



DAWSONS HALL

ARDGLASS ROAD, STRANGFORD

2 LUXURY CONTEMPORARY HOMES



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ARDGLASS ROAD, STRANGFORD

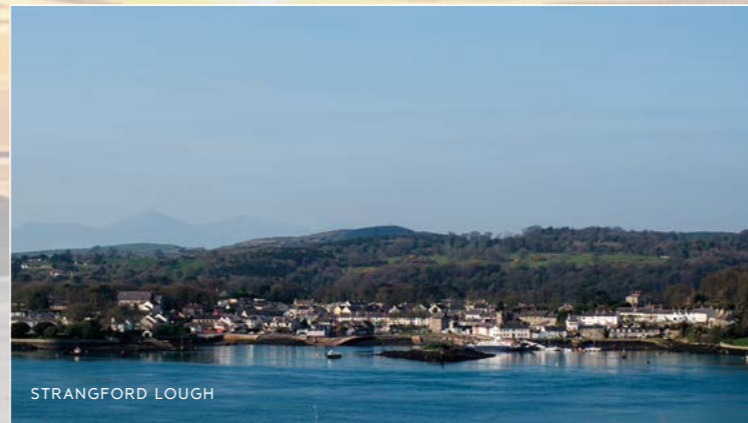
STRANGFORD'S STUNNING COASTLINE
BRINGS BREATHTAKING SEASCAPE
VIEWS TO YOUR DOORSTEP.



ARDGLASS GOLF CLUB



STRANGFORD VILLAGE



STRANGFORD LOUGH



KILCLIEF BEACH

These exquisite new family homes are set in an outstanding location, minutes from County Down's beautiful coastline.

These exceptional homes feature elegant modern interiors that reflect the very best in contemporary design, where you can create your own bespoke, tailored finish. We have allowed generous PC sums for you to choose your dream kitchen, sanitary ware, tiling and flooring.

We have invested much time and effort into creating a flexible specification which is over and above the normal offering - this specification will introduce your own choice of stylish family living to this wonderful coastal setting.



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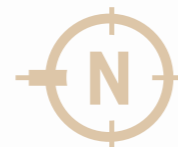


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Aerial CGI of Dawsons Hall

- 1 THE FANNAN
- 2 THE BENDERG





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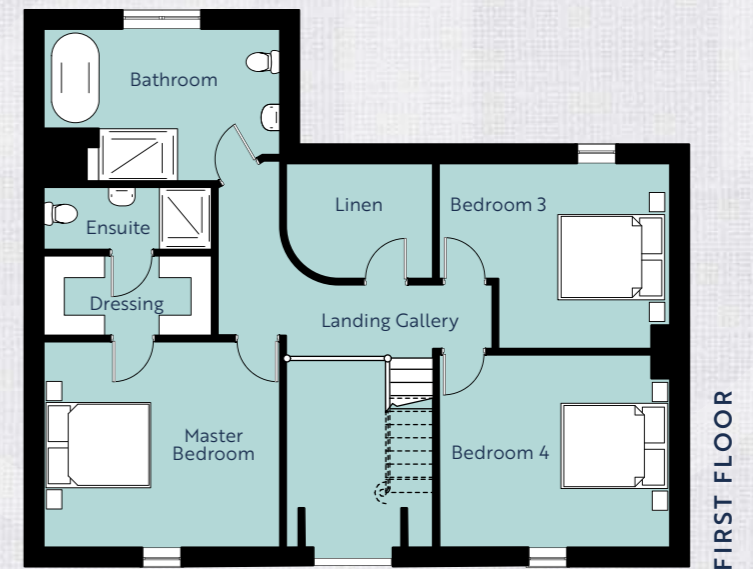
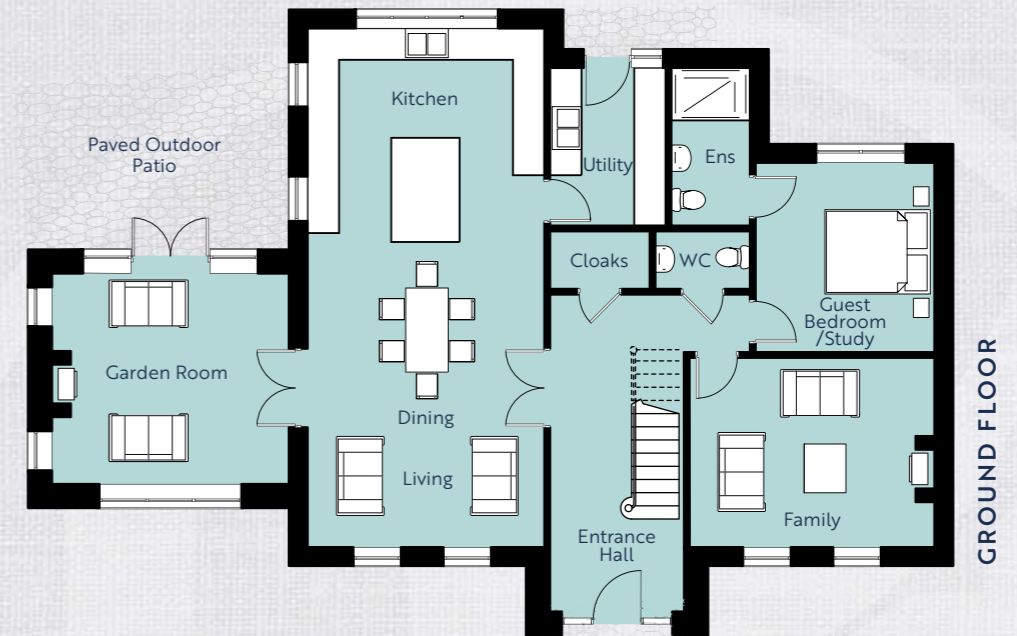


THE FANNAN

4 BEDROOM DETACHED FAMILY HOME



CGI for illustration purposes only



GROUND FLOOR

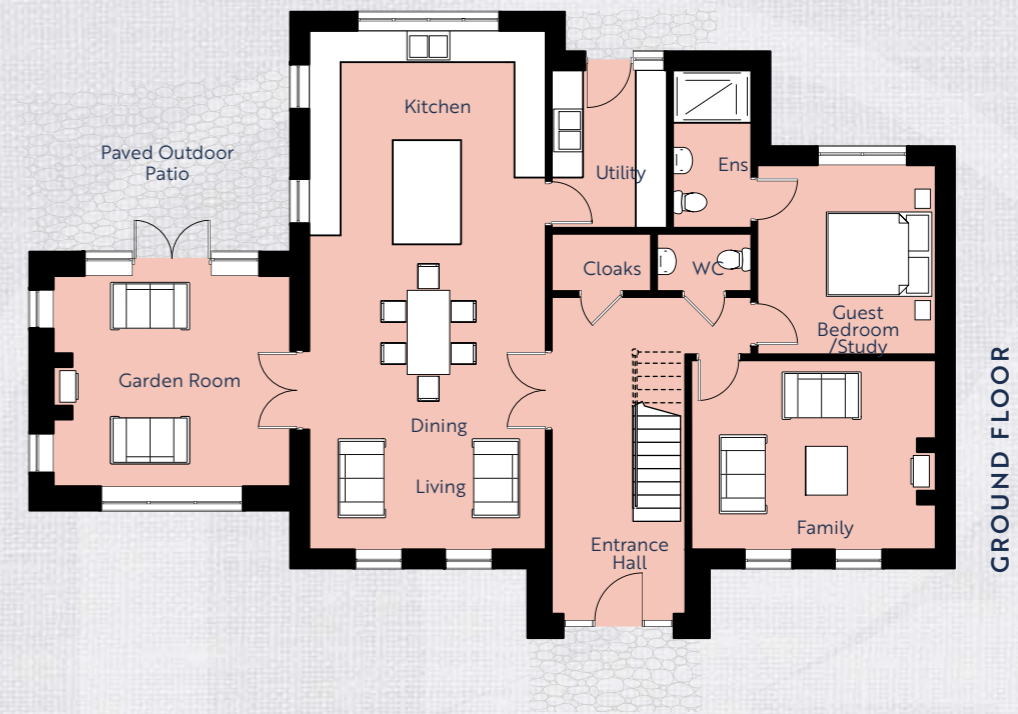
Entrance Hall with WC and Cloakroom			
Kitchen Dine Living	ft 32'4" x 14'8"	m 9.86 x 4.50	
Utility	ft 9'10" x 7'3"	m 3.00 x 2.20	
Garden Room	ft 14'8" x 13'2"	m 4.50 x 4.00	
Family	ft 15'3" x 11'9"	m 4.65 x 3.60	
Guest Bedroom	ft 11'9" x 11'2"	m 3.60 x 3.40	
Ensuite	ft 9'10" x 4'10"	m 3.00 x 1.50	

FIRST FLOOR

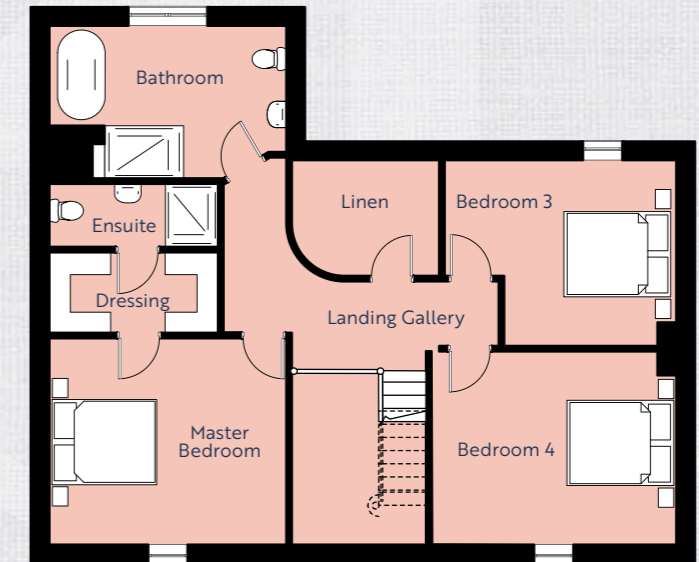
Master Bedroom	ft 14'8" x 12'9"	m 4.50 x 3.91
Dressing	ft 11'5" x 4'10"	m 3.50 x 1.50
Ensuite	ft 11'5" x 3'10"	m 3.50 x 1.20
Bedroom 3	ft 14'5" x 11'6"	m 4.40 x 3.53
Bedroom 4	ft 14'5" x 11'6"	m 4.40 x 3.53
Bathroom	ft 14'8" x 9'6"	m 4.50 x 2.90



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GROUND FLOOR



FIRST FLOOR

THE BENDERG

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SPECIFICATION

KITCHEN

- The kitchen is the heart of the home and we have allowed a generous PC sum for you to choose your luxury kitchen and utility from your preferred supplier

BATHROOMS, ENSUITES AND WC

- We have allowed a generous PC sum which you can use with any sanitary ware supplier to create your own luxury haven

INTERNAL DECOR

- All walls and ceilings will be painted in emulsion (3 coats) and we welcome your input for colour and choice of paint finishes
- Doors, skirting boards and architraves will be painted (3 coats) to your specification

FLOORING

- A generous PC Sum is included for wall and floor tiling
- Choose your carpets and flooring with a PC Sum to be used in the suppliers of your choice

ELECTRICAL

- Quality feature lighting throughout with energy efficient LED illumination
- Wired for EV charging point (charging unit not included)
- 5 amp light/power ring to kitchen living area
- Hard wired security alarm
- TV points, cat 6 and USB charging points to all living areas and bedrooms
- Cabling installed to entrance to enable you to fit your own electric gates

HEATING

- LPG gas fired central heating
- Solar panels will provide hot water
- Underfloor heating on ground floor with radiators on first floor
- Mechanical heat recovery system

STAIRCASE

- European white oak newels, handrail and base rails with square profile spindles

EXTERNAL

- Composite front door set
- uPVC windows in anthracite/white frames
- French doors to patio area
- Exterior mood lighting and security lighting around the house and gardens
- Outside water taps and power sockets
- Gravel driveway

LANDSCAPING

- Gardens graded and seeded
- Paved patio areas and paths

DETACHED GARAGE

- Detached garage with light and power
- Ranch style fencing and walls to boundaries





LOCATION MAP
NOT TO SCALE

DAWSONS HALL
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SELLING AGENT



New Homes

028 9024 4000

colliersni.com

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