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PARK

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LANE

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ANTRIM ROAD  
NEWTOWN ABBEY



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**Presenting an exclusive collection of stunning detached and semi-detached homes, the outstanding development of Park Lane ensures its residents both an unparalleled location and an impeccable home.**

Characterised by striking exteriors, spacious interiors, and finished to luxury turn-key specification, the homes at Park Lane are guaranteed to entice a wide variety of home-seekers. Energy efficient by design, and boasting high quality fixtures and fittings throughout, these homes lend themselves to easy maintenance and modern living. With City of Belfast Mallusk Playing Fields situated right on the doorstep, homeowners can experience the benefits that this open, green space provides.

Ideally located, Park Lane offers easy access to a wealth of exciting things to see and do. Whether it's delving into the past at the historic Belfast Castle, enjoying one of the many remarkable performances at the popular Theatre at the Mill, or strolling alongside the shores of

Belfast Lough at the picturesque Loughshore Park, this area is sure to appeal to every member of the family.

What's more, this unique development showcases the accessibility and convenience associated with city suburb living. With Newtownabbey Centre, and the surrounding area, home to a host of all-important amenities, homeowners certainly don't have far to travel to access the very best facilities. From leading primary and secondary schools, local convenience stores and first-class eateries, to excellent leisure centres and entertainment amenities, this superb location has it all.

Thanks to exceptional road links stretching to Whiteabbey, Antrim and Belfast City Centre, travel has never been easier for those making the daily commute.





An unparalleled  
location and  
an impeccable  
family home





- 01\_ Belfast Castle
- 02\_ Mossley Mill
- 03\_ Theatre at The Mill, Mossley Mill
- 04\_ The Rabbit Hotel & Retreat, Templepatrick
- 05\_ Hilton Templepatrick Golf & Country Club at Kingfisher Country Estate
- 06\_ Loughshore Park, Jordanstown
- 07\_ Aerial from Park Lane (Computer Visual)





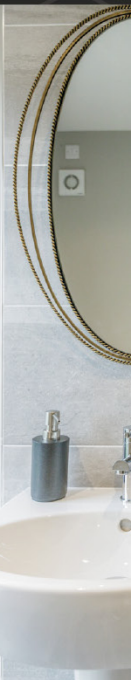
## Need to commute?

M2 Motorway	1.5 miles
Mallusk Industrial Estate	1.1 miles
Corr's Corner Hotel	2.3 miles
Belfast Zoo	2.8 miles
Mossley Mill	3.1 miles
Glengormley	2.1 miles
Templepatrick	4.1 miles
Whiteabbey	5.4 miles
Belfast City Centre	7.7 miles
Antrim	10.1 miles
Carrickfergus	10.1 miles
George Best Belfast City Airport	11.2 miles
International Airport	10.0 miles

## Other Developments By Glenoak

- Harlow Green, Moira
- Foxton, Newtownabbey
- Swilly Green, Portstewart
- Coach Hall, Templepatrick
- Foxton Wood, Ballymena
- Quarter Wood, Dundonald
- Walled Garden, Dunmurry
- Old Schoolhouse Mews, Lower Ballinderry





# Luxury Specification

We take our environmental responsibilities seriously – improved insulation and robust windows/doors help keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.



## KITCHEN

- Impressive high and low level units, kitchen doors with choice of colours, worktop with upstands and splashback behind hob
- Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer

## BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Showers in bathrooms and ensuites to be thermostatically controlled on slimline trays
- Shower over bath (where applicable)

## FLOOR COVERING & TILING

- Ceramic tiled floor to entrance hall, kitchen area, bathroom and ensuite
- Tiling to shower enclosure and around bath area
- Carpets to living area and bedrooms

## EXTERNAL FEATURES

- uPVC double glazed windows
- Communal and amenity areas will be maintained by a management company with the management fee to be agreed

## INTERNAL FEATURES

- Entrance door with 5 point locking system
- Gas fired central heating
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to lounge area)
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

## BUILDING WARRANTY

- Each home will be issued with a Global 10 year warranty certificate



These images are taken from previous Glenoak Developments show homes and reflect the style of finish at Park Lane.

# SITE LAYOUT

## The DORSTEN

4 Bedroom Semi-Detached  
Sites 3-4 Brick Finish / Sites 5-6 Render Finish

## The BATEMAN

3 Bedroom Semi-Detached  
Brick Finish

## The HALKIN

4 Bedroom Detached  
Brick Finish

## The EARLSWOOD

4 Bedroom Semi-Detached  
Sites 1-2 Render Finish / Sites 7-8 Brick Finish

## The ALDGATE

4 Bedroom Detached  
Render Finish

## The FAIRHOLME

3 Bedroom Detached  
Brick Finish

## The JUNIPER

4 Bedroom Detached  
Render Finish



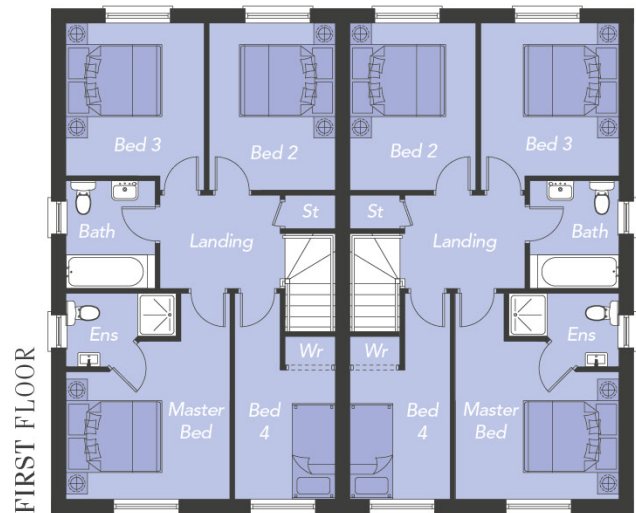
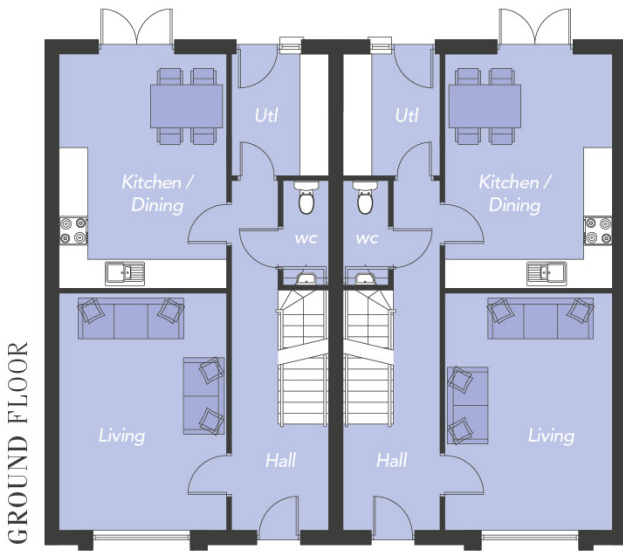
Not to scale





# The DORSTEN

Sites 3-4 Brick Finish / Sites 5-6 Render Finish



## GROUND FLOOR

Entrance Hall	
Living	16'3" x 11'3"
Kitchen/Dining Max	16'0" x 11'3"
Utility Store	8'4" x 6'9"
Cloakroom	8'5" x 3'1"

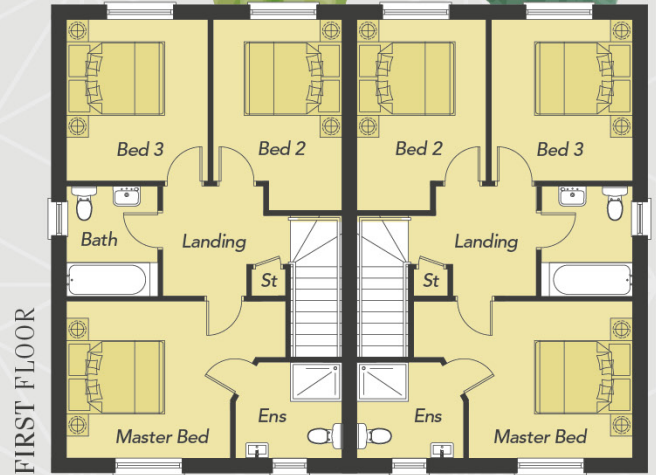
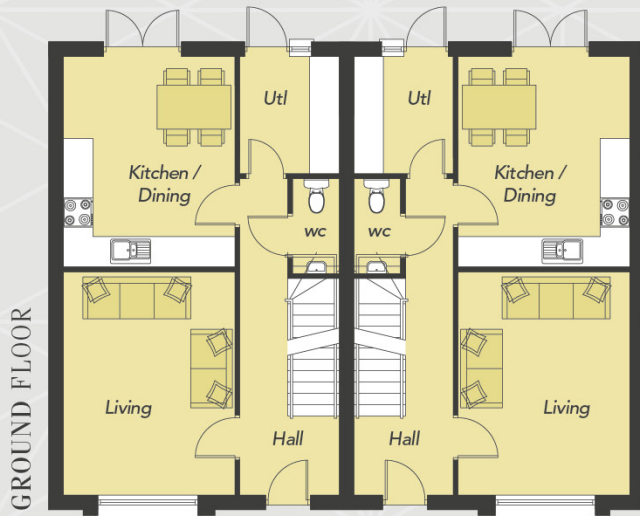
## FIRST FLOOR

Master Bedroom Max	14'2" x 11'2"
Ensuite Max	7'6" x 5'3"
Bedroom 2	11'5" x 8'7"
Bedroom 3	10'5" x 9'5"
Bedroom 4 Max	14'2" x 6'10"
Bathroom	7'4" x 6'0"

**SITE NUMBERS:**  
3 & 4 (BRICK) / 5 & 6 (RENDER)

**TOTAL FLOOR AREA:** 1170 ft<sup>2</sup>

# The BATEMAN



## GROUND FLOOR

Entrance Hall	
Living	14'11" x 11'3"
Kitchen/Dining	14'0" x 11'3"
Utility Store	7'10" x 6'9"
Cloakroom	6'4" x 3'1"

## FIRST FLOOR

Master Bedroom Max	14'7" x 10'6"
Ensuite Max	7'2" x 6'0"
Bedroom 2 Max	12'8" x 8'7"
Bedroom 3	10'9" x 9'3"
Bathroom	7'4" x 6'0"

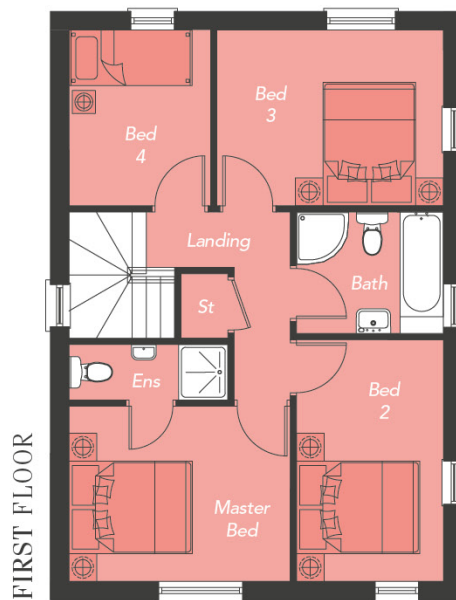
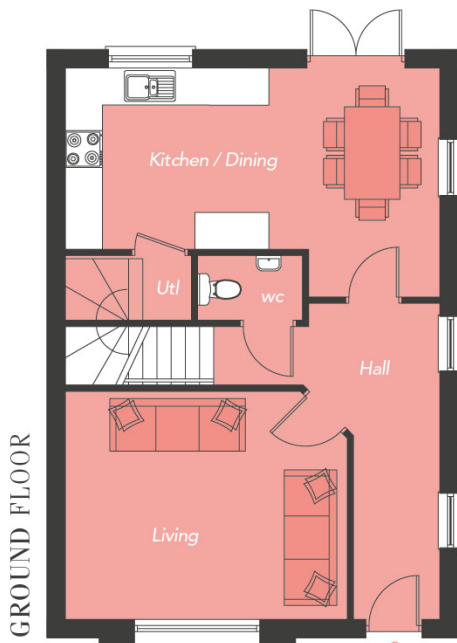
**SITE NUMBERS:**  
10 & 11

**TOTAL FLOOR AREA:** 1050 ft<sup>2</sup>





# The HALKIN



## GROUND FLOOR

Entrance Hall	
Living	15'0" x 12'4"
Kitchen/Dining Max	19'9" x 11'6"
Utility Store	6'8" x 3'5"
Cloakroom	5'6" x 3'5"

## FIRST FLOOR

Master Bedroom	11'9" x 9'0"
Ensuite	8'3" x 3'0"
Bedroom 2	12'9" x 7'8"
Bedroom 3	11'10" x 9'3"
Bedroom 4	9'3" x 7'6"
Bathroom	7'8" x 6'7"

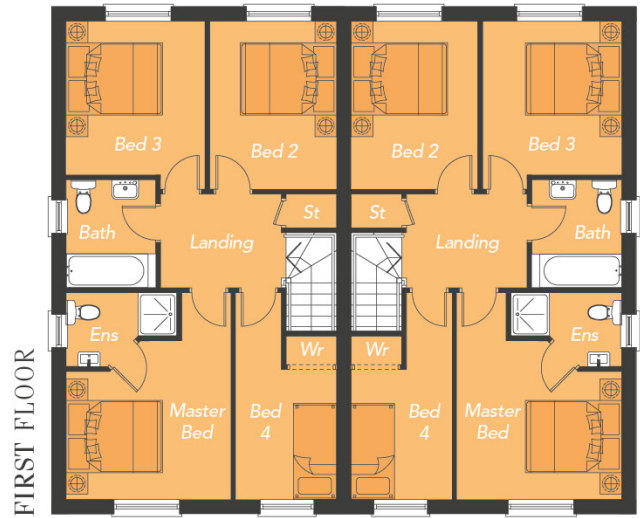
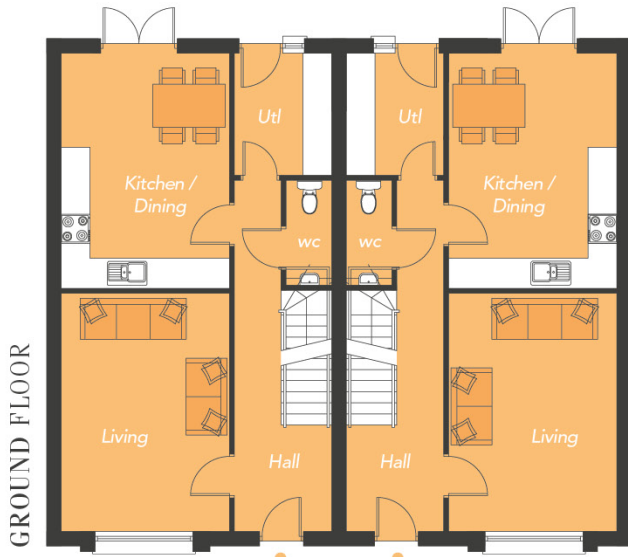
## SITE

NUMBER: 13

TOTAL FLOOR  
AREA: 1135 ft<sup>2</sup>

# The EARLSWOOD

Sites 1-2 Render Finish / Sites 7-8 Brick Finish



## GROUND FLOOR

Entrance Hall	
Living	16'3" x 11'3"
Kitchen/Dining Max	16'0" x 11'3"
Utility Store	8'4" x 6'9"
Cloakroom	8'5" x 3'1"

## FIRST FLOOR

Master Bedroom Max	14'2" x 11'2"
Ensuite Max	7'6" x 5'3"
Bedroom 2	11'5" x 8'7"
Bedroom 3	10'5" x 9'5"
Bedroom 4 Max	14'2" x 6'10"
Bathroom	7'4" x 6'0"

## SITE NUMBERS:

1 & 2 (RENDER) / 7 & 8 (BRICK)

TOTAL FLOOR AREA: 1170 ft<sup>2</sup>

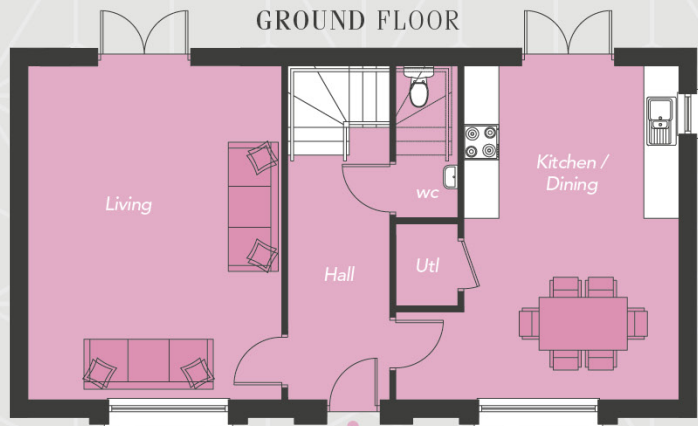




# The ALDGATE

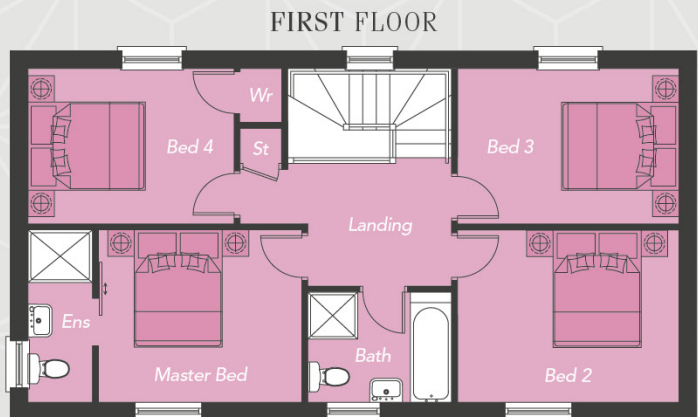
## GROUND FLOOR

Entrance Hall	
Living	18'8" x 14'2"
Kitchen/Dining Max	18'8" x 15'5"
Utility Store	4'7" x 3'1"
Cloakroom	8'5" x 3'1"



## FIRST FLOOR

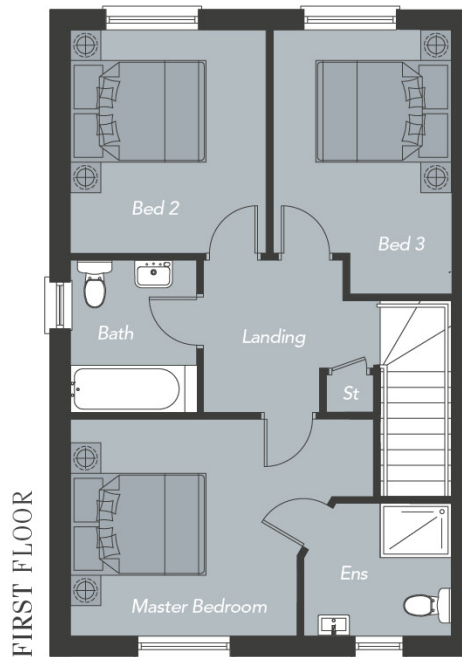
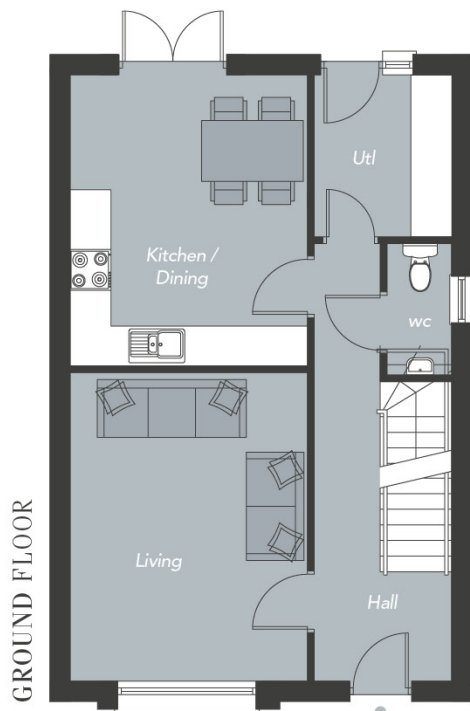
Master Bedroom	11'4" x 9'7"
Ensuite	9'7" x 3'7"
Bedroom 2 Max	12'0" x 9'7"
Bedroom 3	12'0" x 8'8"
Bedroom 4	11'6" x 8'8"
Bathroom	8'0" x 6'2"



SITE NUMBER: 9

TOTAL FLOOR AREA: 1320 ft<sup>2</sup>

# The FAIRHOLME



## GROUND FLOOR

Entrance Hall	
Living	14'11" x 11'5"
Kitchen/Dining Max	14'0" x 11'5"
Utility Store	7'10" x 6'10"
Cloakroom	6'4" x 3'1"

## FIRST FLOOR

Master Bedroom Max	14'9" x 10'6"
Ensuite	7'2" x 6'0"
Bedroom 2 Max	12'8" x 8'10"
Bedroom 3	10'9" x 9'5"
Bathroom	6'0" x 7'4"

## SITE

NUMBER: 12

TOTAL FLOOR  
AREA: 1050 ft<sup>2</sup>





# The JUNIPER

## GROUND FLOOR

Entrance Hall

Living 19'4" x 14'0"

Kitchen/Dining *Max Inc. Bay* 19'4" x 18'2"

Utility Store 7'1" x 4'7"

Cloakroom 6'5" x 3'5"

## FIRST FLOOR

Master Bedroom *Max* 14'0" x 10'5"

Ensuite 8'6" x 4'5"

Bedroom 2 12'9" x 10'11"

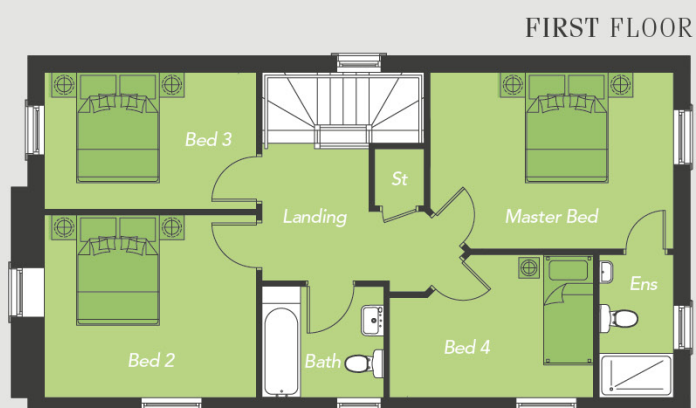
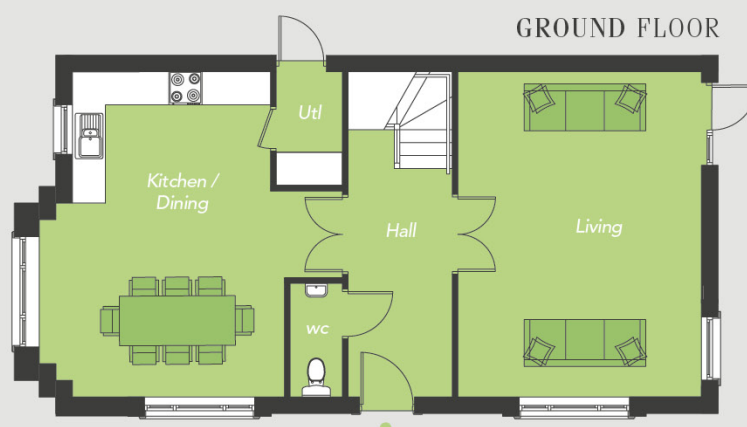
Bedroom 3 12'9" x 8'1"

Bedroom 4 *Max* 11'6" x 8'6"

Bathroom 8'8" x 6'9"

**SITE  
NUMBER: 14**

**TOTAL FLOOR  
AREA: 1450 ft<sup>2</sup>**



DEVELOPER



[www.glenoakdevelopments.com](http://www.glenoakdevelopments.com)

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