



THE COURTYARD

ARDAVON ESTATE
CULTRA



VALOR
HOMES



ARDAVON



THE COURTYARD

ARDAVON ESTATE
CULTRA



VALOR
HOMES



Belfast Lough from Holywood



Royal Belfast Golf Club, Cultra



Culloden Estate & Spa

UNPARALLELED LOCATION

Located just a short distance from a multitude of activities, eateries and open green spaces, the esteemed Holywood area guarantees that there is certainly no shortage of things to see and do.



Royal North of Ireland Yacht Club

Whether it's enjoying a game of golf on the lush fairways of the Royal Belfast Golf Club, kicking back and relaxing at the luxurious Culloden Estate and Spa or taking a stroll through the serene Redburn Country Park, Ardavon Park provides an exceptional selection of nearby amenities. Thanks to Holywood's notable collection of chic cafés and outstanding restaurants, residents also have the opportunity to experience some of the country's finest cuisine.

What's more, with the renowned Royal North of Ireland Yacht Club's impressive premises situated just a stone's throw away, this unparalleled location is perfect for those seeking tranquillity on the waters of Belfast Lough.

Providing direct rail links from Cultra to Bangor, Belfast and beyond, and situated only a short drive away from George Best City Airport, it goes without saying The Courtyard is perfectly placed for commuters.

TAKE A LOOK AROUND



BETTER CONNECTED LIVING

BY TRAIN

- Dublin
2 Hours 37 Minutes
- Derry / Londonderry
2 Hours 16 Minutes
- Portrush
1 Hour 47 Minutes
- Coleraine
1 Hour 35 Minutes
- Ballymena
54 Minutes
- Great Victoria Street
25 Minutes
- Lanyon Place
15 Minutes
- Hollywood
4 Minutes
- **Cultra**
- Helen's Bay
6 Minutes
- Bangor West
13 Minutes
- Bangor
16 Minutes

BY CAR

- **Cultra**
- Hollywood
3 Miles
- Bangor
6 Miles
- Belfast
7.5 Miles
- Newtownards
8 Miles
- Lisburn
16.5 Miles
- Ballymena
34 Miles
- Newcastle
41.5 Miles
- Portrush
65 Miles
- Dublin
111 Miles
- George Best Belfast City Airport
4.5 Miles
- Belfast International Airport
29 Miles

BY FOOT

- **Cultra**
- Transport Museum
6 Minutes
- Culloden Estate & Spa
10 Minutes
- Folk Museum
11 Minutes
- Cultra Rail Halt
12 Minutes
- Royal Belfast Golf Club
20 Minutes
- Royal North of Ireland Yacht Club
26 Minutes
- Seapark
32 Minutes
- Hollywood
54 Minutes

Whether you are looking for a quick commute into Belfast, access to the North Coast, a stroll to the museum or easy links to airports, The Courtyard is in the ideal location.





Belfast Lough from Cultra



A PLACE TO CALL HOME

Established in 2000, Warwick Architects (formerly Warwick Stewart Architects) is a multi-award winning practice located in Templepatrick, County Antrim, Northern Ireland.

Warwick Architects specialise in traditional and contemporary architecture and are renowned for designing some of the most exclusive homes in Northern Ireland. Works also include the sympathetic conversion and re-use of many listed building involving high quality restoration and creative design solutions.

The dwellings have been designed to be of classical form and appearance with careful consideration given to their scale, proportion, material finishes and unparalleled attention to detail. The orientation, together with, clever use of glazing and high quality design layouts succeed in creating an exceptional development in this locality.



Computer Visual



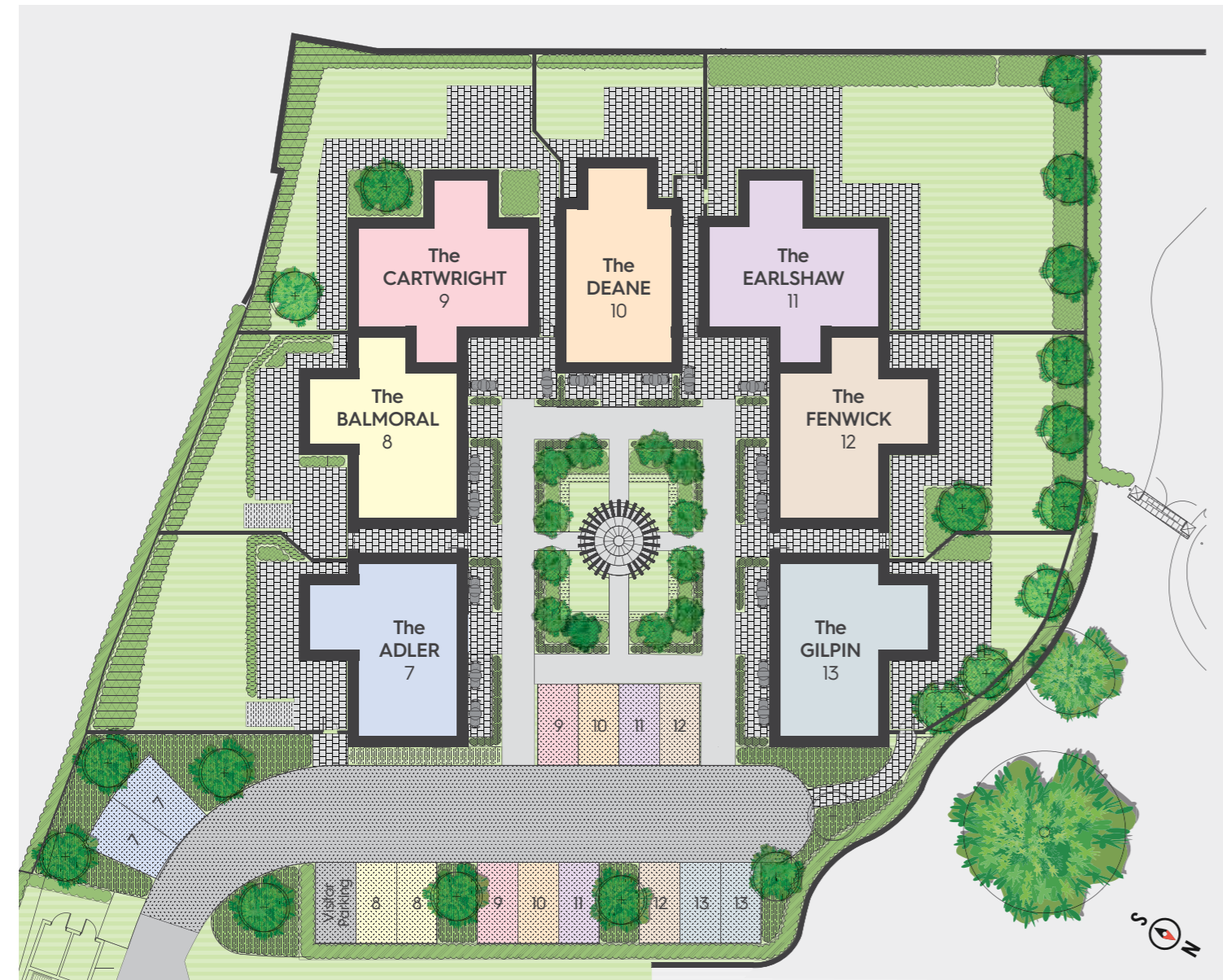
Site Layout Key

- 1 - 6 **The Houses**
- 7 - 13 **The Courtyard**
- 14 - 18 **Ardavon House Apartments**
- 19 **The Gate Lodge**



Not to scale

THE COURTYARD SITE LAYOUT



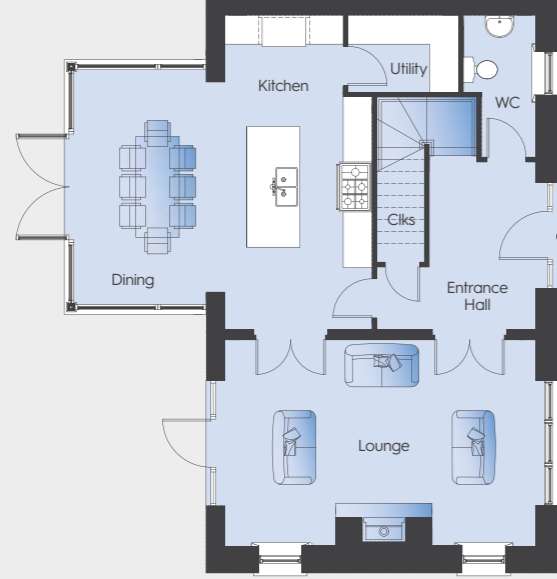
Not to scale



THE ADLER

GROUND FLOOR

Entrance Hall			
Lounge	6.45 x 4.30m	21'1" x 14'1"	
Kitchen/Dining max	6.53 x 6.20m	21'5" x 20'4"	
Utility	2.30 x 1.60m	7'6" x 5'2"	
WC			



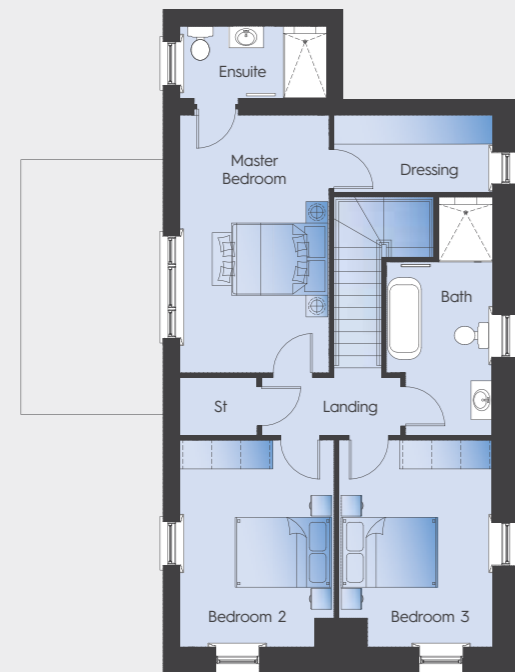
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bed max	5.35 x 3.10m	17'6" x 10'2"	
Ensuite	3.00 x 1.50m	9'10" x 4'11"	
Dressing Area	3.30 x 1.60m	10'9" x 5'2"	
Bedroom 2	4.30 x 3.20m	14'1" x 10'5"	
Bedroom 3	4.30 x 3.20m	14'1" x 10'5"	
Bathroom max	3.60 x 2.20m	11'9" x 7'2"	



TOTAL FLOOR AREA
1,775 FT²
APPROX.





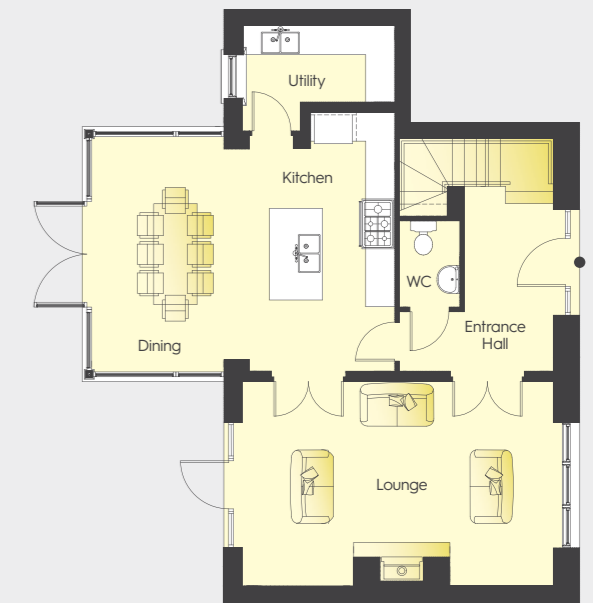
THE BALMORAL

SITE LAYOUT Not to scale



GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.25m	21'1" x 13'11"
Kitchen/Dining max	6.30 x 5.35m	20'8" x 17'6"
Utility	3.15 x 1.55m	10'4" x 5'1"
WC		



FIRST FLOOR

Master Bedroom	3.90 x 3.20m	12'9" x 10'5"
Ensuite max	3.20 x 2.00m	10'5" x 6'6"
Bedroom 2	4.25 x 3.20m	13'11" x 10'5"
Bedroom 3	4.45 x 3.20m	14'7" x 10'5"
Ensuite	3.05 x 1.50m	10'0" x 4'11"
Bathroom max	3.86 x 2.11m	12'7" x 6'11"

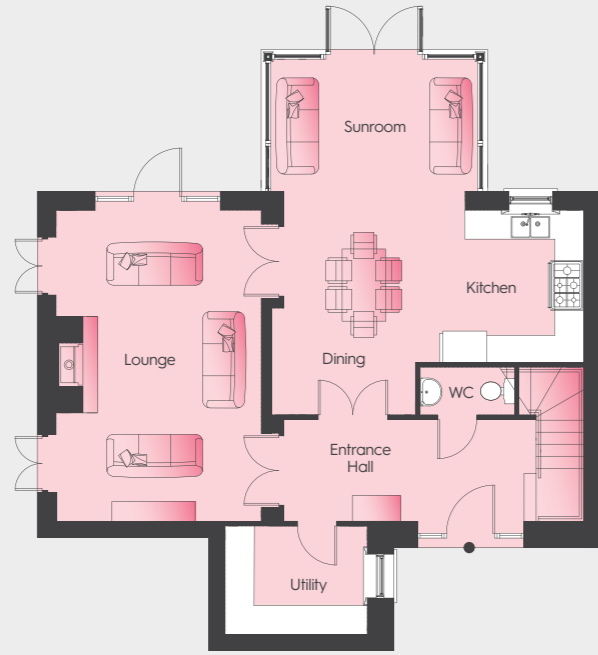


TOTAL FLOOR AREA
1,690 FT²
APPROX.

THE CARTWRIGHT

GROUND FLOOR

Entrance Hall			
Lounge	6.45 x 4.25m	21'1" x 13'11"	
Kitchen/Dining/ Living max	7.35 x 6.45m	24'1" x 21'1"	
Utility	2.95 x 2.25m	9'8" x 7'4"	
WC			



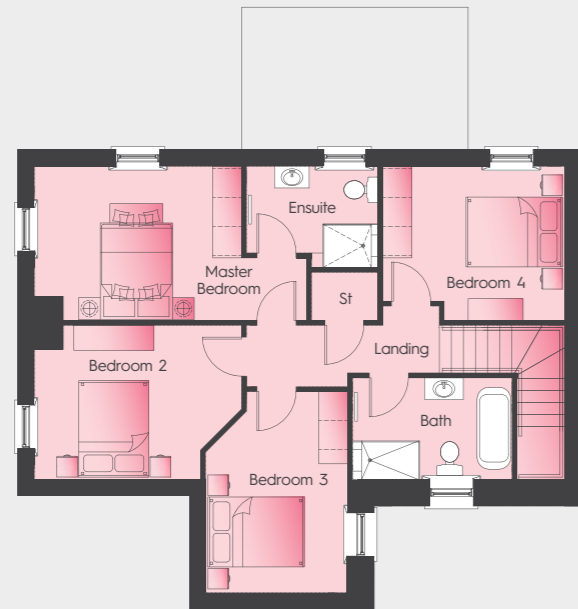
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bedroom	4.30 x 3.20m	14'1" x 10'5"	
Ensuite			
Bedroom 2 max	4.30 x 3.20m	14'1" x 10'5"	
Bedroom 3 max	4.15 x 2.95m	13'7" x 9'8"	
Bedroom 4 max	3.95 x 3.20m	12'11" x 10'5"	
Bathroom	3.30 x 2.10m	10'9" x 6'10"	



TOTAL FLOOR AREA

1,830 FT²
APPROX.





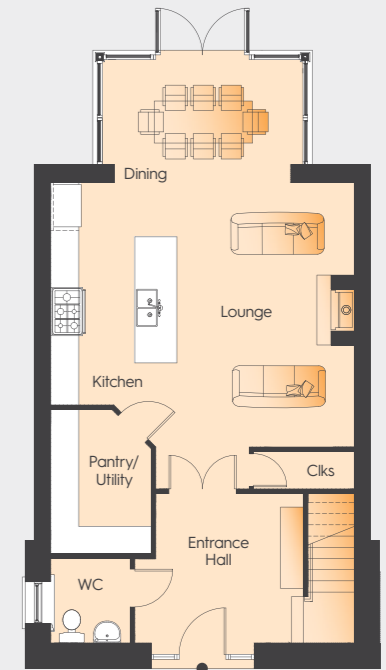
Computer Visual

SITE LAYOUT Not to scale



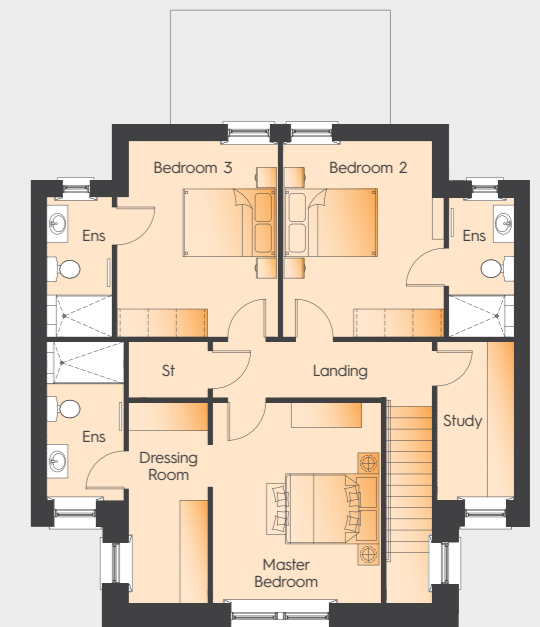
GROUND FLOOR

Entrance Hall		
Kitchen/Dining/		
Living max	8.35 x 6.50m	27'4" x 21'3"
Pantry/Utility max	3.10 x 2.15m	10'2" x 7'0"
Cloakrom		
WC		



FIRST FLOOR

Master Bedroom	3.60 x 4.30m	11'9" x 14'1"
Dressing	4.30 x 1.70m	14'1" x 5'6"
Ensuite	3.25 x 1.65m	10'7" x 5'4"
Bedroom 2	4.20 x 3.20m	13'9" x 10'5"
Ensuite	3.00 x 1.40m	9'10" x 4'7"
Bedroom 3	4.20 x 3.20m	13'9" x 10'5"
Ensuite	3.00 x 1.40m	9'10" x 4'7"
Study	3.40 x 1.65m	11'1" x 5'4"

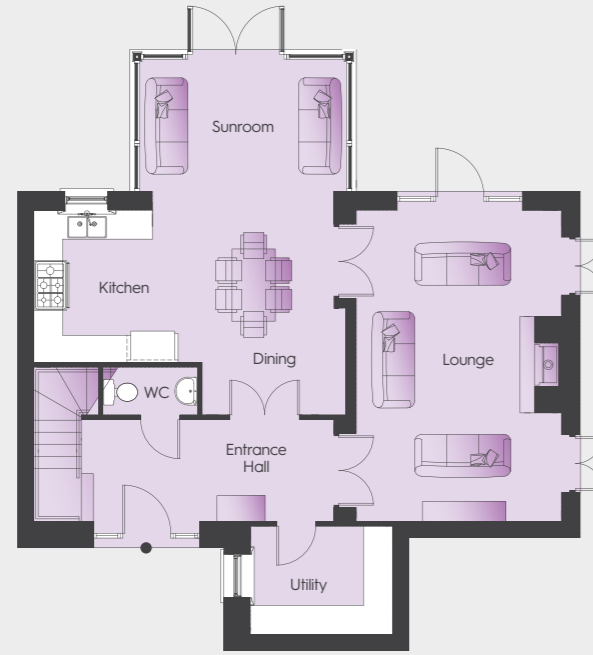


TOTAL FLOOR AREA
1,755 FT²
 APPROX.

THE EARLSHAW

GROUND FLOOR

Entrance Hall			
Lounge	6.45 x 4.25m	21'1" x 13'11"	
Kitchen/Dining/ Living max	7.35 x 6.45m	24'1" x 21'1"	
Utility	2.95 x 2.25m	9'8" x 7'4"	
WC			



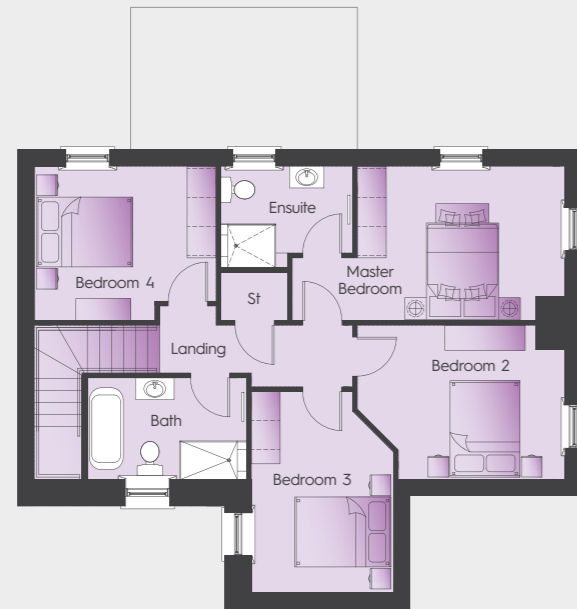
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bedroom	4.30 x 3.20m	14'1" x 10'5"	
Ensuite			
Bedroom 2 max	4.30 x 3.20m	14'1" x 10'5"	
Bedroom 3 max	4.15 x 2.95m	13'7" x 9'8"	
Bedroom 4 max	3.95 x 3.20m	12'11" x 10'5"	
Bathroom	3.30 x 2.10m	10'9" x 6'10"	



TOTAL FLOOR AREA
1,830 FT²
APPROX.



Computer Visual



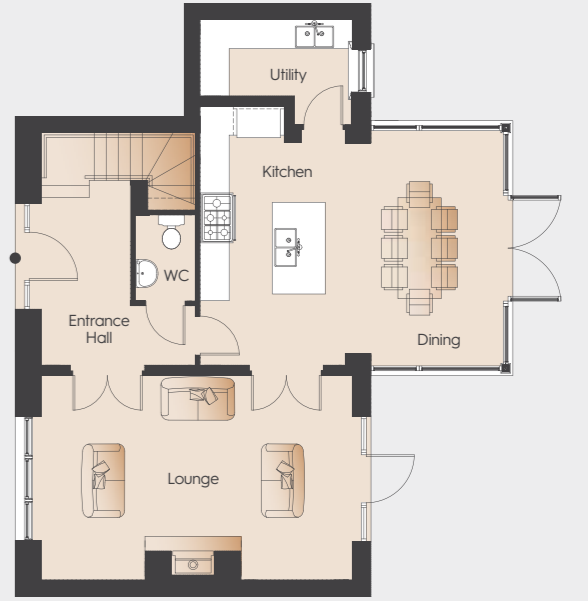
Computer Visual

SITE LAYOUT Not to scale



GROUND FLOOR

Entrance Hall			
Lounge	6.45 x 4.25m	21'1" x 13'11"	
Kitchen/Dining max	6.30 x 5.35m	20'8" x 17'6"	
Utility	3.15 x 1.55m	10'4" x 5'1"	
WC			



FIRST FLOOR

Master Bedroom	3.90 x 3.20m	12'9" x 10'5"
Ensuite max	3.20 x 2.00m	10'5" x 6'6"
Bedroom 2	4.25 x 3.20m	13'11" x 10'5"
Bedroom 3	4.45 x 3.20m	14'7" x 10'5"
Ensuite	3.05 x 1.50m	10'0" x 4'11"
Bathroom max	3.86 x 2.11m	12'7" x 6'11"

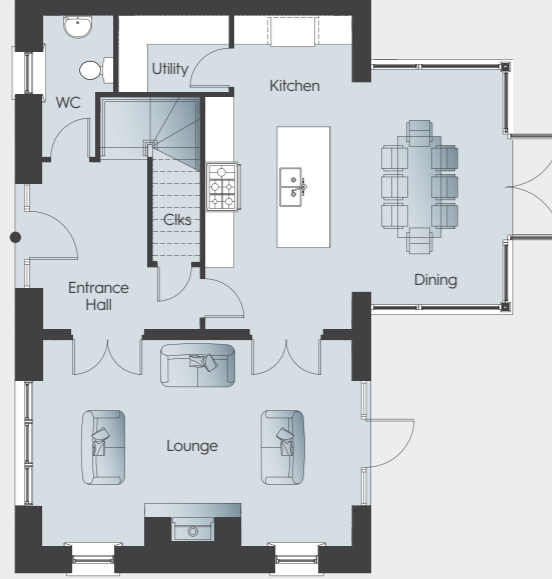


TOTAL FLOOR AREA
1,690 FT²
APPROX.

THE GILPIN

GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.30m	21'1" x 14'1"
Kitchen/Dining max	6.53 x 6.20m	21'5" x 20'4"
Utility	2.30 x 1.60m	7'6" x 5'2"
WC		



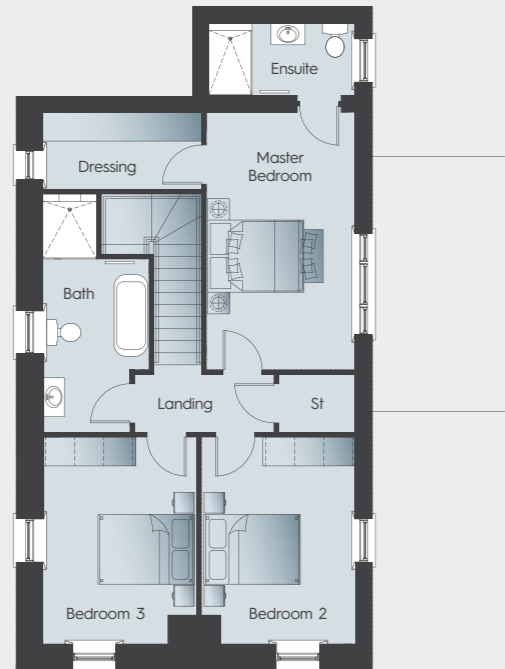
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bed max	5.35 x 3.10m	17'6" x 10'2"
Ensuite	3.00 x 1.50m	9'10" x 4'11"
Dressing Area	3.30 x 1.60m	10'9" x 5'2"
Bedroom 2	4.30 x 3.20m	14'1" x 10'5"
Bedroom 3	4.30 x 3.20m	14'1" x 10'5"
Bathroom max	3.60 x 2.20m	11'9" x 7'2"



TOTAL FLOOR AREA
1,775 FT²
APPROX.



SPECIFICATION

Timeless Quality

Valor Homes strive to create beautiful homes of exceptional quality that stand the test of time for our purchasers as well as enhancing their location.

Innovative Design

With an emphasis on innovative design, using only the very best materials and experienced local tradesmen, ensuring meticulous attention to detail in each and every new home.

Customer Care

Focussed on customer care we work with our customers to ensure their new home is tailored to their desire.

Years of Experience

With many years' experience in the delivery homes of the highest quality.



Internal Features

- Painted internal walls and ceilings, with a choice of colors
- Deep profiled architraves and skirting boards
- Painted timber lining and deep architraves to all windows and doors
- Wall paneling detailing to entrance hall
- Classical fire surround and hearth with recessed gas fire to main lounge areas
- Feature drop LED ceilings to main lounge and master bedroom
- Plaster corning to all areas
- Ceilings detailed to allow for concealing floor to ceiling, window dressings
- Built in wardrobes and dressing areas
- Generous Range of electrical sockets and switches
- Lighting to combine a mix of recessed LED spot lighting, pendant lighting, and wall lighting to include dimming in selected areas (As outlined on electrical drawings)
- Mains supply smoke, heat, and carbon monoxide detectors with battery backup
- Connection provisions for range of internet and digital entertainment services
- Cabling for recessed speakers in main areas and master bedroom wired to central point
- High quality ironmongery
- Solid timber 4 panel doors painted
- Solid concrete flooring throughout
- Security Alarm

Kitchen (From nominated suppliers)

- Luxury inframe painted kitchens with feature Island where applicable, soft close doors and drawers
- Stonework surfacing
- Branded appliances to include gas hob, electric oven, microwave, dishwasher, fridge / freezer and wine fridge.

Utility Room

- High quality units, doors worktop and handles
- Sink unit
- Stacked washing machine and condenser dryer

Bathroom / Ensuite

- Luxurious Fixtures and Fittings from nominated suppliers ranges.
- Back to wall toilets with soft close function
- Walk in showers with tiled finish over recessed trays with fixed glazed screen or high-end pivot style shower doors
- Recessed shower valve with drencher shower head and handheld shower fittings to all showers
- Heated towel rails
- Tiled splash back or basin upstand to sinks and vanity units
- Freestanding bath with free-standing taps
- Brassware available in a range of finishes

Flooring (From nominated suppliers)

- Large format porcelain tiles to entrance hall, WC, kitchen dining, utility, bathroom and ensuite floors
- Wall tiling within shower areas, bath and over sinks
- Quality Carpets and Underlay to all bedrooms, wardrobes, dressing areas and Landing area
- Runner carpet to staircase
- Timber effect floor tiling in various finishes in herringbone style to main lounge areas

Heating

- Underfloor heating throughout
- Gas fired central heating
- App controlled heating
- Energy efficient combination boiler
- Mechanical ventilation

External Features

- Slate Roofs
- Black period style guttering and rainwater goods
- Stone façades with brickwork detailing, or Painted Render facades with brickwork detailing
- Double glazed PVC sliding sash windows
- Painted hardwood external doors with glazed panels
- Aluminum Bi-Fold doors
- External Power to rear garden
- External Gas supply to rear garden
- Private patio area overlooking communal gardens to front of all houses
- Landscaped rear gardens finished in turf with large patio areas
- External lighting, power and gas supply for entertainment space
- Landscaped communal courtyard garden with external lighting
- Single phase external charging points placed and allocated parking

Warranty

- NHBC 10 Year Warranty will be provided with all Homes



10 Year NHBC Buildmark Warranty with all Valor Homes.



Aerial view of Ardavon looking towards the Irish Sea



In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.
Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.



NORTH DOWN

48 High Street, Holywood, BT18 9AE

Telephone 028 9042 8989

Email holywood@simonbrien.com

www.simonbrien.com



New Homes

25 Talbot Street, Belfast BT1 2LD

Telephone 028 9024 4000

Email info@colliersni.com

www.colliersni.com



VALOR

HOMES

Building Timeless Quality

valorhomes.co.uk