



GLENABBEY MANOR

OFF GLENVILLE ROAD
NEWTOWN ABBEY

AN EXCLUSIVE NEW HOUSING DEVELOPMENT
OF DETACHED & SEMI-DETACHED HOMES

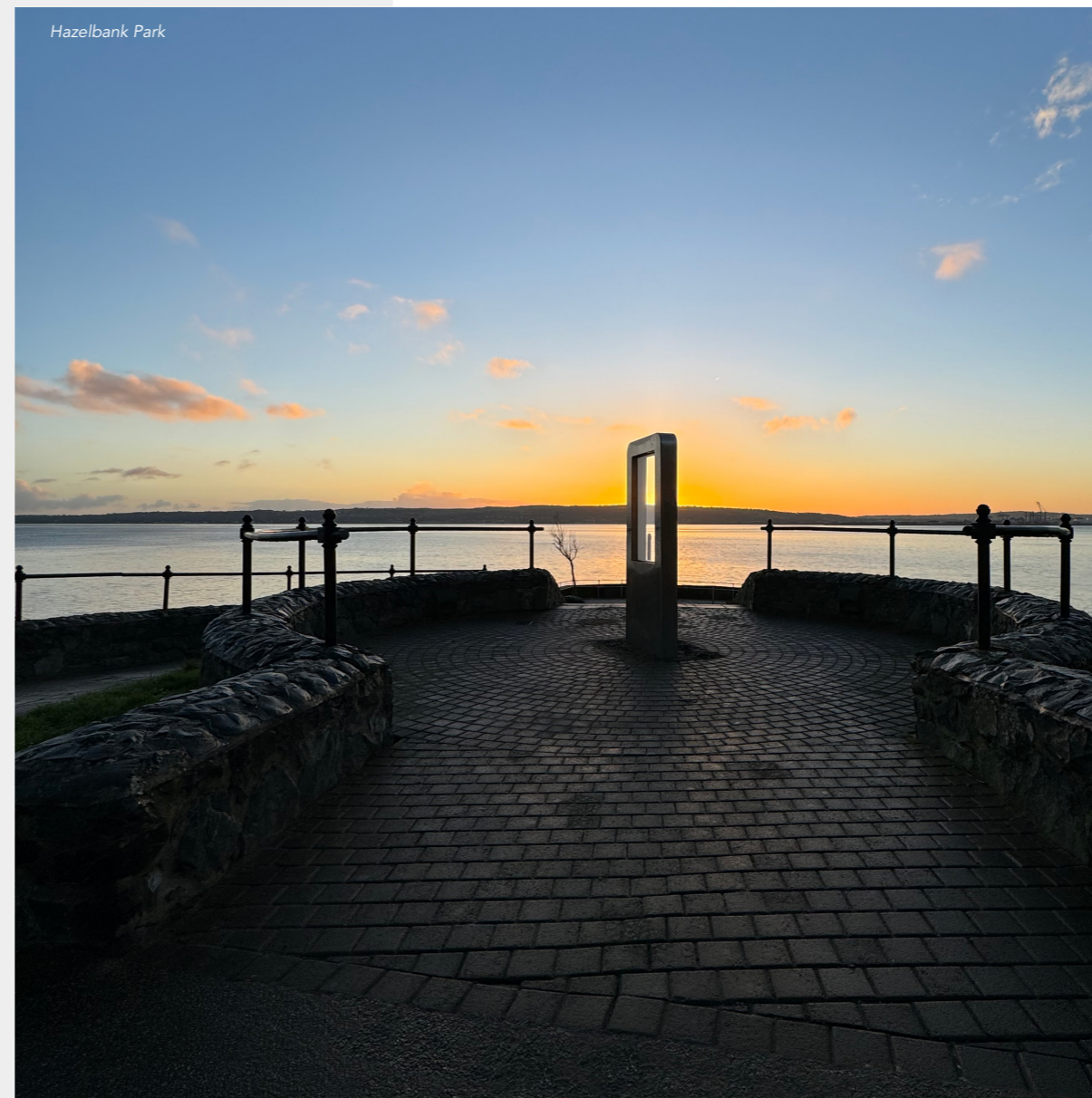
WELCOME HOME

Nestled just off the Glenville Road in the charming seaside village of Whiteabbey, Glenabbey Manor is perfectly positioned for those seeking convenience and accessibility within a beautiful, sought-after location. Situated within close proximity to the neighbouring areas of Jordanstown and Newtownabbey, residents of Glenabbey Manor are surrounded by everything they may need for modern, family life.

Showcasing an exceptional collection of detached and semi-detached homes, Glenabbey Manor is sure to appeal to a wide variety of buyers, from young professionals to growing families. Offering the perfect blend of city-suburb tranquillity and urban accessibility, Glenabbey Manor truly provides the experience of city-living, all the while maintaining the serenity and privacy associated with residing in a smaller, tight-knit community.

With the stunning shores of Belfast Lough and an array of open green spaces situated nearby, homeowners will be spoilt for choice when it comes to enjoying the great outdoors. With Loughshore Park located just minutes away, residents of Glenabbey Manor are sure to benefit from the nearby scenic walking trails, cycling paths, and breath-taking scenery, allowing homeowners to kick back and relax at the end of a long day. Hazelbank Park, Carnmoney Hill and Monkstown Wood are also positioned just a stone's throw away, guaranteeing a variety of activities for every member of the family to enjoy.

Ideally located just a short walk from your doorstep, Whiteabbey Train Station provides easy access to Belfast City centre and beyond, ensuring hassle-free travel for those making the daily commute. Thanks to its convenient positioning, Glenabbey Manor is just a short distance away from Jordanstown and Newtownabbey, with both areas boasting a multitude of excellent eateries, leading schools and outstanding recreational and leisure facilities. The University of Ulster campus in Jordanstown can also be found within a short drive, adding to the lively and dynamic atmosphere of the area.





Belfast Lough from Whiteabbey

Glenabbey Manor is a small exclusive development of detached and semi-detached houses all with a tunkey finish.



Type B, Sites 10 & 11



Type A, Site 12



TYPE A

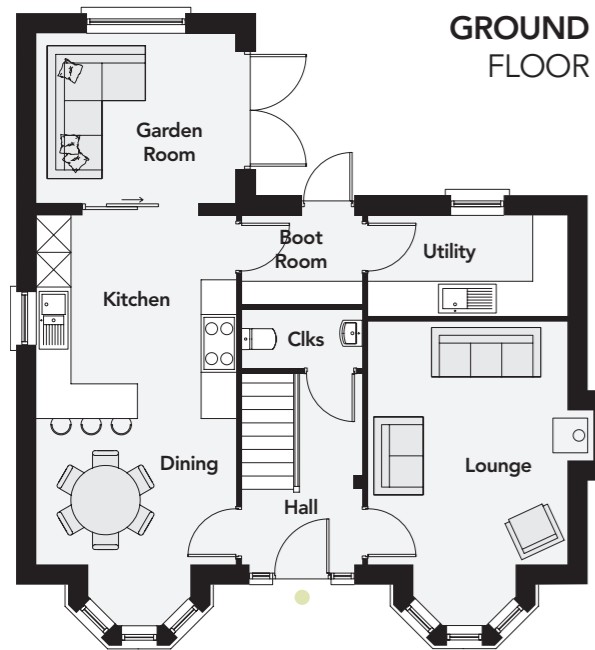


Computer visual of site 12, site 1 is a handed version

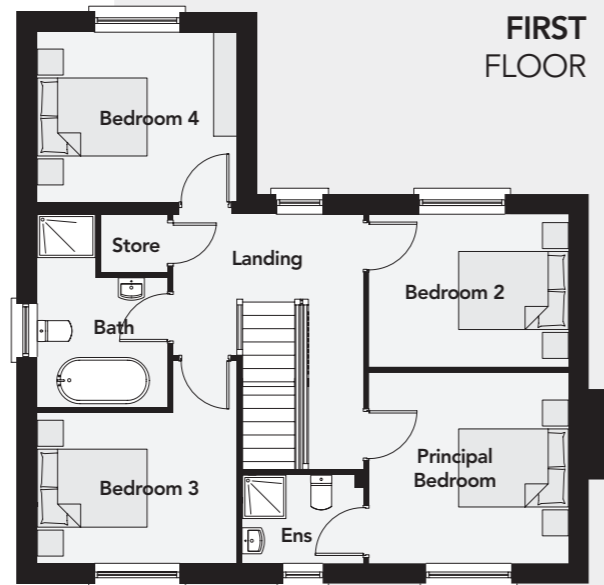
TYPE B



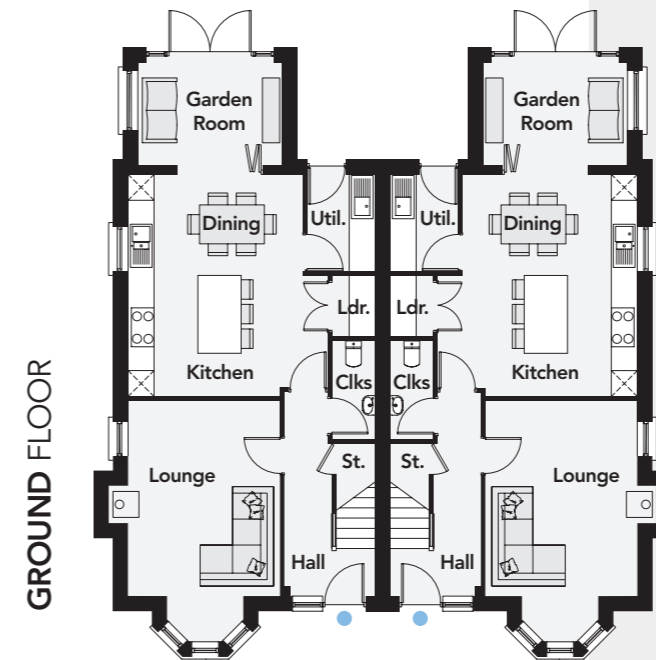
Computer visual of sites 10 & 11



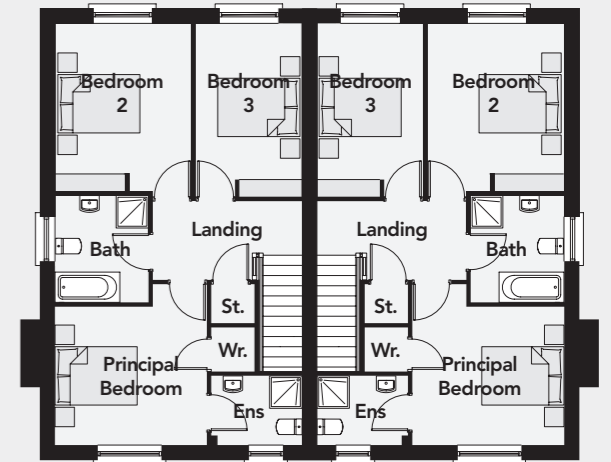
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Computer visual showing rear of house

GROUND FLOOR

Entrance Hall with separate cloaks	
Lounge (Plus Bay)	13'9" x 11'3"
Kitchen / Dining	19'9" x 11'3"
Garden Room	11'3" x 9'7"
Boot Room	6'10" x 5'0"
Utility	11'3" x 5'8"

FIRST FLOOR

Landing to	
Principal Bedroom	11'3" x 10'9"
Ensuite	6'10" x 5'0"
Bedroom 2	11'3" x 8'7"
Bedroom 3 (min)	11'3" x 8'6"
Bedroom 4	11'3" x 9'7"
Bathroom (min)	10'11" x 7'4"

TOTAL FLOOR AREA 1,464 sq. ft. approx

GROUND FLOOR

Entrance Hall with separate cloaks	
Lounge (Plus Bay)	14'9" x 11'6"
Kitchen / Dining (min)	16'10" x 13'3"
Garden Room	10'11" x 7'9"
Utility	7'4" x 5'11"

FIRST FLOOR

Landing to	
Principal Bed (min)	11'6" x 10'5"
Ensuite	6'10" x 5'2"
Bedroom 2	13'5" x 10'4"
Bedroom 3	13'5" x 8'0"
Bathroom	8'1" x 7'1"

TOTAL FLOOR AREA 1,292 sq. ft. approx



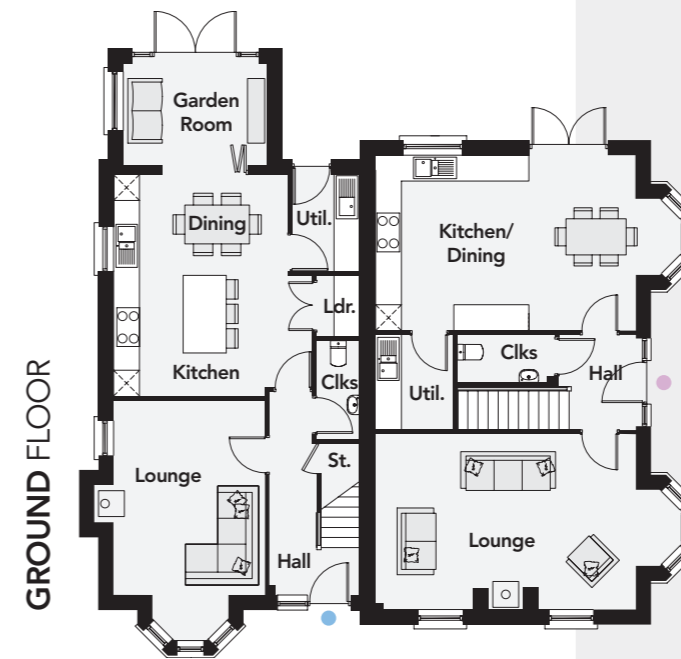
Computer visual showing rear of house

TYPE D

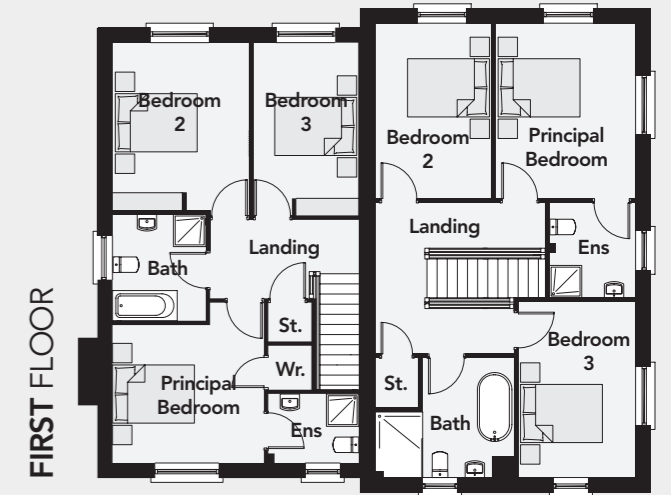


Computer visual of B Type which has the same design without the Garden Room

TYPES B & C



GROUND FLOOR



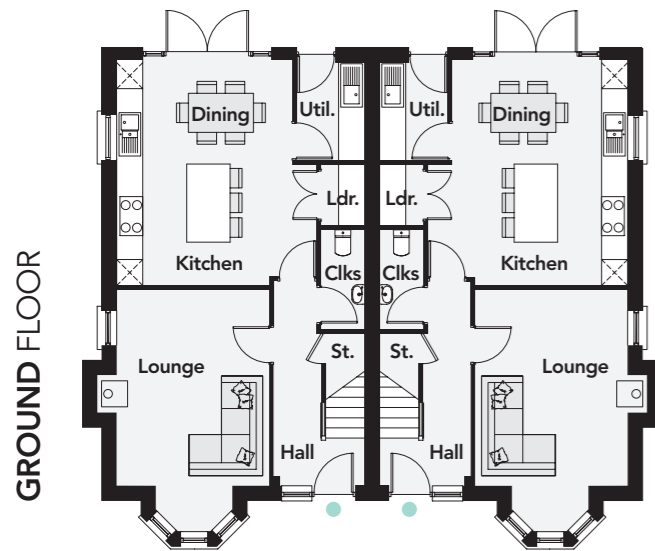
FIRST FLOOR

TYPE B - DIMENSIONS
See previous page.

TYPE C - GROUND FLOOR
Entrance Hall with separate Cloaks
Lounge (Plus Bay) 19'9" x 13'4"
Kitchen / Dining (Plus Bay) 19'9" x 13'4"
Utility 7'2" x 5'10"

TYPE C - FIRST FLOOR
Landing to
Principal Bed 13'4" x 10'7"
Ensuite 7'2" x 6'6"
Bedroom 2 15'5" x 8'10"
Bedroom 3 13'4" x 8'11"
Bathroom (max) 10'6" x 9'1"

TOTAL FLOOR AREA 1,405 sq. ft. approx



GROUND FLOOR

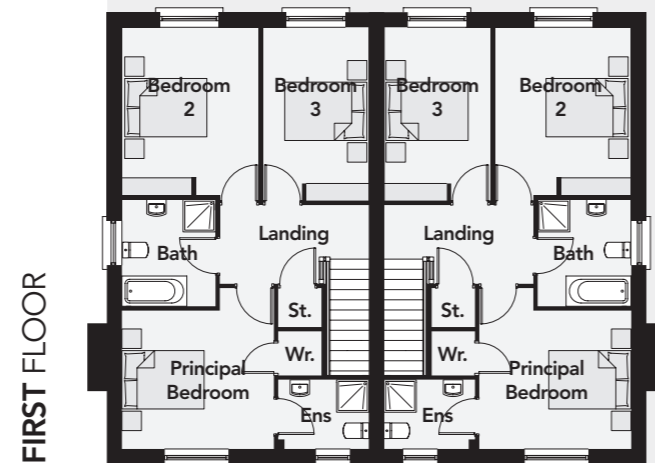
GROUND FLOOR

Entrance Hall with separate cloaks
Lounge (Plus Bay) 14'9" x 11'6"
Kitchen / Dining (min) 16'10" x 13'3"
Utility 7'4" x 5'11"

FIRST FLOOR

Landing to
Principal Bed (min) 11'6" x 10'5"
Ensuite 6'10" x 5'2"
Bedroom 2 13'5" x 10'4"
Bedroom 3 13'5" x 8'0"
Bathroom 8'1" x 7'1"

TOTAL FLOOR AREA 1,200 sq. ft. approx



FIRST FLOOR



LOCATION
MAP
NOT TO SCALE



LUXURY SPECIFICATION



ENERGY EFFICIENCY & DESIGN

- Each home will have PV Solar Panels improving the energy rating (front or rear, plot depending)
- They are exceptionally energy-efficient homes benefiting from significantly lower energy bills as a result

EXTERNAL FEATURES

- All homes within the development have the highest predicted Energy Efficiency Rating of 'A'
- Each home features high grade insulation to cavity walls, and loft insulation to ensure minimal heat loss
- A+ rated double glazed windows with uPVC Frames throughout with high security locking systems
- Red facing brick finish with smooth render bands detailing around windows & front doors
- Georgian style composite front door
- Black uPVC Cast Iron Effect – Downpipes and Gutters
- External lighting to front and rear

FLOOR COVERINGS & TILING

- A choice of floor tiling from our specified supplier to entrance hall, kitchen/dining, WC (cloaks), bathroom & ensuite
- A choice of carpet from our specified supplier to lounge landings & bedrooms

INTERNAL FEATURES

- Internal décor- walls ceilings and internal woodwork painted in one colour
- 9ft high ceilings throughout provide an open, light, spacious interiors
- Bay windows to Lounge with painted smooth render finish and feature mouldings
- Moulded skirting and architrave
- Attractive wood burning stove with hearth fitted to the Lounge.
- Smoke heat & carbon monoxide detectors
- Comprehensive range of electrical sockets
- Gas heating heating with a highly efficient gas boilers, time and temperature zone control heating system

KITCHEN & UTILITY

- A choice of quality kitchen doors worktop colours and handles
- Matching upstands
- Integrated appliances to include fridge/freezer, oven hob, dishwasher
- Utility area will be plumbed for a washing machine & dryer

BATHROOMS & ENSUITE

- Contemporary designer white sanitaryware with chrome fittings
- Thermostatically controlled showers in both bathrooms and ensuites

EXTERIOR

- Driveways finished in bitmac with paved patio areas
- Outside water tap
- Gardens will be turfed or sown out depending on season
- Fully boarded fence to large private rear and side gardens of all properties
- Metal railings to front gardens
- 10 year global warranty



Computer visuals used illustrative purposes.



Computer visual showing Type A Lounge



Computer visual showing Type B Kitchen / Dining / Garden Room



Computer-visual showing typical Bathroom

BUILDER



DEVELOPER



TA DOWNEY LTD

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