



# STONEBRIDGE

PARK ROAD • MALLUSK

CONTEMPORARY FAMILY LIVING

WELCOME  
TO STONEBRIDGE  
A **WONDERFUL**  
NEW COMMUNITY OF  
**BEAUTIFULLY**  
DETAILED FAMILY HOMES





# THE PERFECT PLACE TO CONNECT WITH NATURE

This meticulously crafted collection of 3, 4 and 5 bedroom family homes will feature high specification kitchens and bathrooms with well designed open plan living areas creating spaces with freedom and flexibility for all the family.

Residents will benefit from a footbridge in to a landscaped green area and riverside trail where families can gather to socialise and neighbours become friends. Children can play, run and explore in a sustainable development thriving side by side with the natural elements that surround it.

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nursery, primary school, shops, cafes and eateries are within a short walk, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are within a few minutes drive away.

Travelling in to Belfast couldn't be easier on the Metro bus network or via the M2 at Sandyknowes.

1. THEATRE AT THE MILL 2. LINEN & LATTE 3. M&S, ABBEYCENTRE 4. ABBEYCENTRE SHOPPING 5. VALLEY LEISURE CENTRE 6. LINEN & LATTE 7. NEWTOWNABBEY WAY



PROVIDING THE  
**PERFECT**  
PLACE TO **RELAX**  
**EXERCISE**  
AND **EXPLORE**

Put down your roots at Stonebridge and become part of a new community where families will preserve the environment for future generations.

**THE RIVER**

This natural watercourse provides a stunning and diverse family environment waiting to be explored

**OPEN COUNTRYSIDE**

To the north of Stonebridge lies acres of open countryside - the ideal place for cycling, running or an evening stroll

**RIVERSIDE PARK**

This traditionally designed riverside space features a walkway and riverside seating with landscaping on the riverbanks - a perfect meeting place for residents



**RECREATION & LEISURE**

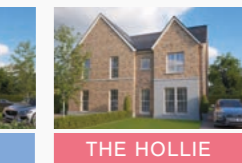
City of Belfast Golf Course	0.8 mile
Cheeky Cherub Cafe	2.4 miles
Lilian Bland Community Park	2.5 miles
Movie House Cinema	2.5 miles
Valley Park	3.4 miles
Belfast Zoo	3.6 miles
Valley Leisure Centre	4.1 miles

**SCHOOLS**

Mallusk Int PS	0.4 mile
Ballyhenry Nursery & PS	2.0 miles
Mossgrove PS	2.0 miles
Edmund Rice College	2.3 miles
Glengormley Int College	2.4 miles
Glengormley Integrated PS	2.4 miles
Naiscoil Éanna	2.8 miles
Gaelscoil Éanna	2.8 miles
St Mary's on the Hill PS	2.8 miles
Carnmoney PS	2.9 miles
Ashgrove Nursery and PS	3.1 miles
St Bernard's PS	3.2 miles

**SHOPPING & RETAIL**

Eurospar	0.8 mile
Tesco Express	1.7 miles
Tesco Extra	2.3 miles
Glengormley Centre	2.6 miles
Longwood Retail Park	5.2 miles
Abbeycentre	5.3 miles



THE ALBERT (R) • FLOORPLANS



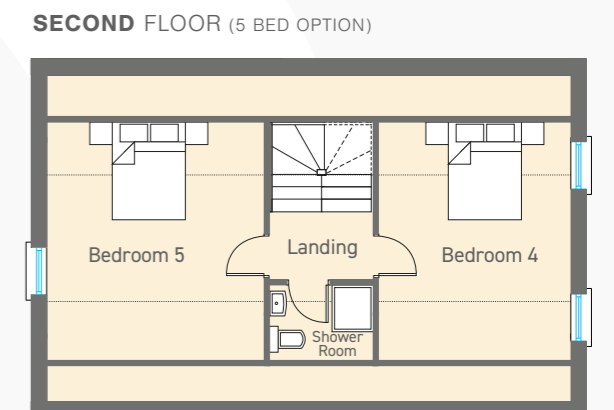
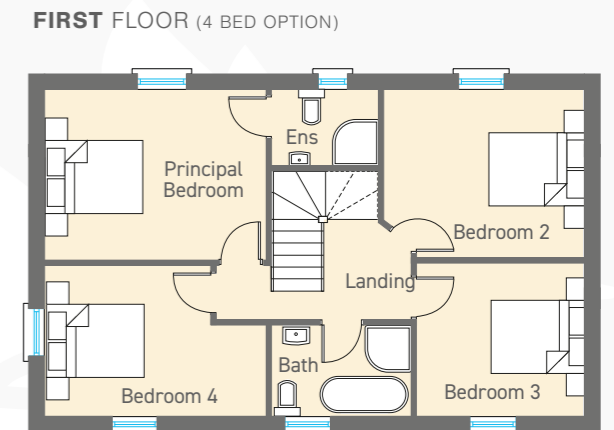
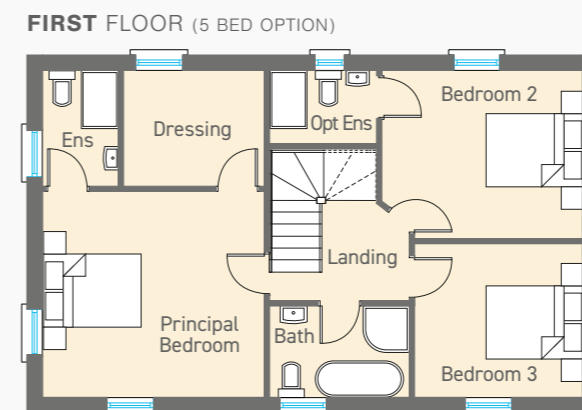
THE ALBERT (R)

4 OR 5 BEDROOM • DETACHED HOME

4 BEDROOM FLOOR AREA 1370 sq. ft. approx

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

5 BEDROOM FLOOR AREA 2000 sq. ft. approx (includes Garden Room and second floor conversion)



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	20'10" x 13'0"	6.36 x 3.96
Kitchen   Family   Dining	20'10" x 14'1"	6.36 x 4.29
Utility	6'10" x 6'10"	2.10 x 2.10
Optional Garden Room	11'2" x 10'4"	3.40 x 3.15

FIRST FLOOR 5 BED	Ft/Inch	Metres
Principal Bedroom	14'1" x 13'2"	4.29 x 4.02
Ensuite	7'6" x 4'10"	2.25 x 1.50
Dressing	8'10" x 7'4"	2.70 x 2.25
Bedroom 2	12'10" x 10'9"	3.96 x 3.32
Optional Ensuite	6'9" x 3'7"	2.09 x 1.13
Bedroom 3	10'9" x 9'7"	3.32 x 2.95
Bathroom	8'10" x 5'9"	2.72 x 1.80

FIRST FLOOR 4 BED	Ft/Inch	Metres
Principal Bedroom	14'1" x 10'9"	4.29 x 3.32
Ensuite	6'9" x 4'9"	2.09 x 1.48
Bedroom 2 max	12'10" x 10'9"	3.96 x 3.32
Bedroom 3	10'9" x 9'7"	3.32 x 2.95
Bedroom 4 max	14'1" x 9'7"	4.29 x 2.94
Bathroom	8'10" x 5'5"	2.72 x 1.80

SECOND FLOOR 5 BED	Ft/Inch	Metres
Bedroom 4	15'5" x 14'1"	4.71 x 4.29
Bedroom 5	15'5" x 13'0"	4.71 x 3.96
Shower Room	6'9" x 5'6"	2.09 x 1.60

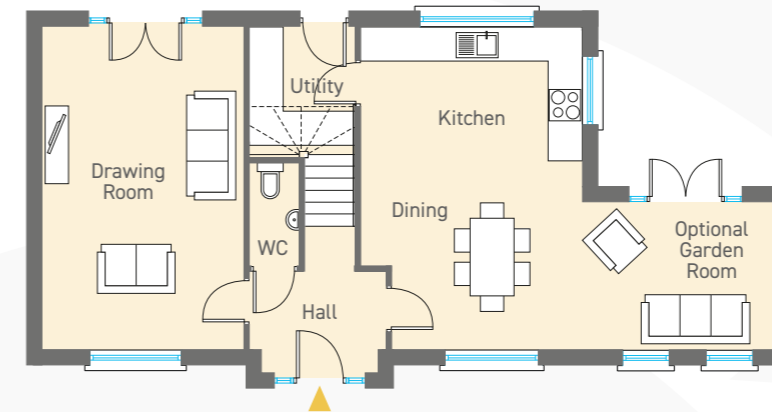
Note: These floor plans are site specific, which means that Garden Room positions will vary and certain sites will be a handed version of these plans



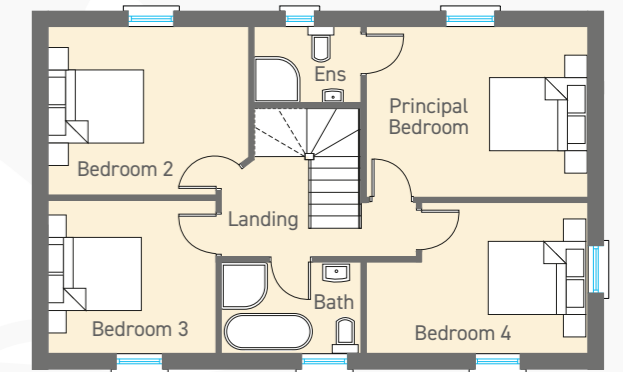
THE ALBERT(S) • FLOORPLANS



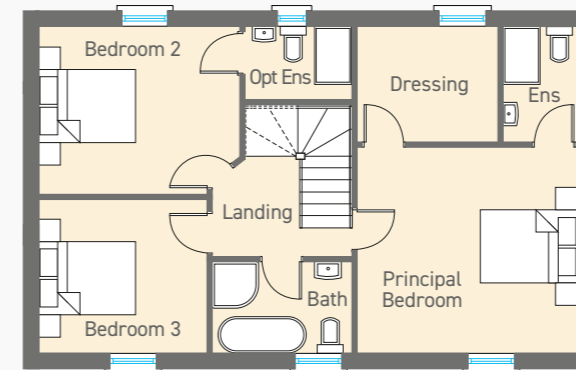
GROUND FLOOR



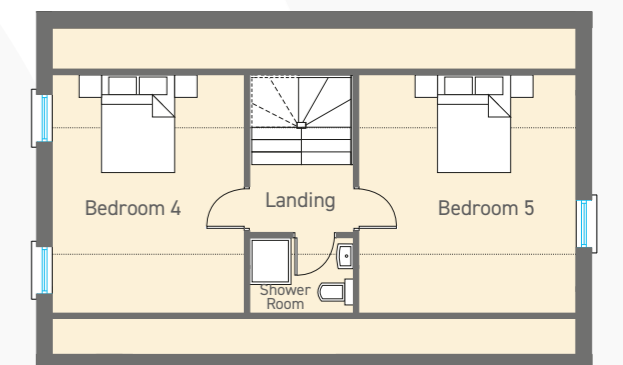
FIRST FLOOR (4 BED OPTION)



FIRST FLOOR (5 BED OPTION)



SECOND FLOOR (5 BED OPTION)



GROUND FLOOR

	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	20'10" x 13'0"	6.36 x 3.96
Kitchen   Family   Dining	20'10" x 14'1"	6.36 x 4.29
Utility	6'10" x 6'10"	2.10 x 2.10
Optional Garden Room	11'2" x 10'4"	3.40 x 3.15

FIRST FLOOR 4 BED

	Ft/Inch	Metres
Principal Bedroom	14'1" x 10'9"	4.29 x 3.32
Ensuite	6'9" x 4'9"	2.09 x 1.48
Bedroom 2 max	12'10" x 10'9"	3.96 x 3.32
Bedroom 3	10'9" x 9'7"	3.32 x 2.95
Bedroom 4 max	14'1" x 9'7"	4.29 x 2.94
Bathroom	8'10" x 5'5"	2.72 x 1.80

FIRST FLOOR 5 BED

	Ft/Inch	Metres
Principal Bedroom	14'1" x 13'2"	4.29 x 4.02
Ensuite	7'6" x 4'10"	2.25 x 1.50
Dressing	8'10" x 7'4"	2.70 x 2.25
Bedroom 2	12'10" x 10'9"	3.96 x 3.32
Optional Ensuite	6'9" x 3'7"	2.09 x 1.13
Bedroom 3	10'9" x 9'7"	3.32 x 2.95
Bathroom	8'10" x 5'9"	2.72 x 1.80

SECOND FLOOR 5 BED

	Ft/Inch	Metres
Bedroom 4	15'5" x 14'1"	4.71 x 4.29
Bedroom 5	15'5" x 13'0"	4.71 x 3.96
Shower Room	6'9" x 5'6"	2.09 x 1.60

THE ALBERT (S)

4 OR 5 BEDROOM • DETACHED HOME

4 BEDROOM FLOOR AREA 1370 sq. ft. approx

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

5 BEDROOM FLOOR AREA 2000 sq. ft. approx (includes Garden Room and second floor conversion)

Note: These floor plans are site specific, which means that Garden Room positions will vary and certain sites will be a handed version of these plans



THE CLIFTON • FLOORPLANS

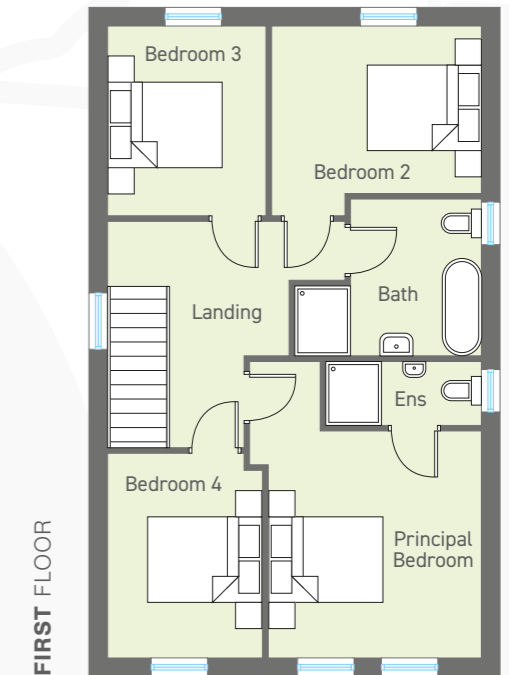
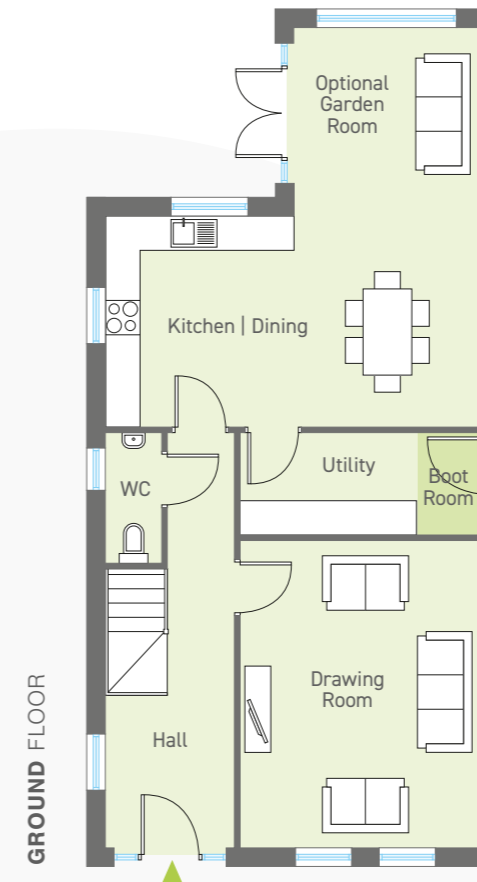


THE CLIFTON

4 BEDROOM • DETACHED HOME

FLOOR AREA 1320 sq. ft. approx

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	16'3" x 13'3"	4.95 x 4.05
Kitchen   Dining	19'6" x 11'2"	5.95 x 3.40
Utility   Boot Room	13'3" x 5'4"	4.05 x 1.65
Optional Garden Room	11'0" x 10'0"	3.30 x 3.01

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'0" x 11'3"	3.66 x 3.43
Ensuite	8'3" x 3'4"	2.51 x 1.03
Bedroom 2	11'1" x 10'2"	3.38 x 3.10
Bedroom 3	10'2" x 8'4"	3.10 x 2.55
Bedroom 4	10'9" x 8'3"	3.30 x 2.50
Bathroom	9'9" x 8'4"	3.00 x 2.53





THE HAYDON • FLOORPLANS



THE HAYDON

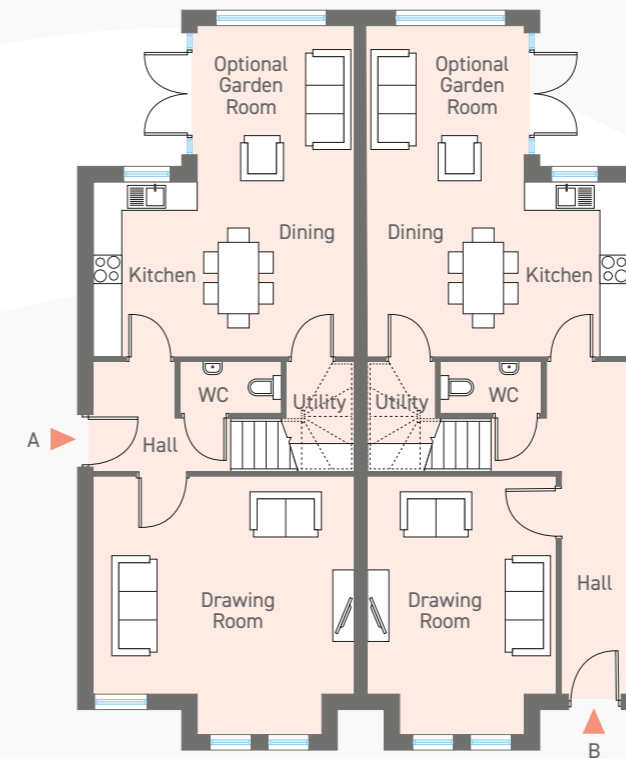
3 OR 4 BEDROOM • SEMI DETACHED HOME

3 BEDROOM FLOOR AREA 1120 sq. ft. approx

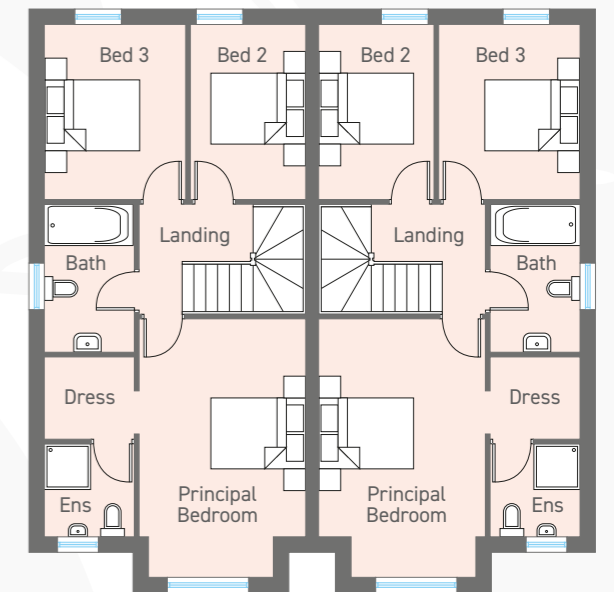
4 BEDROOM FLOOR AREA 1520 sq. ft. approx (includes Garden Room and second floor conversion)

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

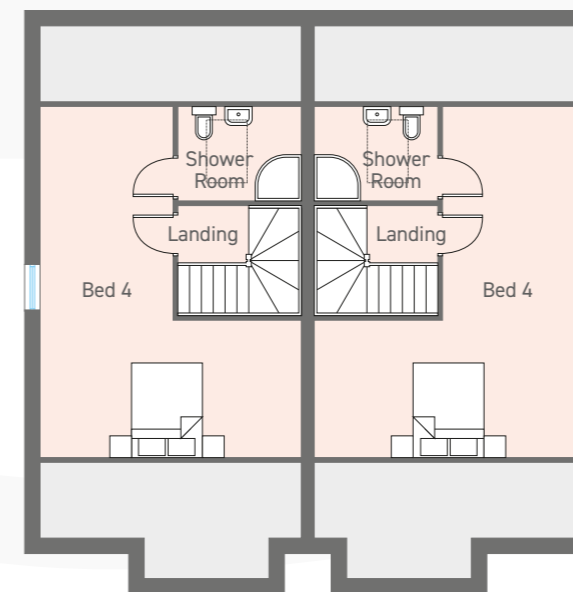
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR - OPTIONAL EXTRA



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room (A)	16'2" x 16'2"	4.98 x 4.94
Drawing Room (B)	16'2" x 12'8"	4.94 x 3.87
Kitchen   Dining	16'2" x 11'2"	4.98 x 3.40
Utility	7'0" x 4'0"	2.14 x 1.33
Optional Garden Room	11'0" x 10'0"	3.30 x 3.01

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	16'4" x 10'7"	5.00 x 3.24
Ensuite	6'0" x 5'11"	1.80 x 1.75
Dressing Room	5'4" x 5'11"	1.60 x 1.75
Bedroom 2	11'2" x 7'4"	3.40 x 2.24
Bedroom 3	11'2" x 9'1"	3.40 x 2.75
Bathroom	9'2" x 5'10"	2.88 x 1.75

SECOND FLOOR - OPTIONAL EXTRA	Ft/Inch	Metres
Bedroom 4 max	18'9" x 16'7"	5.73 x 5.07
Shower Room	7'9" x 4'3"	2.40 x 1.30



THE HAYDON II • FLOORPLANS



THE HAYDON II

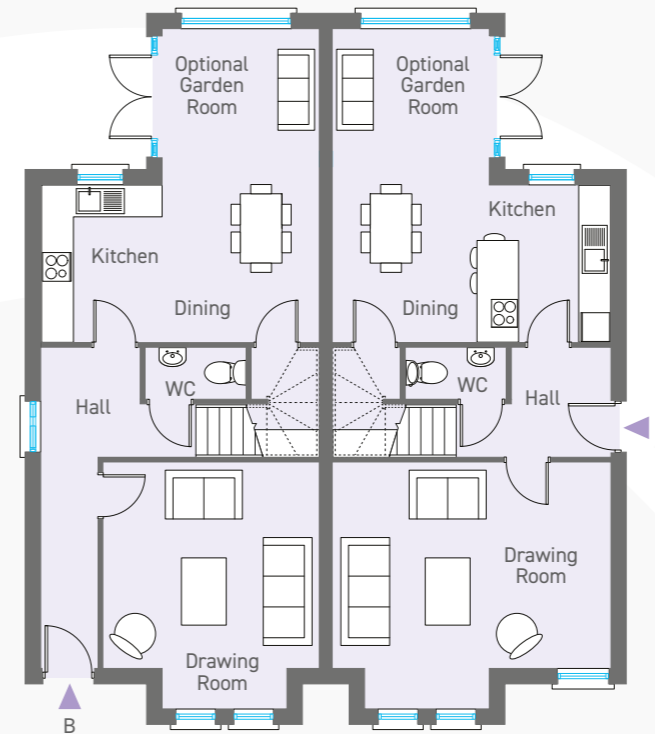
3 OR 4 BEDROOM • SEMI DETACHED HOME

3 BEDROOM FLOOR AREA 1120 sq. ft. approx

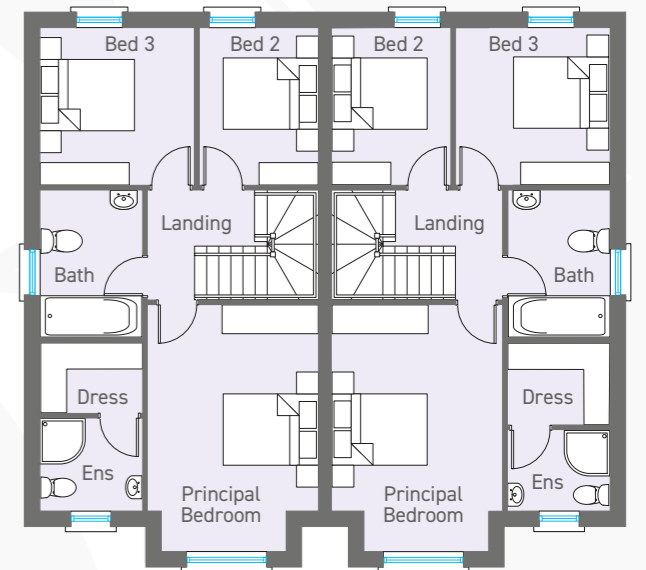
4 BEDROOM FLOOR AREA 1520 sq. ft. approx (includes Garden Room and second floor conversion)

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

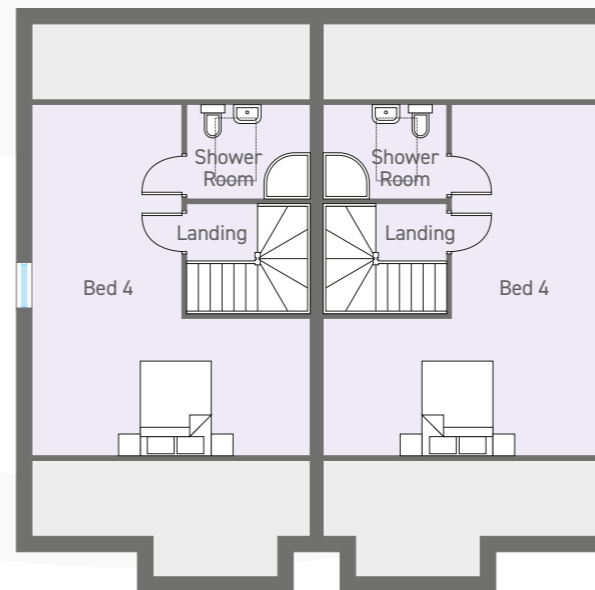
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR - OPTIONAL EXTRA



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room (A) max	17'8" x 13'2"	5.42 x 4.01
Drawing Room (B) max	16'2" x 12'8"	4.94 x 3.87
Kitchen   Dining	17'8" x 10'1"	5.42 x 3.06
Optional Garden Room	11'0" x 10'0"	3.30 x 3.01

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	13'2" x 10'10"	4.01 x 3.33
Ensuite	6'6" x 5'10"	2.00 x 1.80
Dressing Room	6'6" x 4'5"	2.00 x 1.37
Bedroom 2	9'10" x 10'1"	3.00 x 3.06
Bedroom 3	10'1" x 7'7"	3.06 x 2.32
Bathroom	9'5" x 6'6"	2.88 x 2.00

SECOND FLOOR - OPTIONAL EXTRA	Ft/Inch	Metres
Bedroom 4 max	18'9" x 16'7"	5.73 x 5.07
Shower Room	7'9" x 4'3"	2.40 x 1.30



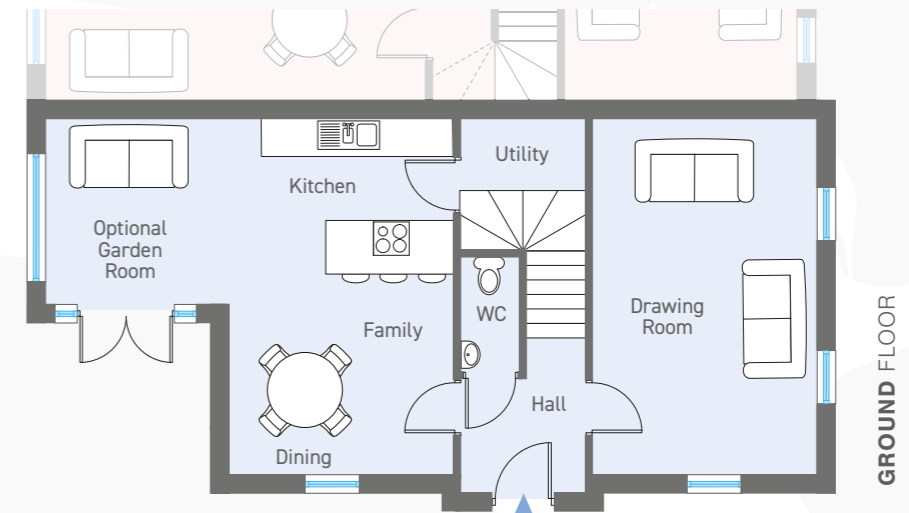


## THE PAIGE

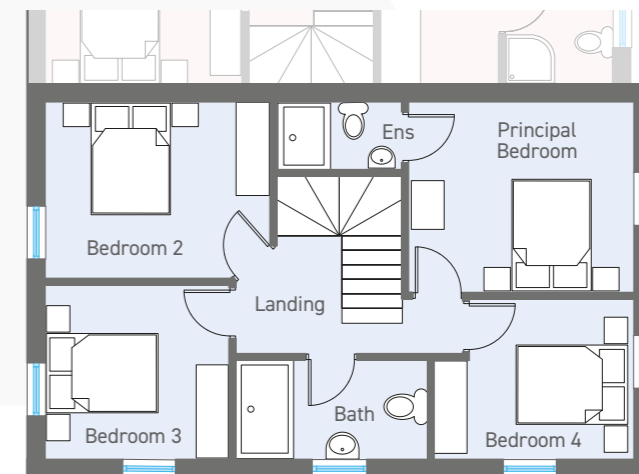
4 BEDROOM • SEMI DETACHED FAMILY HOME

FLOOR AREA 1240 sq. ft. approx

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC			Principal Bedroom	12'3" x 10'0"	3.73 x 3.04
Drawing Room	19'0" x 12'3"	5.80 x 3.73	Ensuite	6'9" x 3'8"	2.09 x 1.13
Kitchen   Dining   Family	19'0" x 12'3"	5.80 x 3.73	Bedroom 2	12'3" x 9'3"	3.73 x 2.81
Utility max	7'3" x 6'9"	2.22 x 2.09	Bedroom 3	10'0" x 9'6"	3.05 x 2.89
Optional Garden Room	11'0" x 10'0"	3.30 x 3.01	Bedroom 4	10'9" x 8'8"	3.32 x 2.66
			Bathroom	10'5" x 5'6"	3.17 x 1.70





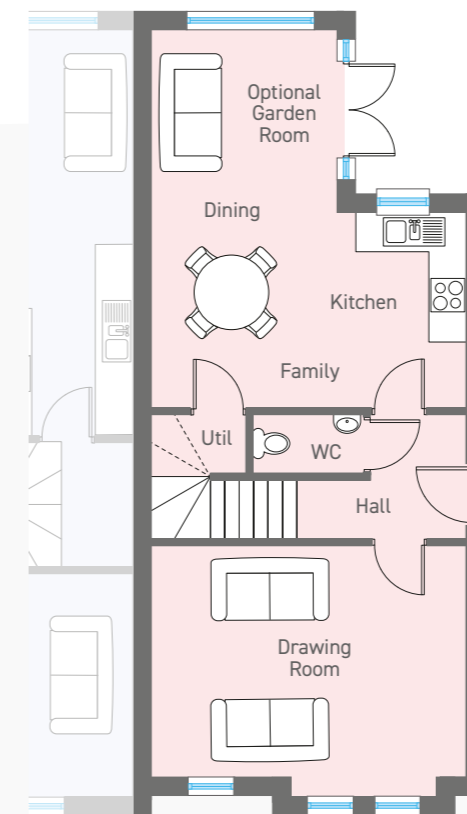
## THE HOLLIE

3 BEDROOM • SEMI DETACHED FAMILY HOME

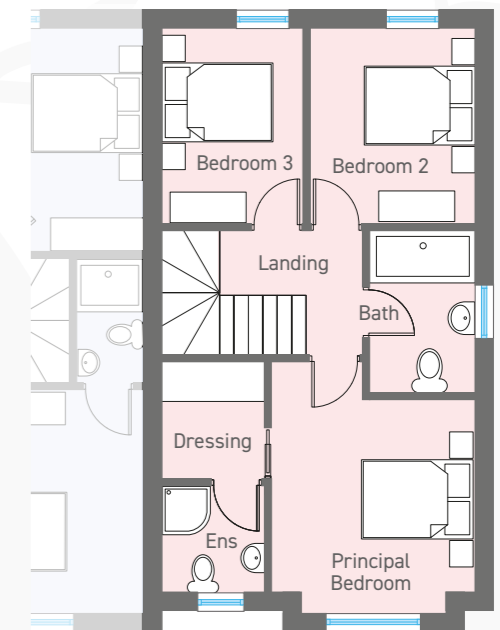
FLOOR AREA 1120 sq. ft. approx

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

### GROUND FLOOR



### FIRST FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	17'7" x 12'7"	5.37 x 3.86
Kitchen   Dine   Family max	17'7" x 10'9"	5.37 x 3.27
Utility max	6'9" x 5'7"	2.00 x 1.71
Optional Garden Room	11'0" x 10'0"	3.30 x 3.01

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	12'7" x 11'6"	3.86 x 3.49
Ensuite	6'0" x 5'9"	1.80 x 1.75
Dressing Room	5'9" x 4'4"	1.75 x 1.33
Bedroom 2	10'9" x 9'0"	3.27 x 2.75
Bedroom 3	10'9" x 7'10"	3.27 x 2.41
Bathroom	9'0" x 5'9"	2.78 x 1.75



### KITCHEN AND UTILITY

- Luxury kitchen with a choice of door styles, colours and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- LED down lights
- Choice of floor tiling
- Quality utility units (where applicable)
- Plumbed space for washing machine and tumble drier

### BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom (The Albert and The Clifton)
- Thermostatically controlled shower to bathroom and ensuite (where applicable)
- Tiled splash backs to wash hand basins and baths with a choice of tiling
- Tiled floor to bathroom, ensuite and WC with a choice of tiling
- Heated chrome towel rails to bathroom and ensuites
- LED down lights

### FLOORING

- Carpet and underlay in lounge, bedrooms, hall, stairs and landing
- Tiled floor to kitchen, dining, garden room, utility, bathroom, ensuite and WC

### HEATING

- Gas fired central heating
- Energy efficient boiler
- Wood burning stove available as an optional extra in selected house types

### INTERNAL FINISHES

- Painted internal walls and ceilings
- Feature painted internal doors with chrome lever handles
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Mains smoke and carbon monoxide detectors

### EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Front and rear external lighting
- Black guttering and downpipes
- Sliding sash double glazed windows to front elevation in uPVC with 3 heritage colours
- Panelled front door finished in complementary colours
- Outside water supply
- Feature stone entrance walls and detailing throughout the development
- Riverside park with landscaping for all residents
- A management company will be formed to organise the upkeep and wellbeing of the development
- Perspex Stonebridge house number sign fitted at front door
- Brick colours may vary for house types, as we have carefully chosen a range of complementary brick colours to ensure that the streetscapes are varied and individual.

10 year structural warranty

## OUR LUXURY SPECIFICATION FEATURES A PREMIER RANGE OF INTERIOR FINISHES



CREATE YOUR OWN BESPOKE LIVING SPACES WITH THESE INTERIOR  
**UPGRADE OPTIONS**

**KITCHEN UPGRADES**

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living.

**FLOOR COVERING UPGRADES**

Feel the benefits of our range of upgraded floor coverings to enhance the quality of your home

**STORAGE OPTIONS**

We can help you make use of every available space with our bespoke storage options

**TILING**

Our superior range of designer tiling options could help you create that extra feeling of grandeur

**DESIGN FEATURES**

Add your own stamp to your new home with our hand selected internal paint colour options

LIVE BETTER WITH THESE  
**SMART HOME**  
 UPGRADE OPTIONS

**SMART ALARM**

Smart Alarms can let you know your home is secure when you're not there. You can add sensors and cameras that will alert you when triggered - all controlled from an app on your phone!

**VIDEO DOORBELL**

Acting like a digital concierge, this optional extra can manage visitors to your home. These internet-connected doorbells alert you if a parcel has arrived, and enable you to see who is at your door via your phone or tablet - even if you're not at home!

**SMART HEATING**

Smart Heating can allow you to control the temperature in different rooms of your house when you are away from home by using an app on your phone or tablet.



Smart Alarms



Video Doorbell



Smart Heating



Solar Panels



EV Chargers



Battery Storage

UPGRADES AVAILABLE FOR A NEW  
**SUSTAINABLE**  
**FUTURE**

**SOLAR PANELS**

Generate clean energy for your home and reduce your bills and reliance on the grid.

Solar PV panels convert light into electricity even on cloudy days. The brighter the light is, the more the Solar PV Panels will produce.

**EV CHARGERS**

Our fast, reliable and low cost electric vehicle charging unit is easy to install and user friendly.

You can charge your car one of 3 ways:

- Directly from the grid
- From the grid at off peak rate
- From your renewable source (PV Power)

Encom can source a range of EV charger. Our most popular for residential premises is the Wallbox Pulsar Plus

**BATTERY STORAGE**

Solar panels make the most electricity during the middle of the day, which coincidentally is when most homes use the least amount of energy. Because of this your solar panels will produce a lot of surplus energy that your home won't use.

Batteries work by storing the excess energy produced during this time so you can use it at a later date rather than let it go to waste. This lets you continue to power your home with renewable energy from your solar panels, even during times they aren't producing electricity.



Encom Energy Systems, specialists in Solar Photovoltaic and Battery Storage systems of all sizes, across all sectors, providing bespoke design and professional installation of Grid Connected systems.





AN  
**EXCLUSIVE**  
COLLECTION OF  
**TRADITIONAL**  
HOMES

TO SUIT ALL FAMILIES AND INDIVIDUAL NEEDS  
WITH A UNIQUE VILLAGE COMMUNITY CHARM

SALES REPRESENTATION BY:



Reeds Rains

· Since 1868 ·

**028 9084 3427**

**[www.reedsrains.co.uk](http://www.reedsrains.co.uk)**

A DEVELOPMENT BY:



Valleyside Construction Limited

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**B L O C K**  
creative property marketing