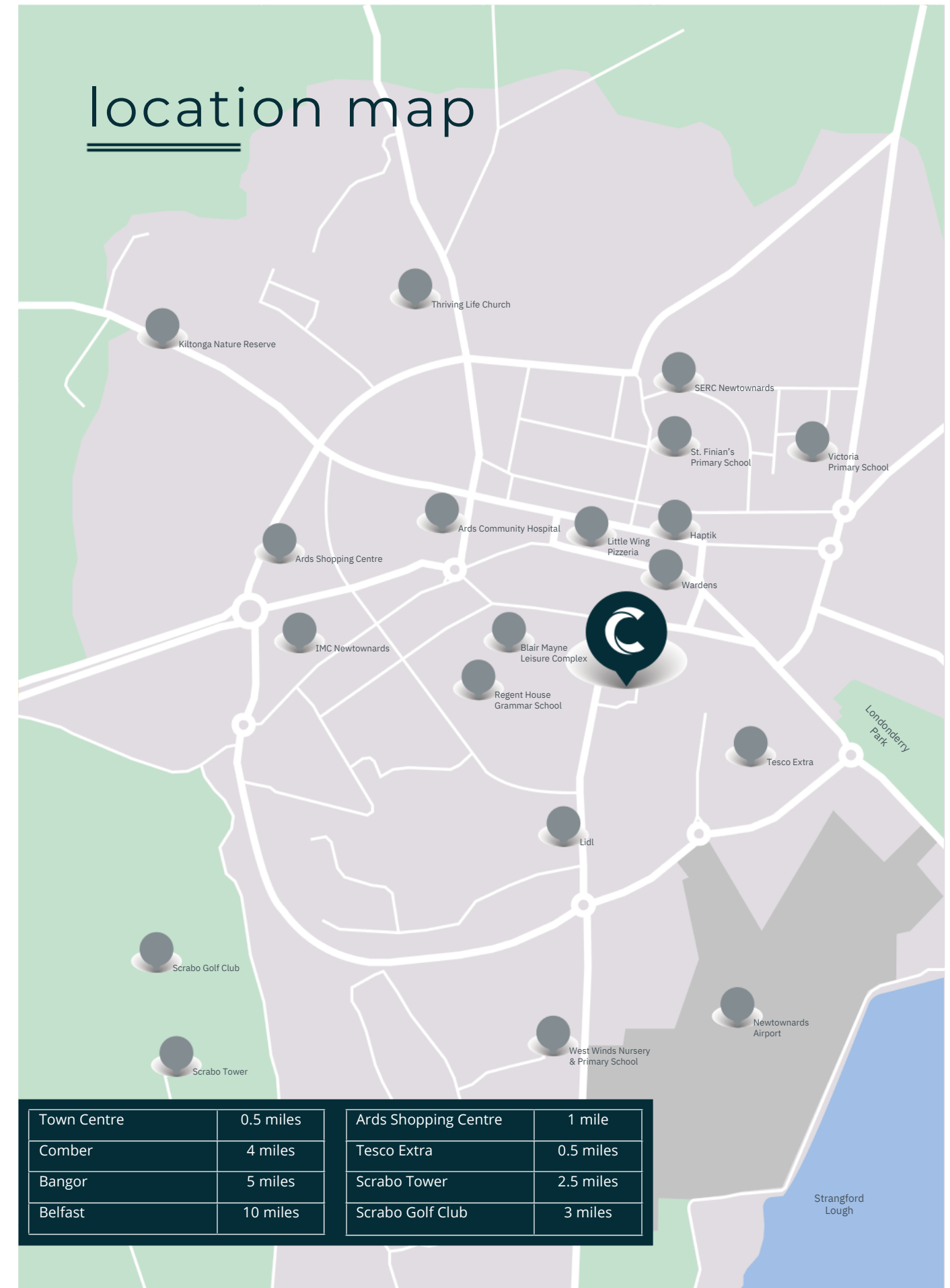


PHASE 1

PHASE 2



Type	Site nos. 1 & 2, 44 & 45 Site
A1	nos. 31 Site nos. 32 Site nos. 5,
Type	6, 48, 49 Site nos. 3, 4, 7, 8, 46,
B1	47, 50, 51 Site nos. 10, 42 Site
Type	nos. 9, 43
B2	
Type	
B3	



Town Centre	0.5 miles	Ards Shopping Centre	1 mile
Comber	4 miles	Tesco Extra	0.5 miles
Bangor	5 miles	Scrabo Tower	2.5 miles
Belfast	10 miles	Scrabo Golf Club	3 miles



House type A1

1,025 SQ. FT.
3 BEDROOM DETACHED
SITE NOS: 1 & 2, 44 & 45

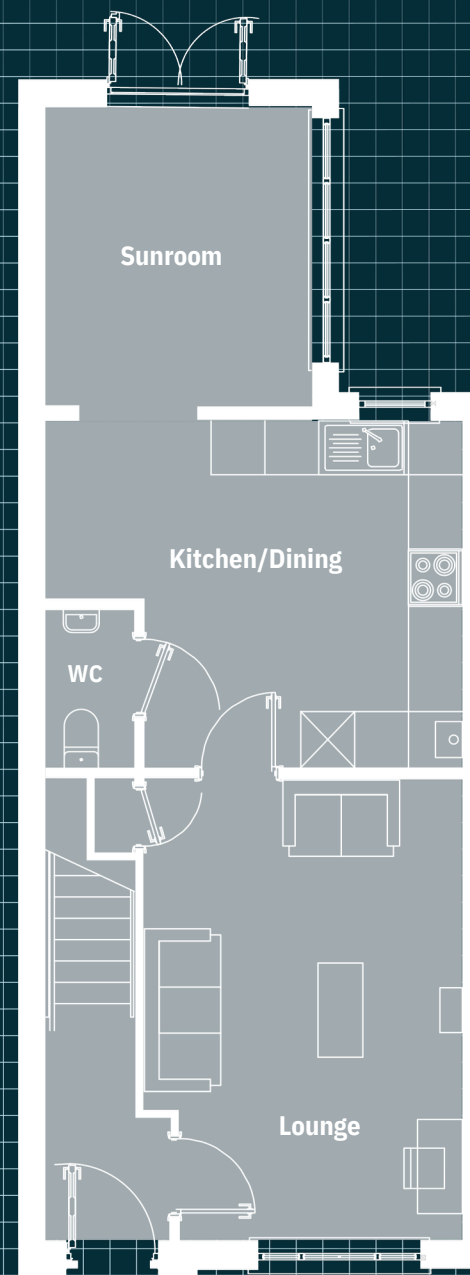
GROUND FLOOR

Lounge	16'10" x 11'07"
Kitchen/Dining	max 15'03" x
Sunroom	12'08" max 10'11"
WC	x 9'08" 5'09"x 3'03"

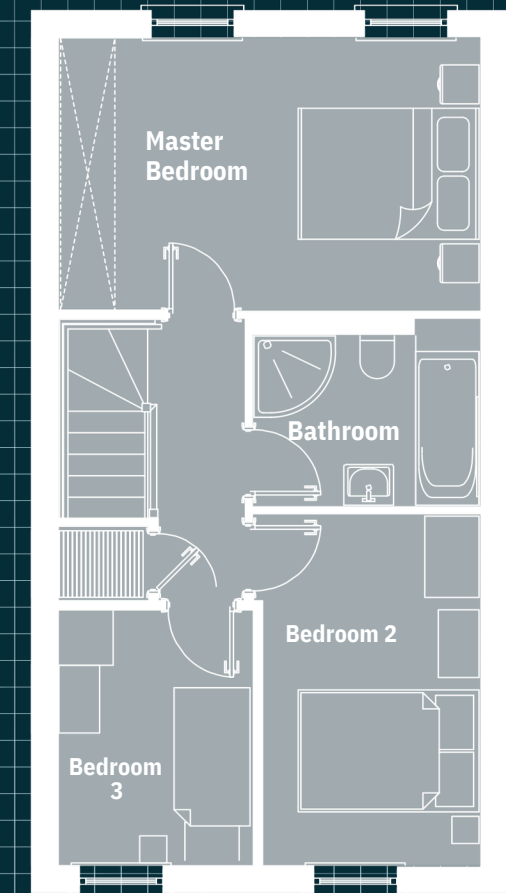
FIRST FLOOR

Master Bedroom	15'03" x
Bedroom 2	9'10" 12'08"
Bedroom 3	x 7'10" 9'03"
Bathroom Store	x 7'00" 8'02" x 6'09" 3'03" x 2'07"

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

PLEASE NOTE: Site Nos. 1 and 45 are handed versions of this floorplan.



House type b1

938 SQ. FT.
3 BEDROOM SEMI-DETACHED
SITE NOS: 30, 31

GROUND FLOOR

Living	15'07" x 13'04" max
Kitchen/Dining	16'02" x 8'02"
Utility Store	5'04" x 2'11" min
WC	7'07" x 3'00"

FIRST FLOOR

Master Bedroom	15'07" x
Bedroom 2	10'05" 11'11"
Bedroom 3	x 8'03" 7'08" x
Bathroom Linen	7'00" 8'03" x
Closet	7'00" 3'06" x
	2'06"





House type b2

938 SQ. FT.
3 BEDROOM SEMI-DETACHED
SITE NOS: 32, 33

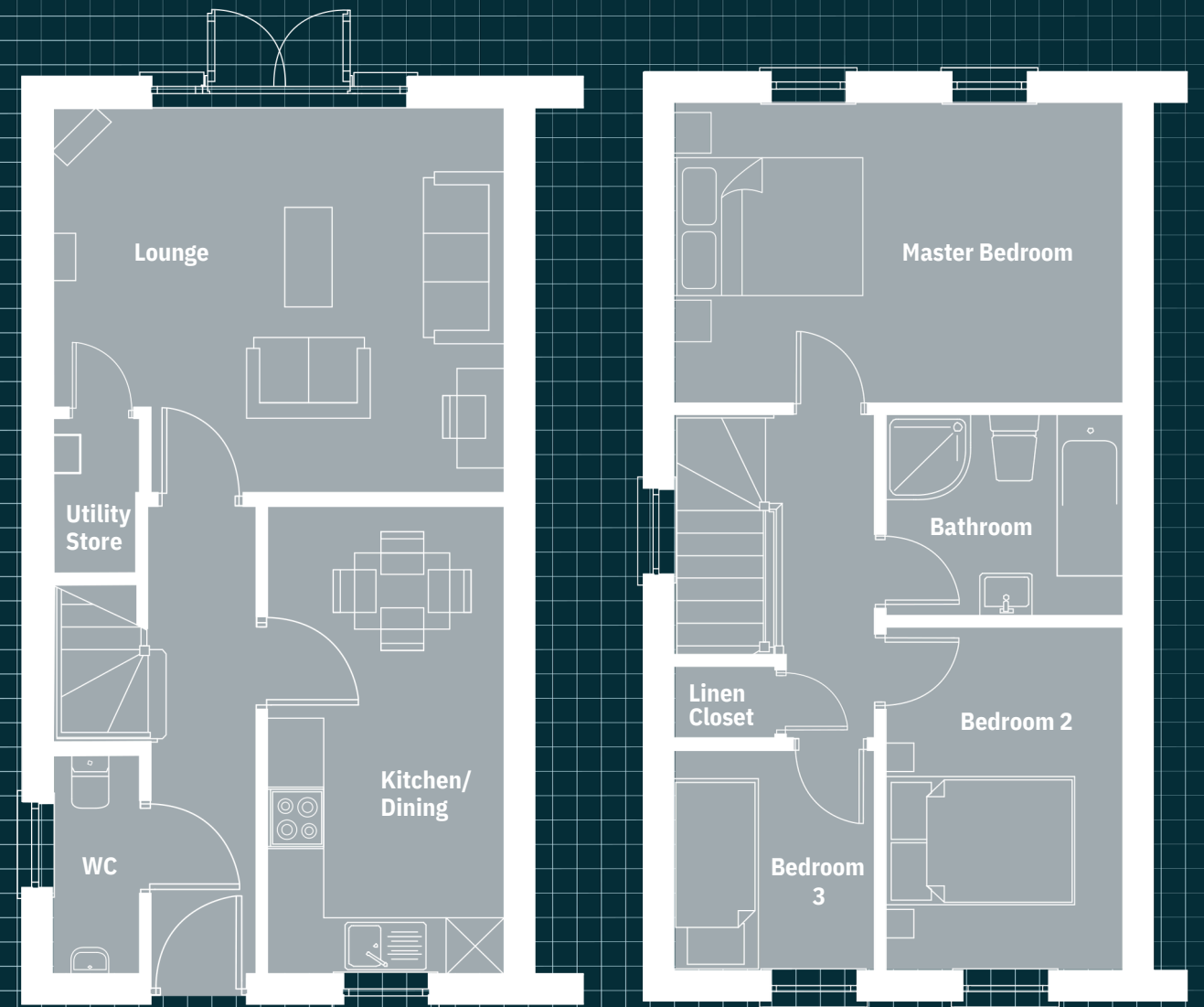
GROUND FLOOR

Living	15'07" x 13'04" max
Kitchen/Dining	16'02" x 8'02"
Utility Store	5'04" x 2'11" min
WC	7'07" x 3'00"

FIRST FLOOR

Master Bedroom	15'07" x
Bedroom 2	10'05" 11'11"
Bedroom 3	x 8'03" 7'08" x
Bathroom Linen	7'00" 8'03" x
Closet	7'00" 3'06" x
	2'06"

2



GROUND FLOOR

FIRST FLOOR



House type B3

904 SQ. FT.
3 BEDROOM DETACHED
SITE NOS: 5, 6, 48, 49

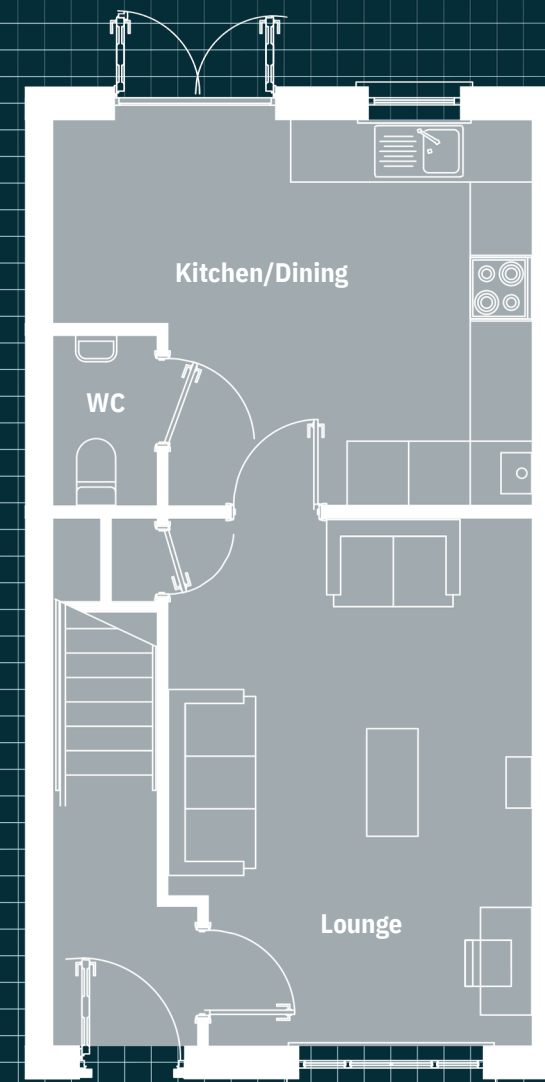
GROUND FLOOR

Lounge	16'10" x 11'07"
Kitchen/Dining	max 15'03" x
WC	12'04" max 5'09"x 3'03"

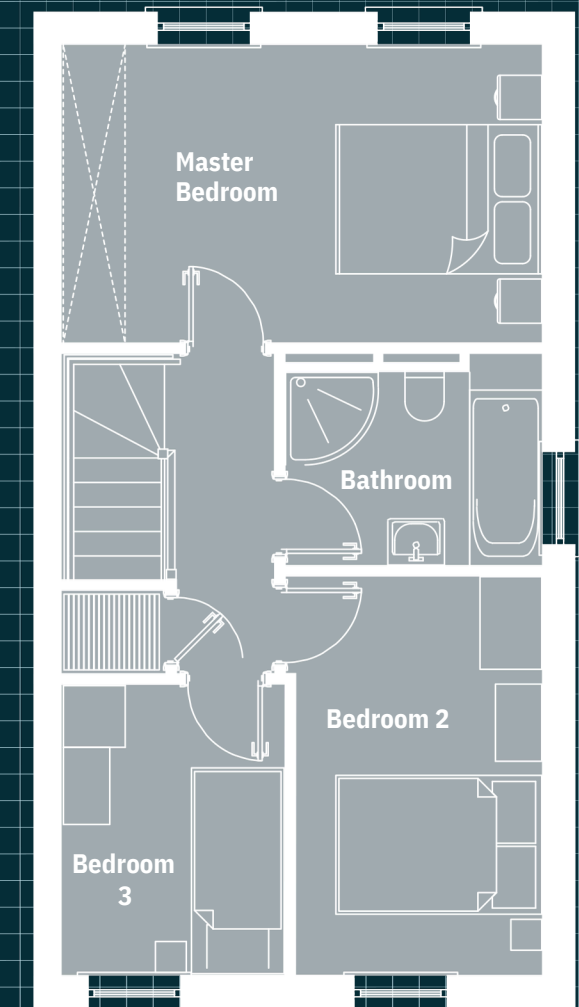
FIRST FLOOR

Master Bedroom	15'02" x
Bedroom 2	9'06" 12'08"
Bedroom 3	x 7'10" 9'03"
Bathroom Linen	x 7'00" 8'01"
	x 6'09" 3'03"
	x 2'07"

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

PLEASE NOTE: Site Nos. 5 and 49 are handed versions of this floorplan.



House type B4

904 SQ. FT.
 3 BEDROOM DETACHED
 SITE NOS: 3, 4, 7, 8, 46, 47, 50, 51

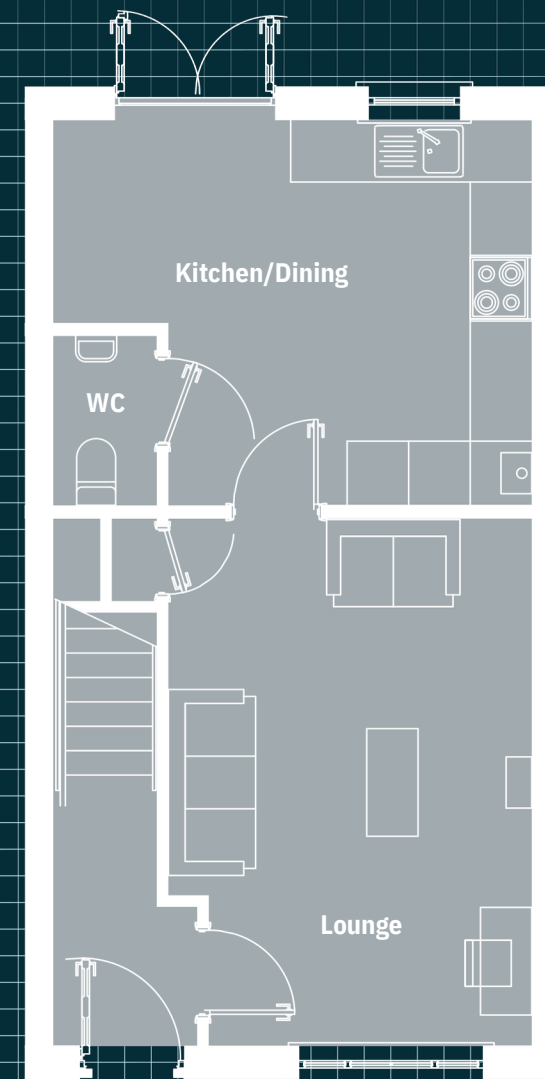
GROUND FLOOR

Lounge	16'10" x 11'07"
Kitchen/Dining	max 15'03" x
WC	12'04" max 5'09"x 3'03"

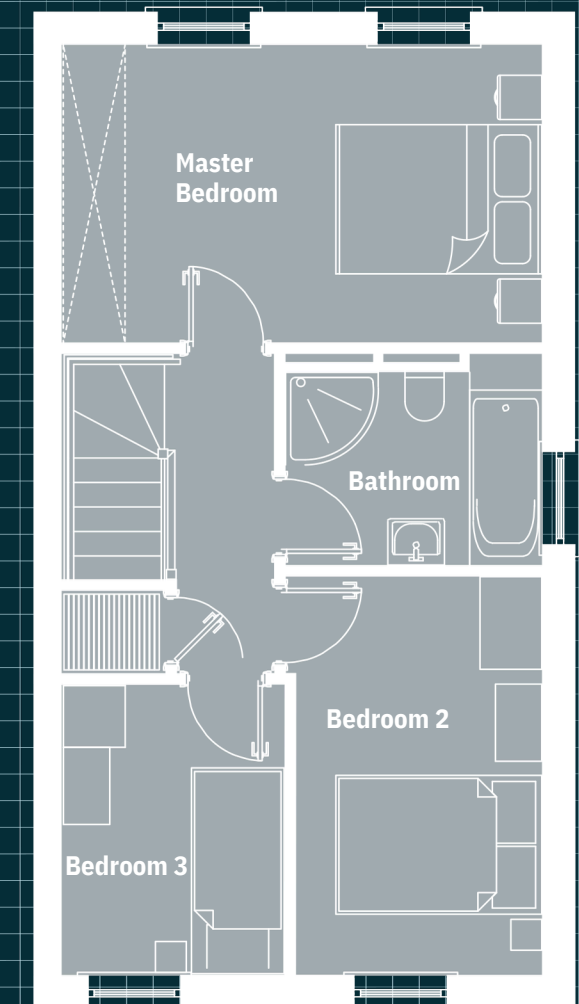
FIRST FLOOR

Master Bedroom	15'02" x
Bedroom 2	9'06" 12'08"
Bedroom 3	x 7'10" 9'03"
Bathroom Linen	x 7'00" 8'01" x 6'09" 3'03" x 2'07"

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

PLEASE NOTE: Site Nos. 3, 7, 47 and 51 are handed versions of this floorplan.



House type E1

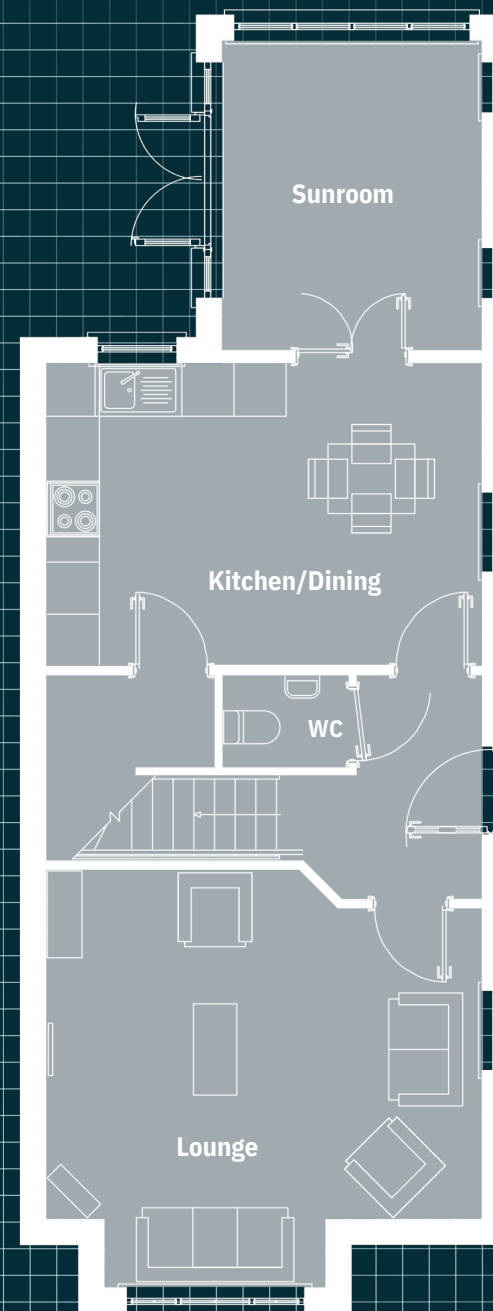
1,217 SQ. FT.
3 BEDROOM DETACHED
SITE NOS: 10 AND 42

GROUND FLOOR

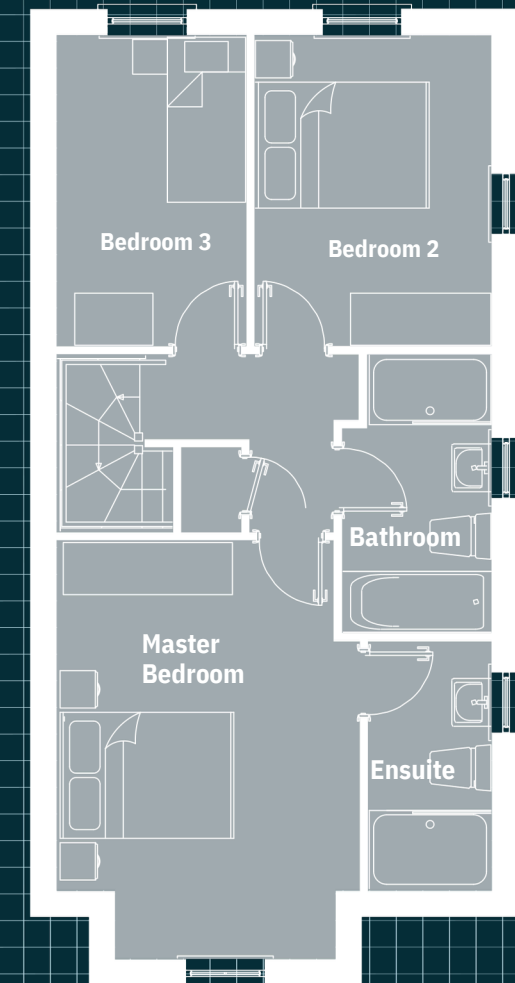
Lounge	16'04" x 13'01" max plus bay
Kitchen/Dining	16'04" x 11'04"
Sunroom	11'07" x 9'08"
Utility	6'03" x 3'05"
WC	4'08" x 3'05"

FIRST FLOOR

Master Bedroom	13'02" x 11'05" max plus bay
Ensuite	9'04" x 4'07"
Bedroom 2	11'08" x 8'11"
Bedroom 3	11'08" x 7'01"
Bathroom	11'04" x 5'07" max
Linen	3'02" x 2'02"



GROUND FLOOR



FIRST FLOOR



House type E2

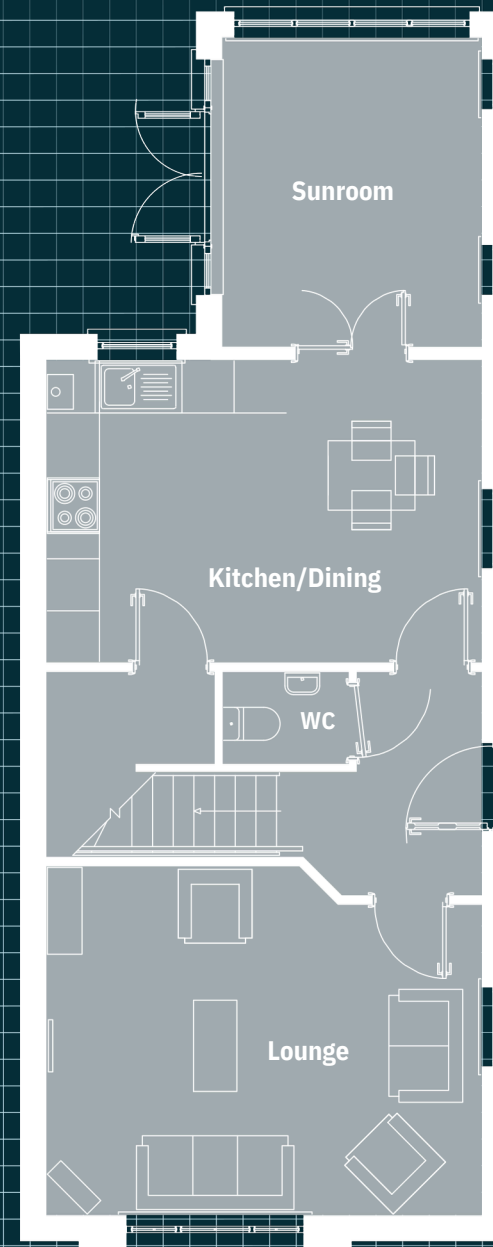
1,174 SQ. FT.
3 BEDROOM DETACHED
SITE NOS: 9 & 43

GROUND FLOOR

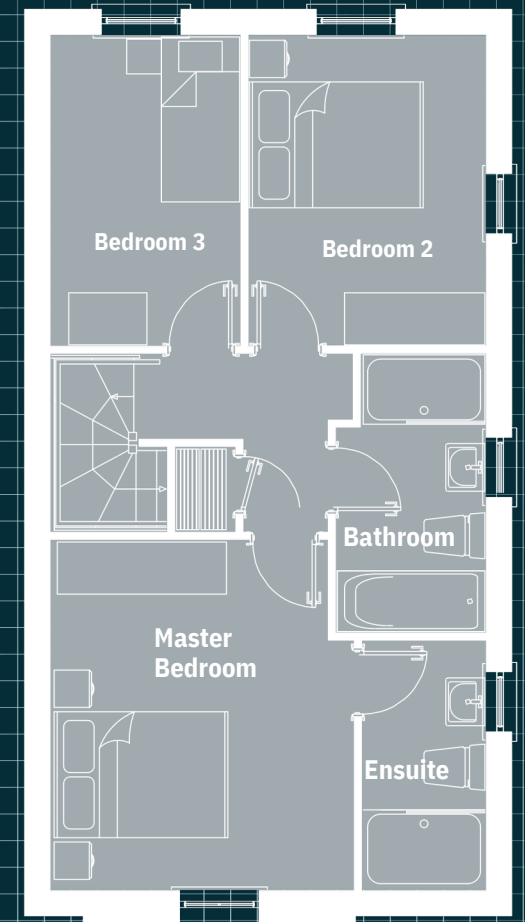
Lounge	16'04" x 13'01" max
Kitchen/Dining	16'04" x 11'04"
Sunroom	11'07" x 9'08"
Utility	6'03" x 3'05"
WC	4'08" x 3'05"

FIRST FLOOR

Master Bedroom	14'00" x 12'10"
Master En-suite	max 8'10" x 4'07"
Bedroom 2	13'00" x 8'11"
Bedroom 3	13'00" x 8'06"
Bathroom Linen	9'03" x 7'00" max
Closet	3'02" x 2'02"



GROUND FLOOR



FIRST FLOOR

NOTES

DEVELOPER:



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