

# RODGERS & BROWNE



Ballymoney Road  
Holywood, BT18 0JJ

*Price £850,000*

**ONLY ONE  
REMAINING**



## 'A Collection Of Three Individually Designed Detached Homes'

Lying on the glistening shores of Belfast Lough between Belfast and Bangor, the picturesque town of Holywood was recently hailed as Northern Ireland's best place to live.

Whether it's enjoying a fun-filled family day out at the Ulster Folk and Transport Museum, strolling along the sandy beaches of Helen's Bay, or kicking back and relaxing at the Culloden Hotel and Spa, there is no shortage of things to see and do! For those who love the great outdoors, the area is home to the oldest golf club in Ireland The Royal Belfast Golf Club, also Royal North Yacht Club, and numerous open green spaces.

Located on the Ballymoney Road in the sought-after town of Holywood, this exclusive site comprises three individually designed homes with unparalleled accommodation. Two of the homes, known as the "Bancroft" and "Bennett" are finished in an exquisite contemporary style with clean render and zinc detailing. The third home, the "Bradmore" offers a more traditional barn style finish, with outstanding stone and red brick detailing.

These homes have been designed immaculately by Colin McAuley (CMP) and include high quality fixtures and fittings as you would expect in a prestigious scheme of this calibre, whilst offering comfortable and stress-free living. What's more, the site is just a short journey away from every amenity a homeowner could ever need, including chic shops, boutiques, eateries, schools and leisure facilities. The prime location of these homes provides an easy commute for those who work within nearby areas, thanks to excellent road and rail links stretching from Holywood to Belfast City Centre and beyond.

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



## SALE AGREED SPECIFICATIONS...

### The Main Structure

#### House

External walls are constructed of blockwork/render & black composite cladding separated by a 150mm cavity filled with platinum bead insulation

Internal walls are formed of blockwork on the ground floor and timber studding on the first floor. All internal walls have a plaster finish

#### Garage

Built of traditional cavity wall construction with a white painted render finish

The roof of both the garage and house are constructed from steel ridge beams with timber rafters. Black slimline fibre cement slates complement the roof and are crowned with a dry fixed ridge

The exterior is finished with matt black uPVC soffit and fascia. Black seamless aluminium guttering and downpipes compliment the external trim

Swedish steel is used for the feature dormers and flat roofs to the front porch and rear covered terrace

For peace of mind the house comes with an Independent 10 year Structural warranty

### Kitchen & Utility Room\* (customer selections available from designated supplier)

#### Kitchen

High quality units to include choice of door, quartz worktops, quartz upstand and handle

Central island is included with seating area, localised power supply and pendant lighting (decorative fittings not supplied)

Integrated appliances to include downdraft hob, electric oven, integrated 50/50 fridge freezer & integrated dishwasher

Choice of contemporary sink and tap

Recessed down lights to ceiling

Integrated bin unit within cupboard

#### Utility

High quality units to include choice of door, postform worktops/upstands and handles

Accommodation made for washing machine and tumble dryer

Choice of contemporary sink and tap

### Bathrooms, ensuites & WC\* (customer selections available from designated supplier)

Contemporary sanitaryware with matching taps

Slimline shower trays

Towel radiators

Wall hung vanity units

Power supply only to mirror position (mirrors can be added at additional cost)

Pendant lighting (decorative fittings not supplied)

### Floor coverings & tiling\* (customer selections available from designated supplier)

Tiled floors to:

Hall/cloakroom/store

Kitchen/dining/living

Utility/Boot room

Bathrooms, ensuites and WC

Tiling to wet areas within bathrooms, ensuites and WC

Full height tiling to shower enclosures

A choice of carpet with quality underlay is provided for the lounge, study, stairs/landing, dressing rooms and bedrooms



## SPECIFICATIONS CONTINUED...

### Internal features:

Floor to ceiling heights (approx.)

Ground Floor = 2550mm

First Floor = 2400mm

Internal woodwork and ceiling painted white

Neutral painted internal walls

Softwood newel posts, handrails and spindles painted satin white

Feature 6" skirting boards with 4" architrave painted satin white

Internal doors painted white with contemporary ironmongery

Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)

A generous provision of power supply points are provided throughout the house and garage. Additional sockets are available as an upgrade. Should the purchaser be in a signed contract prior to installation positioning can be chosen

TV points are provided in lounge, living/dining area and all bedrooms, HDMI provided within lounge and living area

Mains telephone/internet point is installed within the snug/study

Air source heating including solar panels

Electric car charging point

Pressurised water system

APP controlled heating and hot water system

Mechanical extractor fans are fitted (where applicable) in the bathrooms, ensuites and WC

Low energy led bulbs fitted throughout

White electrical face plates to switches & sockets throughout

Sound and heat insulation to all walls & floors as per current Building Regulations

APP controlled doorbell and burglar alarm

### External features:

All gardens top soiled and seeded

Generous paved area to rear of property with paved paths leading from the front of the house

Brickwork link wall between dwelling and garage (metal pedestrian gate within link wall)

Outside water tap

Black uPVC double glazed windows

Black composite front door

Black uPVC rear external doors

Front and back doors have multi point locking systems and all windows are fitted with security locks

Post & wire stockproof fencing and hedging provided to all boundaries

Entrance pillars with black estate railing and hedging to front boundary

Rumble strip locally between entrance pillars

Electrically operated driveway gates to match the style of the house

Bitmac driveway edged in paving

Feature external lighting to front door, back door and garage (additional external lighting is available as an upgrade should the purchaser be in a signed contract prior to any landscaping works commencing)

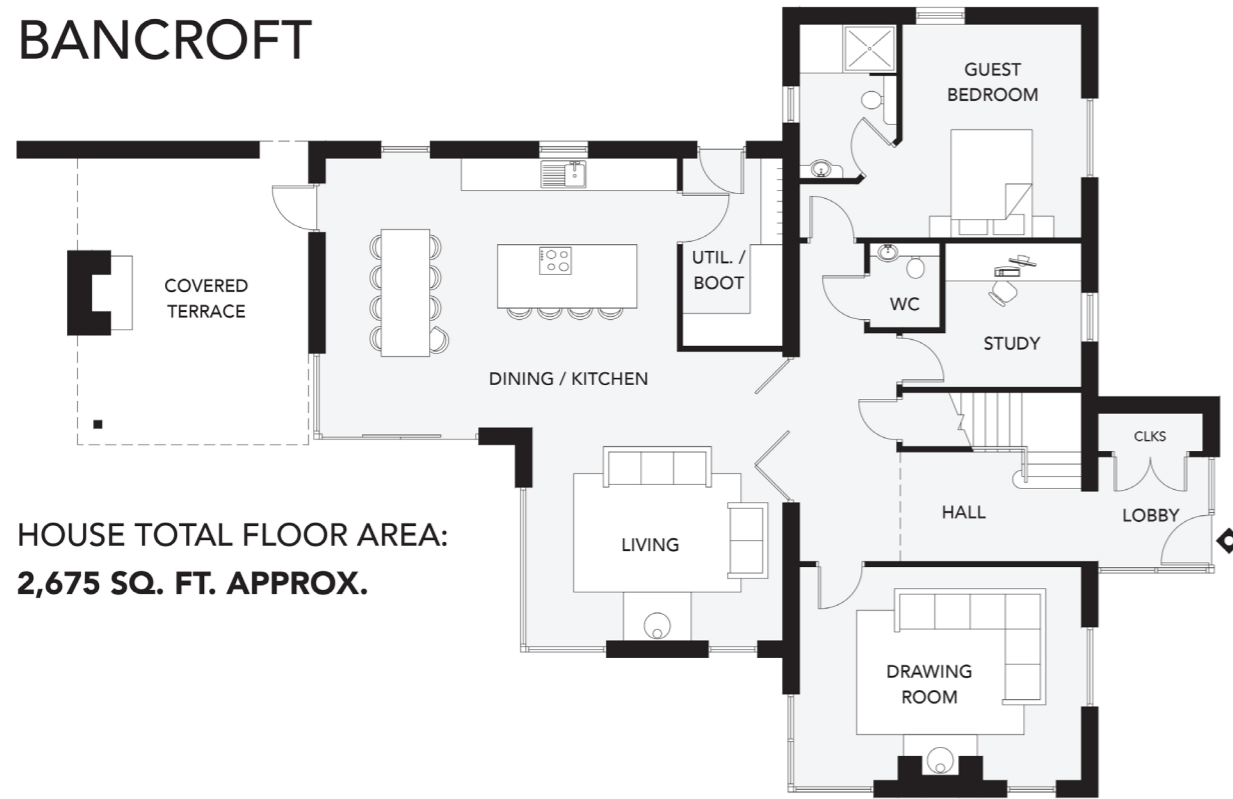
Garage with remote controlled vehicle door, black uPVC pedestrian door, black uPVC window, internal lighting and power point

\*Layouts have been optimised and 3D modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These pre-agreed layouts are fixed and not changeable. However, these can be personalised by the customer given the wide range of colour selections, sanitaryware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitaryware and kitchen items, beyond the standard package at an additional cost.

Additional options may be considered but can only be incorporated into the property if costs are agreed and a binding contract is in existence between both parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

# BANCROFT



HOUSE TOTAL FLOOR AREA:  
**2,675 SQ. FT. APPROX.**

## GROUND FLOOR

### The Property Comprises...

#### SITE ONE - BANCROFT

##### GROUND FLOOR

##### ENTRANCE PORCH

Cloaks.

##### ENTRANCE HALL

**DRAWING ROOM** 17' 1" x 12' 12" (5.215m x 3.95m)

**LIVING/DINING/KITCHEN** 29' 3" x 27' 9" (8.925m x 8.46 m) (max)

**COVERED TERRACE** 17' 5" x 14' 0" (5.3m x 4.275m)

**UTILITY/BOOT ROOM** 11' 5" x 6' 1" (3.475m x 1.85m)

**STUDY** 8' 9" x 8' 3" (2.66m x 2.515m)

##### WC

**GUEST BEDROOM** 12' 12" x 10' 11" (3.95m x 3.315m)

**EN-SUITE** 9' 4" x 5' 11" (2.85m x 1.8m) (max)

#### First Floor

**MAIN BEDROOM** 16' 4" x 12' 6" (4.99m x 3.8m)

##### DRESSING ROOM

**EN-SUITE BATHROOM** 13' 4" x 6' 11" (4.06m x 2.1m)

**BEDROOM (3)** 10' 12" x 10' 11" (3.35m x 3.315m)

**EN-SUITE SHOWER ROOM** 9' 4" x 5' 11" (2.85m x 1.8m)

##### DRESSING ROOM

**BEDROOM (4)** 12' 12" x 10' 11" (3.95m x 3.315m)

**EN-SUITE SHOWER ROOM** 9' 4" x 5' 11" (2.85m x 1.8m) (max)

##### LINEN CUPBOARD

##### Outside

##### DOUBLE GARAGE

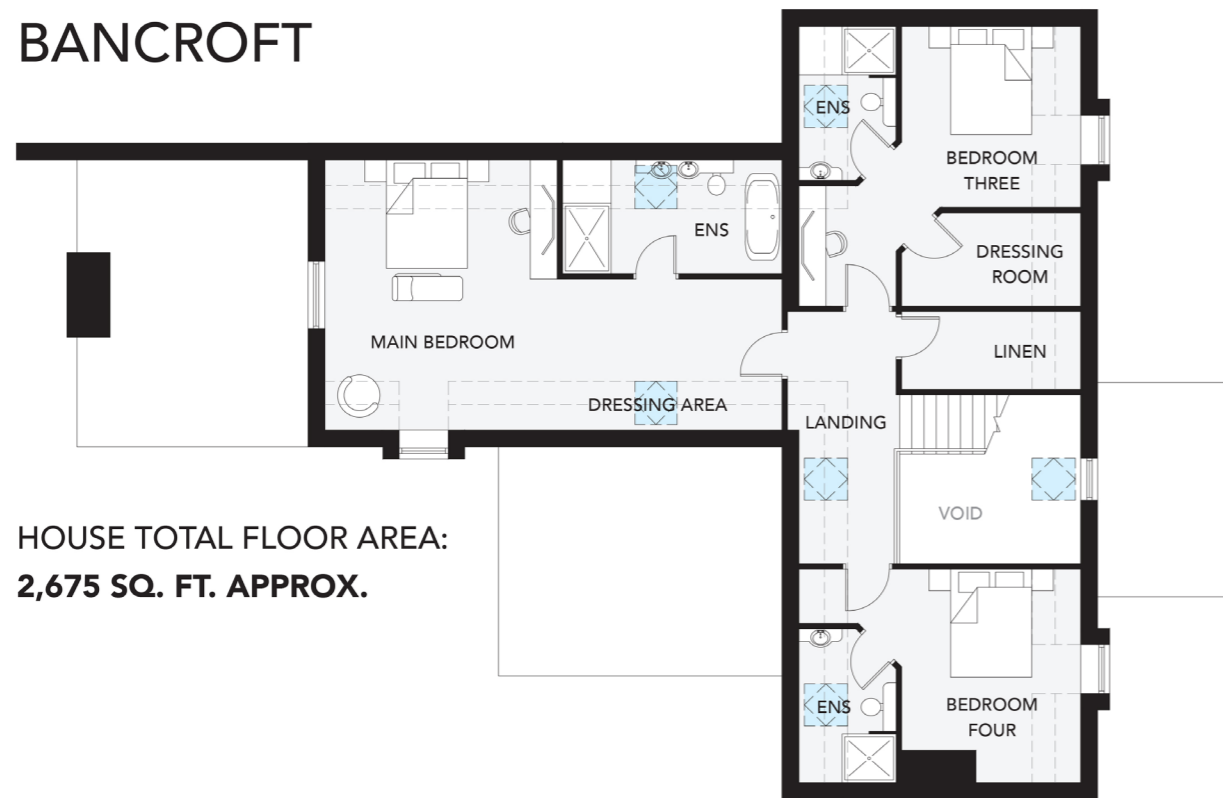
25' 3" x 18' 11" (7.69m x 5.775m)

##### GAMES ROOM

22' 3" x 18' 11" (6.79m x 5.775m)

Separate store and clockroom with low flush Wc and wash hand basin

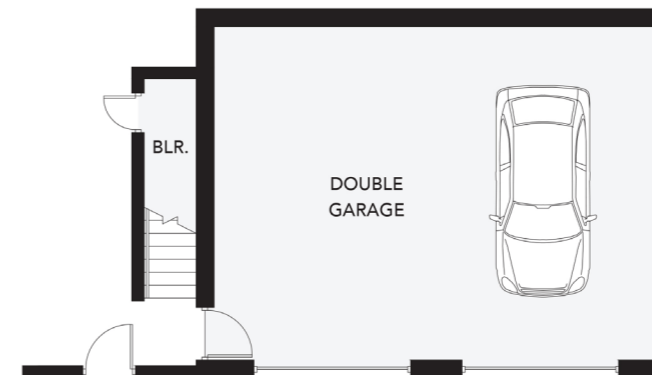
# BANCROFT



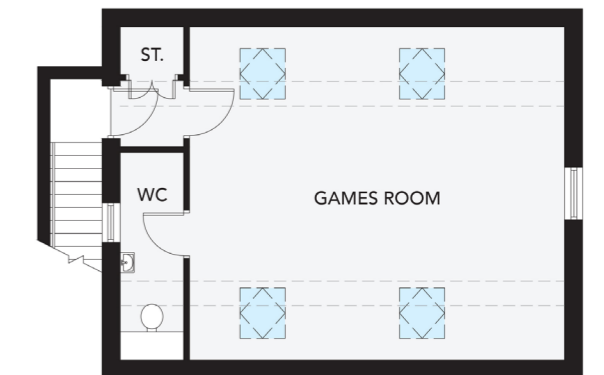
HOUSE TOTAL FLOOR AREA:  
**2,675 SQ. FT. APPROX.**

## FIRST FLOOR

GARAGE TOTAL FLOOR AREA:  
**450 SQ. FT. APPROX.**



GAMES ROOM TOTAL FLOOR AREA:  
**450 SQ. FT. APPROX.**



## BANCROFT

## GARAGE GROUND & FIRST FLOOR



**BENNETT £850,000**  
**SPECIFICATIONS...**

**The Main Structure**

**House**  
 External walls are constructed of blockwork/render & black composite cladding separated by a 150mm cavity filled with platinum bead insulation  
 Internal walls are formed of blockwork on the ground floor and timber studding on the first floor. All internal walls have a plaster finish

**Garage**  
 Built of traditional cavity wall construction with a white painted render finish

The roof of both the garage and house are constructed from steel ridge beams with timber rafters. Black slimline fibre cement slates complement the roof and are crowned with a dry fixed ridge  
 The exterior is finished with matt black uPVC soffit and fascia. Black seamless aluminium guttering and downpipes compliment the external trim  
 Swedish steel is used for the feature dormers and flat roofs to the front porch and rear covered terrace  
 For peace of mind the house comes with an Independent 10 year Structural warranty

**Kitchen & Utility Room\* (customer selections available from designated supplier)**

**Kitchen**  
 High quality units to include choice of door, quartz worktops, quartz upstand and handle  
 Central island is included with seating area, localised power supply and pendant lighting (decorative fittings not supplied)  
 Integrated appliances to include downdraft hob, electric oven, integrated 50/50 fridge freezer & integrated dishwasher  
 Choice of contemporary sink and tap  
 Recessed down lights to ceiling  
 Integrated bin unit within cupboard

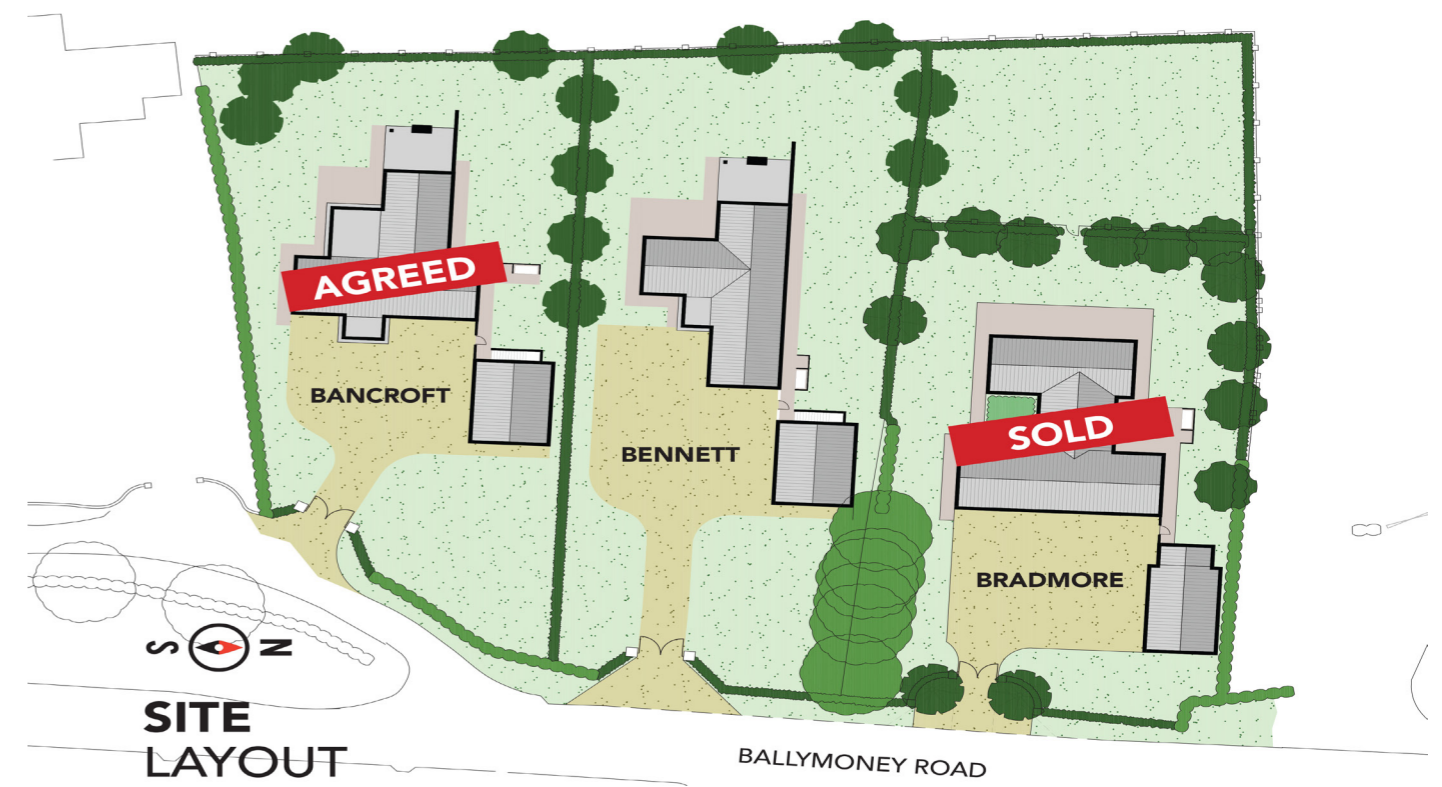
**Utility**  
 High quality units to include choice of door, postform worktops/upstands and handles  
 Accommodation made for washing machine and tumble dryer  
 Choice of contemporary sink and tap

**Bathrooms, ensuites & WC\* (customer selections available from designated supplier)**

Contemporary sanitaryware with matching taps  
 Slimline shower trays  
 Towel radiators  
 Wall hung vanity units  
 Power supply only to mirror position (mirrors can be added at additional cost)  
 Pendant lighting (decorative fittings not supplied)

**Floor coverings & tiling\* (customer selections available from designated supplier)**

Tiled floors to:  
 Hall/cloakroom/store  
 Kitchen/dining/living  
 Utility/Boot room  
 Bathrooms, ensuites and WC  
 Tiling to wet areas within bathrooms, ensuites and WC  
 Full height tiling to shower enclosures  
 A choice of carpet with quality underlay is provided for the lounge, study, stairs/landing, dressing rooms and bedrooms



**SPECIFICATIONS CONTINUED...**

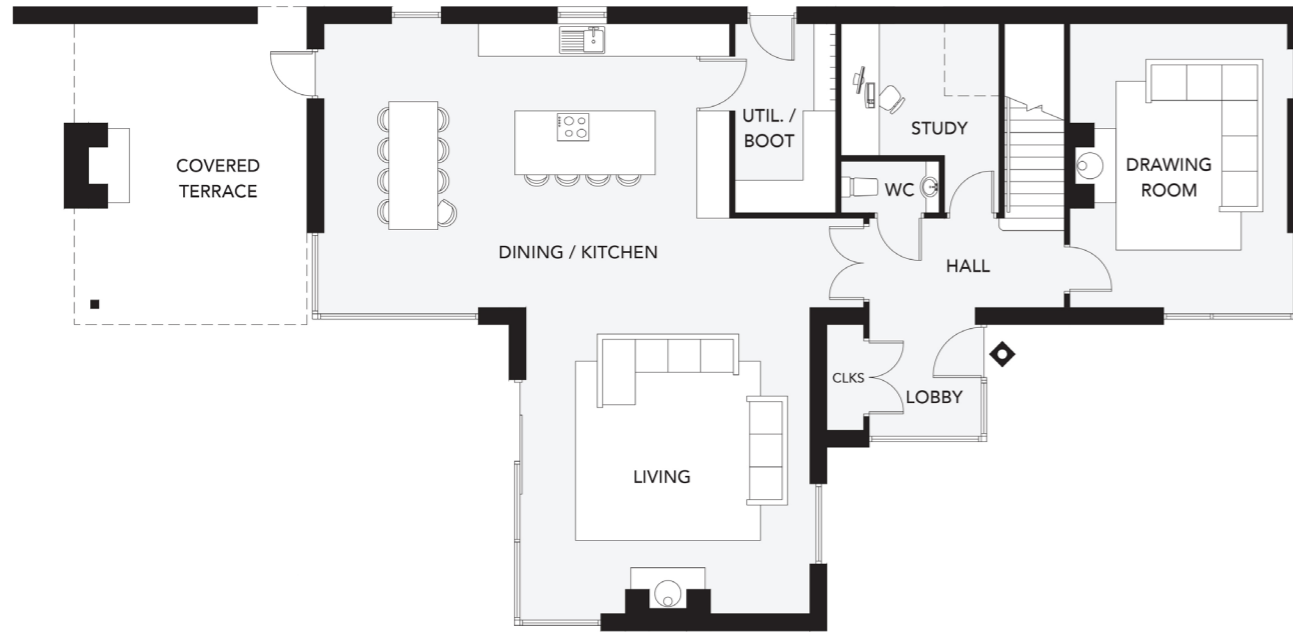
**Internal features:**  
 Floor to ceiling heights (approx.)  
 Ground Floor = 2550mm  
 First Floor = 2400mm  
 Internal woodwork and ceiling painted white  
 Neutral painted internal walls  
 Softwood newel posts, handrails and spindles painted satin white  
 Feature 6" skirting boards with 4" architrave painted satin white  
 Internal doors painted white with contemporary ironmongery  
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)  
 A generous provision of power supply points are provided throughout the house and garage. Additional sockets are available as an upgrade. Should the purchaser be in a signed contract prior to installation positioning can be chosen  
 TV points are provided in lounge, living/dining area and all bedrooms, HDMI provided within lounge and living area  
 Mains telephone/internet point is installed within the snug/study  
 Air source heating including solar panels  
 Electric car charging point  
 Pressurised water system  
 APP controlled heating and hot water system  
 Mechanical extractor fans are fitted (where applicable) in the bathrooms, ensuites and WC  
 Low energy led bulbs fitted throughout  
 White electrical face plates to switches & sockets throughout  
 Sound and heat insulation to all walls & floors as per current Building Regulations  
 APP controlled doorbell and burglar alarm

**External features:**  
 All gardens top soiled and seeded  
 Generous paved area to rear of property with paved paths leading from the front of the house  
 Brickwork link wall between dwelling and garage (metal pedestrian gate within link wall)  
 Outside water tap  
 Black uPVC double glazed windows  
 Black composite front door  
 Black uPVC rear external doors  
 Front and back doors have multi point locking systems and all windows are fitted with security locks  
 Post & wire stockproof fencing and hedging provided to all boundaries  
 Entrance pillars with black estate railing and hedging to front boundary  
 Rumble strip locally between entrance pillars  
 Electrically operated driveway gates to match the style of the house  
 Bitmac driveway edged in paving  
 Feature external lighting to front door, back door and garage (additional external lighting is available as an upgrade should the purchaser be in a signed contract prior to any landscaping works commencing)  
 Garage with remote controlled vehicle door, black uPVC pedestrian door, black uPVC window, internal lighting and power point

\*Layouts have been optimised and 3D modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These pre-agreed layouts are fixed and not changeable. However, these can be personalised by the customer given the wide range of colour selections, sanitaryware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitaryware and kitchen items, beyond the standard package at an additional cost.

Additional options may be considered but can only be incorporated into the property if costs are agreed and a binding contract is in existence between both parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.



HOUSE TOTAL FLOOR AREA:  
2,640 SQ. FT. APPROX.

**BENNETT**  
**GROUND FLOOR**

**The Property Comprises...**

**SITE TWO - BENNETT**

**ENTRANCE HALL**

Cloaks.

**DRAWING ROOM**

17' 1" x 13' 1" (5.215m x 4m)

**LIVING/KITCHEN/DINING**

35' 7" x 29' 3" (10.84m x 8.925m) (max)

**UTILITY/BOOT ROOM**

11' 5" x 6' 1" (3.475m x 1.85m)

**COVERED TERRACE**

18' 2" x 14' 0" (5.525m x 4.275m)

**STUDY**

9' 6" x 7' 11" (2.9m x 2.425m)

**WC**

**First Floor**

**MAIN BEDROOM**

17' 1" x 11' 10" (5.215m x 3.61m)

**WALK THROUGH DRESSING AREA**

**EN-SUITE SHOWER ROOM**

10' 2" x 8' 10" (3.1m x 2.7m)

**BEDROOM (2)**

13' 1" x 11' 2" (4m x 3.415m)

**EN-SUITE SHOWER ROOM**

13' 1" x 5' 7" (4m x 1.7m)

**BEDROOM (3)**

17' 1" x 11' 3" (5.215m x 3.425m)

**BEDROOM (4)**

14' 7" x 10' 10" (4.44m x 3.3m)

**BATHROOM**

10' 10" x 6' 7" (3.3m x 2m)

**LINEN CUPBOARD**

**Outside**

**DOUBLE GARAGE**

25' 3" x 18' 11" (7.69.3m x 5.775m)

**GAMES ROOM**

22' 3" x 18' 11" (6.79m x 5.775m)

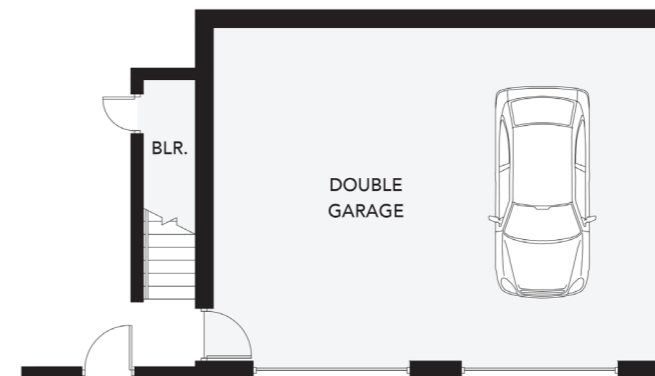
Separate store and clockroom with low flush Wc and wash hand basin



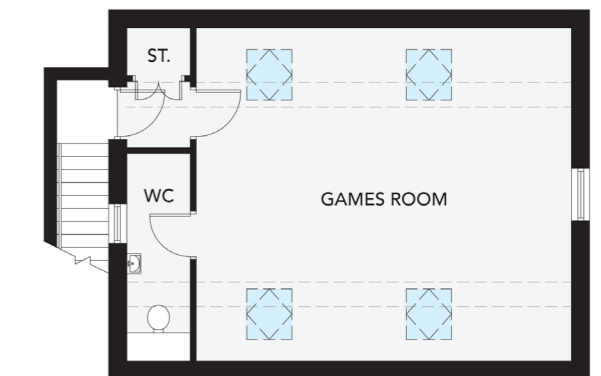
HOUSE TOTAL FLOOR AREA:  
2,640 SQ. FT. APPROX.

**BENNETT**  
**FIRST FLOOR**

GARAGE TOTAL FLOOR AREA:  
450 SQ. FT. APPROX.



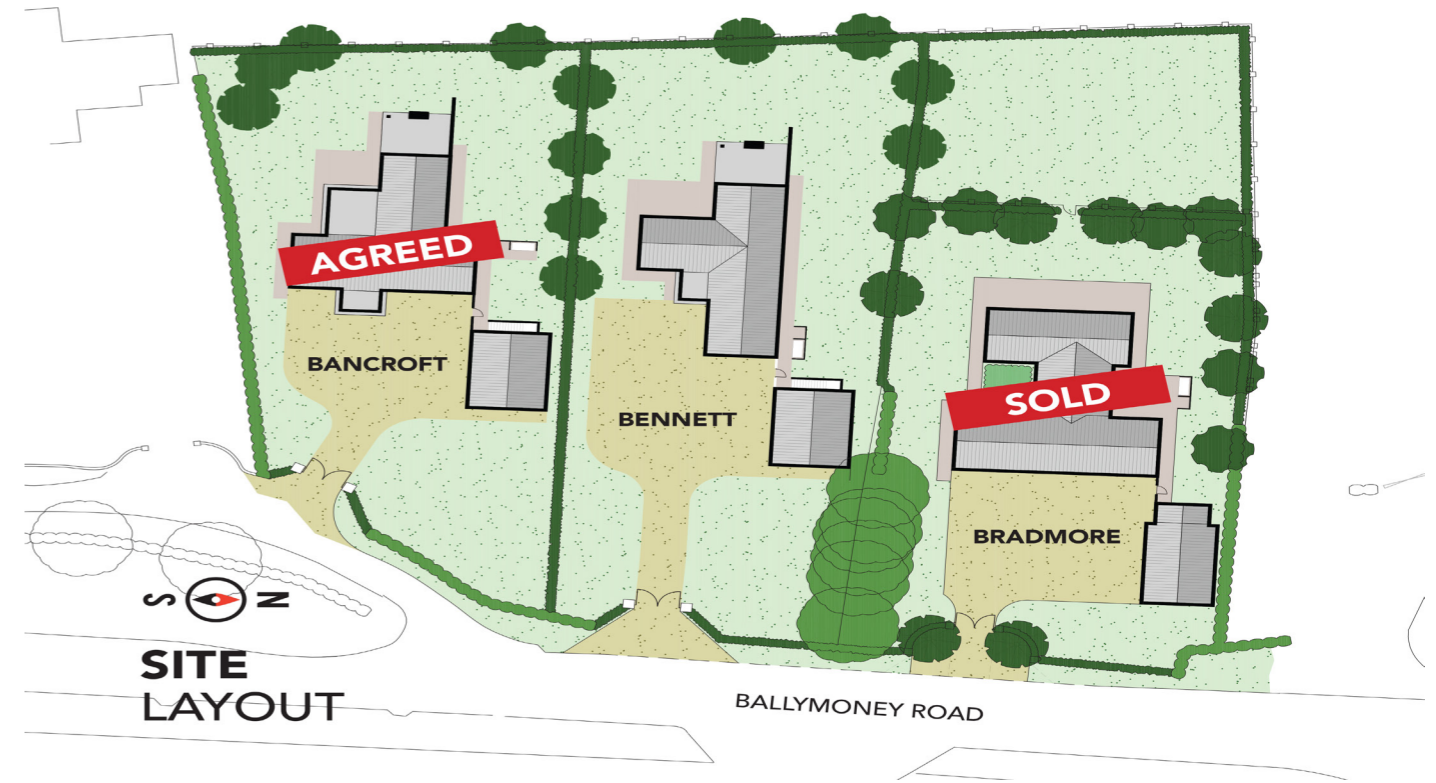
GAMES ROOM TOTAL FLOOR AREA:  
450 SQ. FT. APPROX.



**BENNETT**  
**GARAGE**  
**GROUND & FIRST FLOOR**



SOLD



BRADMORE

GROUND FLOOR

HOUSE TOTAL FLOOR AREA:  
2,861 SQ. FT. APPROX.



BRADMORE

FIRST FLOOR

HOUSE TOTAL FLOOR AREA:  
2,861 SQ. FT. APPROX.



# Location

Travelling towards Holywood along the main A2 Bangor to Belfast dual carriageway Ballymoney Road is on the left hand side at the traffic lights adjacent to the junction of Craigdarragh Road. Turn left into Ballymoney Road and the property is located on the right hand side.

# Terms Of Purchase

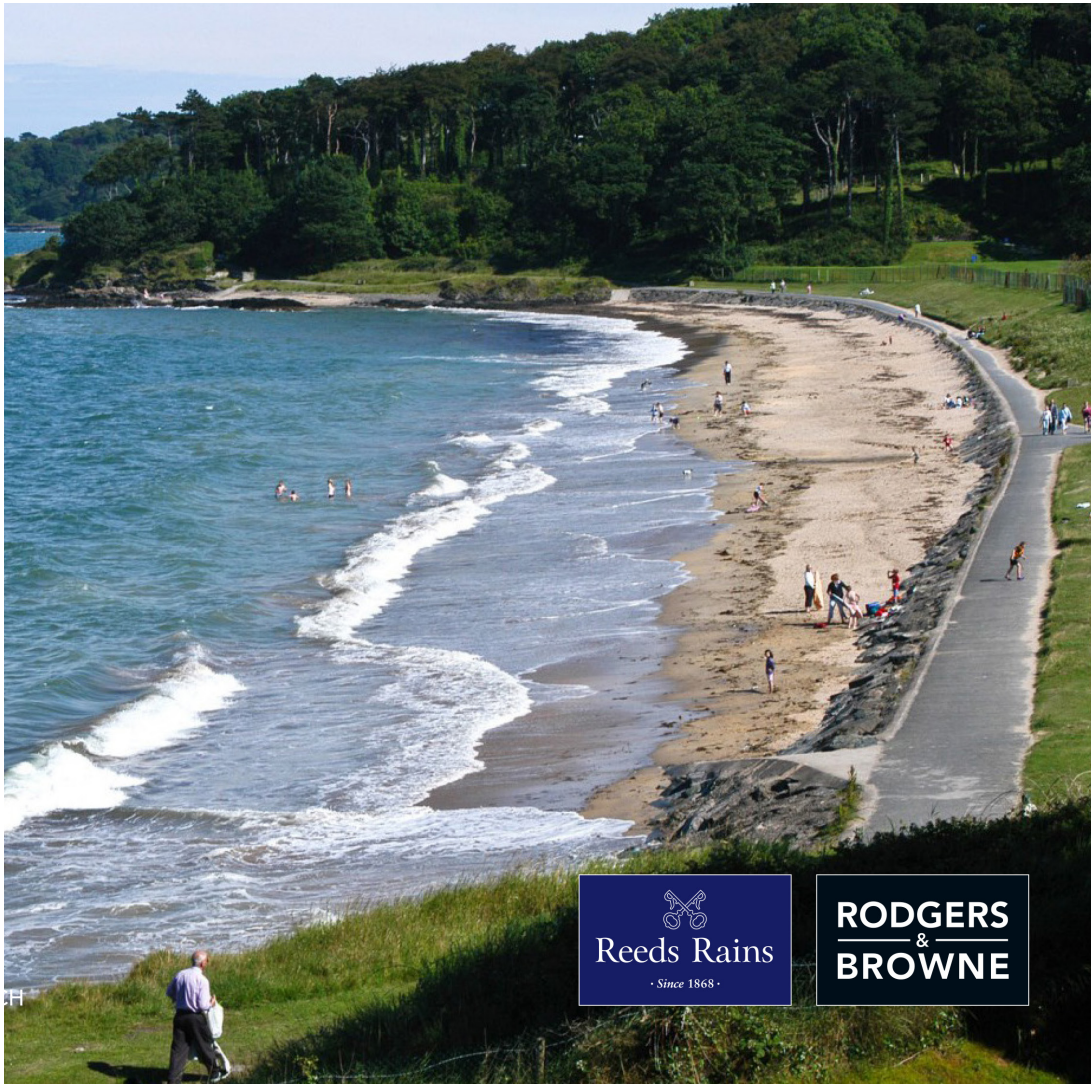
When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc.

The booking deposit is £2,000 and is non-refundable (payable to Hart & Company)

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement. The balance of the monies will be due on the day of completion)

You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included. You will be required to have a final decision made within 2 weeks of this appointment.



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



*Disclaimer*  
These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.