



Olde Mill
MANOR

NEW EXCLUSIVE DEVELOPMENT - FINAGHY ROAD SOUTH



Olde Mill Manor is a brand-new exclusive development nestled just off the prestigious Finaghy Road South in South Belfast.

This unique development consists of 6 luxurious detached family homes. Each home has been carefully built and finished to an exceptional standard.

Thoughtful detailing are hallmarks of these desirable homes whilst contemporary interiors have been carefully planned to provide the best in modern living.

No detail has been overlooked in the pursuit to ensure a property in which any discerning homeowner would be proud of.





Chic surroundings

This impressive new development is a just stone's throw away from the Upper Lisburn Road where residents will find an array of excellent amenities, eateries, leading schools and cosy cafes.

The renowned Lisburn Road is also only a short walk away where you can enjoy the bespoke boutiques and restaurants on offer.

Lady Dixon Park, Malone Golf Club, the Mary Peter's Track and Shawsbridge Tow Path are a small sample of the facilities and local attractions available for the sport and leisure enthusiasts in the locality.

Convenient for commuters, the development has easy access to the M1 and Westlink, offering key routes throughout the city.



Stylish finishes

Larkfield Developments have invested much time into designing homes which are both functional and aesthetically pleasing.

Olde Mill Manor is a development of elegance and style combined with generous living spaces. The craftsmanship, thought and attention to detail are notable internally and externally, enhancing the beautiful ambience of the area. A timeless home that will maintain its appeal for many years to come.





High-end Specification

As you would expect from such a prestigious development, the specification of Olde Mill Manor offers the very best in terms of quality products & stylish finishes.

External Features

- ✱ Exterior elevation finished with brick
- ✱ Door and window surround sand/cement rendered band to all windows and doors
- ✱ High standard of floor, wall and loft insulation to ensure minimal heat loss
- ✱ Black Fascia, soffits and seamless guttering
- ✱ Black uPVC double glazed windows
*white uPVC internally
- ✱ High quality black composite door
- ✱ Exposed aggregate concrete to driveway, paths and rear patio
- ✱ Rear gardens top-soiled
- ✱ Fencing to rear gardens
- ✱ Front gardens laid in lawn
- ✱ Extensive landscaping to common areas to front
- ✱ Individual EV charge point to front gardens
- ✱ Black steel fence to front of development
- ✱ Exterior lighting to either side of front door
- ✱ Exterior lighting to back patio
- ✱ Outside side tap
- ✱ Concrete bin and shed area

Internal Features

- ✱ Internal décor – Walls painted in a neutral colour along with the internal doors and all internal woodwork
- ✱ Moulded skirting and architrave
- ✱ Feature coving throughout the ground floor
- ✱ Paneled internal doors with high quality ironmongery
- ✱ Comprehensive range of electrical sockets.
- ✱ Cabling for future internet connections to each floor
- ✱ Smoke, heat & carbon monoxide detectors
- ✱ Gas Fired Central Heating with Worcester Boiler
- ✱ Heatmister Smart Home Control digital system
- ✱ Drimaster-Eco Positive Input Ventilation
- ✱ Underfloor heating to ground floor
- ✱ Heatmister Underfloor heating mats to Family Bathroom & En-suites
- ✱ 1st fixed for alarm system



Floor plans are not to scale.

1 Entrance Hall	6 Kitchen	11 Bedroom 4
2 Down Stairs WC	7 Snug	12 Landing
3 Lounge	8 Bedroom 1 & Ensuite	13 Family Bathroom
4 Dining	9 Bedroom 2	14 Master Bedroom 5
5 Utility Room	10 Bedroom 3	15 Master Ensuite

Kitchens & Utility Room

- ✱ Luxury kitchen with feature island choice of colours
- ✱ Quartz kitchen worktop, upstand and window sill
- ✱ Undermount sink with feature tap
- ✱ Branded appliances to include, induction hob, electric oven, integrated fridge / freezer, dishwasher and island hood
- ✱ Durable laminate worktop & inset sink *Utility
- ✱ Plumbed for washing machine & tumble dryer space *Utility

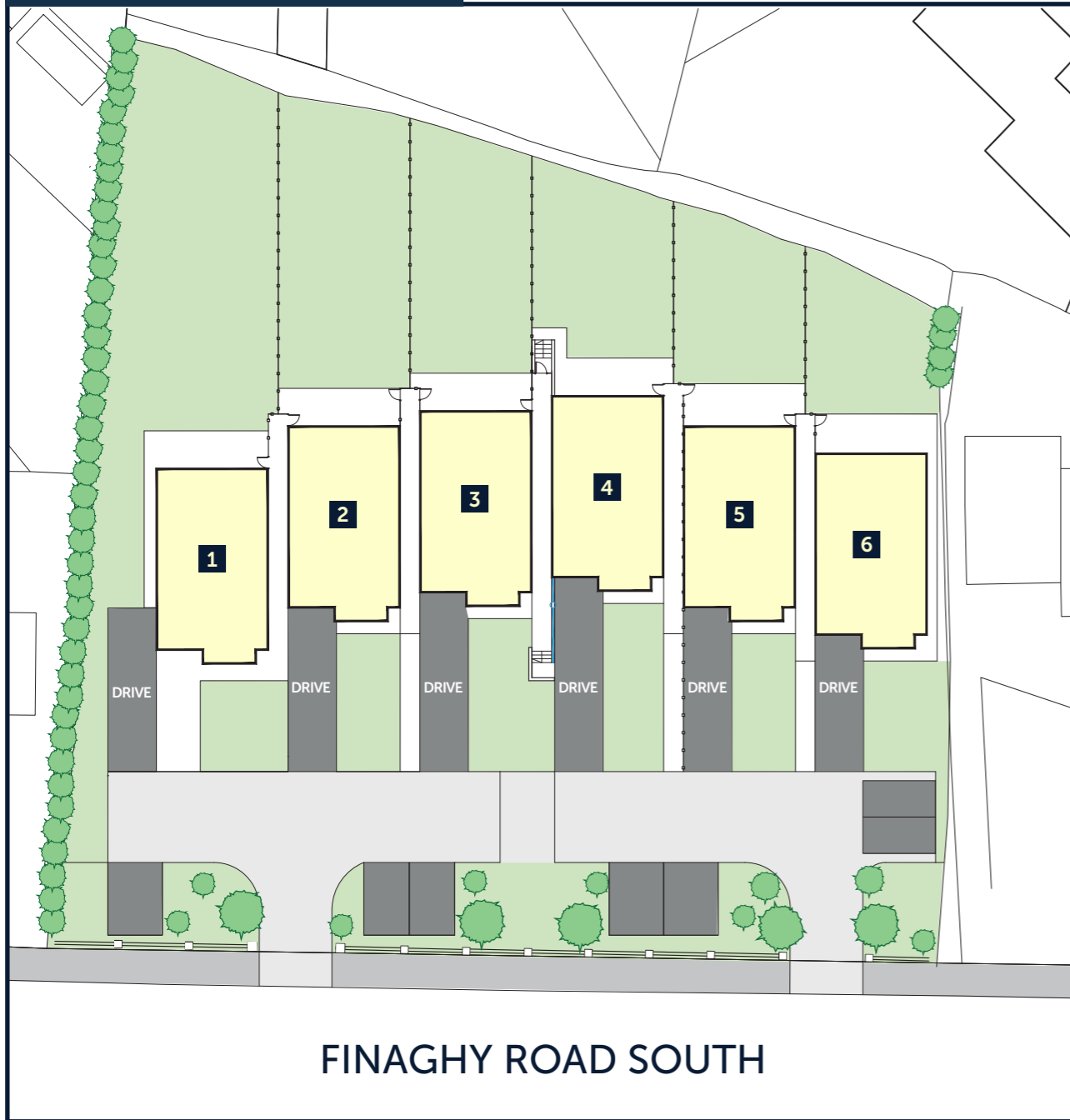
Bathrooms, En-suites & WC's

- ✱ Contemporary designer white sanitary ware with chrome fittings
- ✱ Vanity unit in main bathroom wall hung matt white
- ✱ Heated towel rail to main bathroom and ensuites

Floor Coverings & Tilings

- ✱ High quality carpets & underlay to hall, stairs, landing, bedrooms, lounge & snug
- ✱ Ceramic tiled floor to kitchen, utility room & bathrooms
- ✱ Full height tiling to shower enclosures
- ✱ Splash back tile to bathroom, ensuite and W.C wash hand basins

Olde Mill Manor - Site Plan



Site plan for illustrative purposes only not to scale.



Olde Mill

MANOR



TMC Estate Agents

Tivoli Court, 140 Upper Lisburn Road, Belfast, BT10 0BG.

Call: 028 9062 0620 **Email:** kelly@tmcestateagents.com

Web: tmcestateagents.com