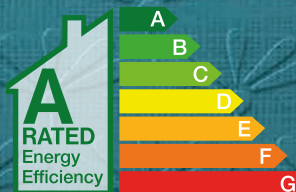


RP  
ROBSON  
PARK  
BALLYCLARE

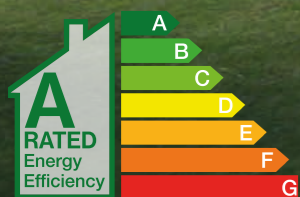


CONTEMPORARY "A" RATED ENERGY EFFICIENT HOMES  
TO SUIT EVERY LIFESTYLE



# RP ROBSON PARK BALLYCLARE

This outstanding new destination on the outskirts of Ballyclare combines traditional architecture with the highest standard of residential energy performance specification and modern sophisticated interiors to create a superb collection of new "A" Rated homes designed to suit every lifestyle.



CGI shown for illustrative purposes only





Ballyclare Memorial Garden



Brown's Coffee Shop



The Rabbit Hotel and Spa



Six Mile Water



The Rabbit Hotel and Spa



Ballyclare Golf Club



# ENJOY "A" RATED ENERGY EFFICIENT HOMES WITH LOWER RUNNING COSTS AND SUPERIOR COMFORT.



The countryside location coupled with excellent accessibility offers the very best of County Antrim living.

These exquisite new homes are set back off Jubilee Road with a buffer of rich planting, landscaping and green space to create a wonderful natural environment.

Robson Park has been planned with the natural surroundings and the great outdoors in mind. This is an ideal place for families to grow, live, work and play within the beautiful County Antrim countryside, yet never too far away from the action!



# SITE LAYOUT & LOCATION MAP

- NOT TO SCALE

## EATING OUT OR EATING IN

- Time Coffee Shop.....1.3 mile
- Pots of Pleasure.....1.4 mile
- Browns Coffee Co. ....1.4 mile
- Jenkins Butchers.....1.4 miles
- The Rabbit.....5.7 miles

## STRETCH YOUR LEGS

- Ballyclare Football Club.....1.3 miles
- Ballyclare Rugby Club.....1.5 miles
- Six Mile Water Park.....1.5 miles
- Leisure Centre.....2.0 miles
- Ballyclare Hockey Club.....2.6 miles

## SHOPPING

- Boots .....1.3 mile
- Asda .....1.3 miles
- Lidl .....1.8 miles

## THE SCHOOL RUN

- Ballyclare High.....1.1 miles
- Fairview Primary.....1.3 miles
- Ballyclare Primary.....1.4 miles
- Ballyclare Nursery.....1.4 miles
- Ballyclare Secondary.....2.0 miles

## FURTHER AFIELD

- Templepatrick .....4.9 miles
- Glengormley.....6.7 miles
- Antrim.....9.4 miles
- Belfast.....13.6 miles
- Ballymena.....14.9 miles
- North Coast.....43 miles



THE BROMPTON (B1)



THE CAMBOURNE (C2a)



THE DAWSON (D)



THE FORMBY (F)



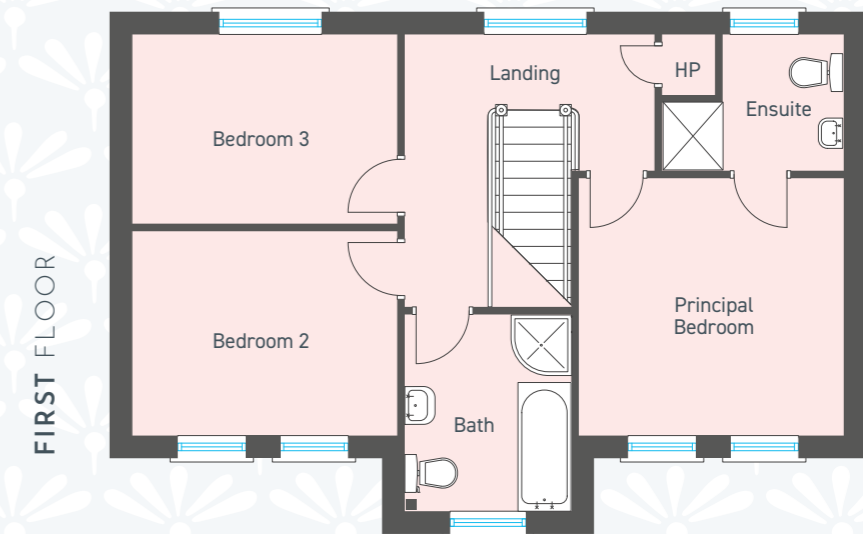
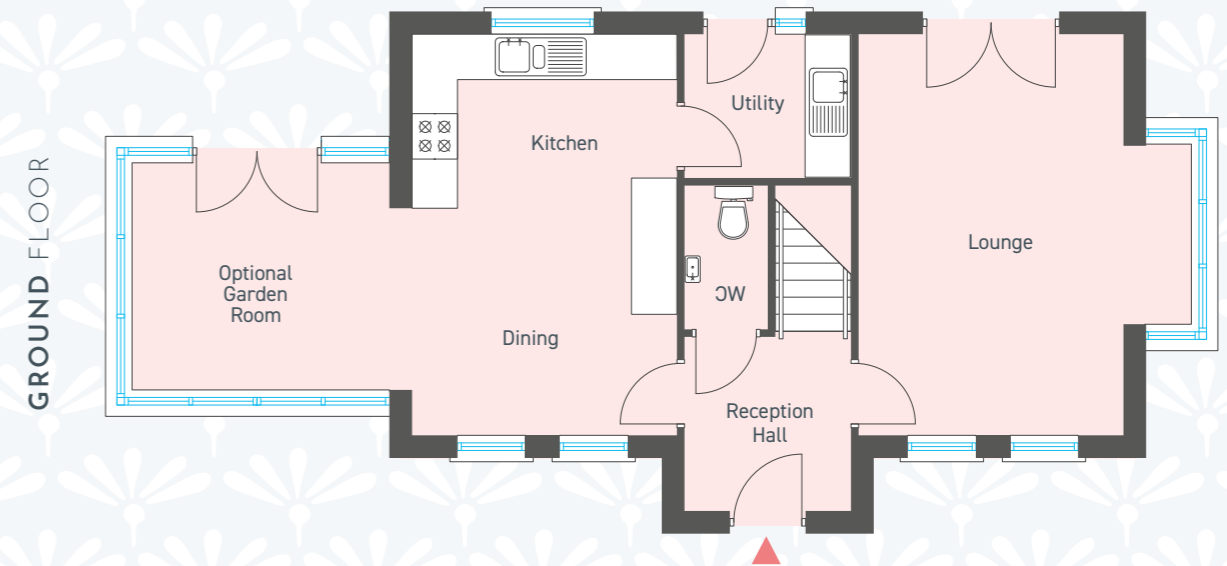
THE GORMLEY (G1)



THE GARFIELD (G2)



THE JACKSON (J1) & THE JUNIPER (J2)



# THE BROMPTON (B1)

## 3 BEDROOM DETACHED FAMILY HOME

Total Floor Area: 1143 sq ft approx. (exc. Garden Room)

Total Floor Area: 1261 sq ft approx. (inc. Garden Room)

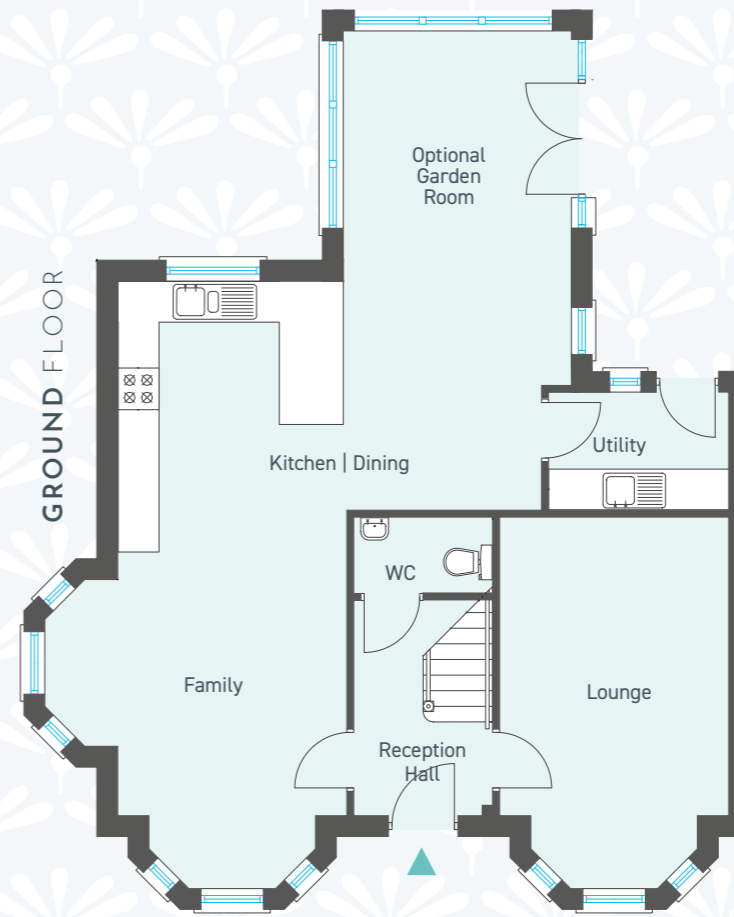
### GROUND FLOOR

Reception Hall with separate WC	
Lounge	ft 17'4" x 11'5" m 5.30 x 3.50
Kitchen   Dining	ft 17'4" x 11'5" m 5.30 x 3.50
Utility	ft 7'3" x 6'3" m 2.20 x 1.90
Optional Garden Room	ft 11'2" x 9'10" m 3.40 x 3.00

### FIRST FLOOR

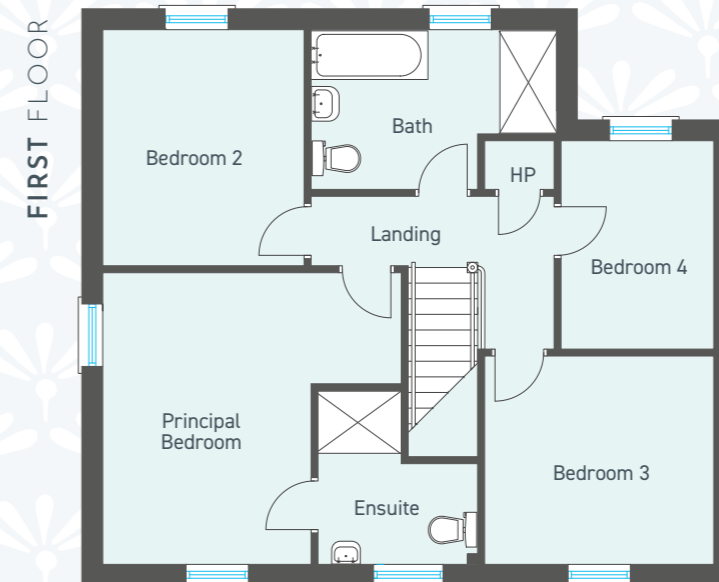
Principal Bedroom	ft 11'5" x 11'2" m 3.50 x 3.40
Ensuite	ft 5'10" x 5'3" m 1.80 x 1.60
Bedroom 2	ft 11'5" x 8'10" m 3.50 x 2.70
Bedroom 3	ft 11'5" x 8'2" m 3.50 x 2.50
Bathroom	ft 8'6" x 7'3" m 2.60 x 2.20

We are using complementary brick colours on the house types at Robson Park to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.



**GROUND FLOOR**

Reception Hall with separate WC		
Lounge (plus bay)		
ft 14'1" x 10'9"	m 4.30	x 3.30
Kitchen   Dining		
ft 21'6" x 10'9"	m 6.55	x 3.30
Family (plus bays)		
ft 14'5" x 10'9"	m 4.40	x 3.30
Utility		
ft 8'6" x 5'6"	m 2.60	x 1.70
Optional Garden Room		
ft 11'10" x 10'10"	m 3.60	x 3.30



**FIRST FLOOR**

Principal Bedroom		
ft 14'1" x 13'8"	m 4.30	x 4.20
Ensuite		
ft 8'2" x 7'6"	m 2.50	x 2.30
Bedroom 2		
ft 11'2" x 9'6"	m 3.40	x 2.90
Bedroom 3		
ft 10'10" x 9'10"	m 3.30	x 3.00
Bedroom 4		
ft 9'10" x 7'1"	m 3.40	x 2.15
Bathroom		
ft 11'8" x 7'6"	m 3.55	x 2.30



**THE CAMBOURNE (C2a)**

4 BEDROOM DETACHED FAMILY HOME

Total Floor Area: 1452 sq ft approx. (exc Garden Room)

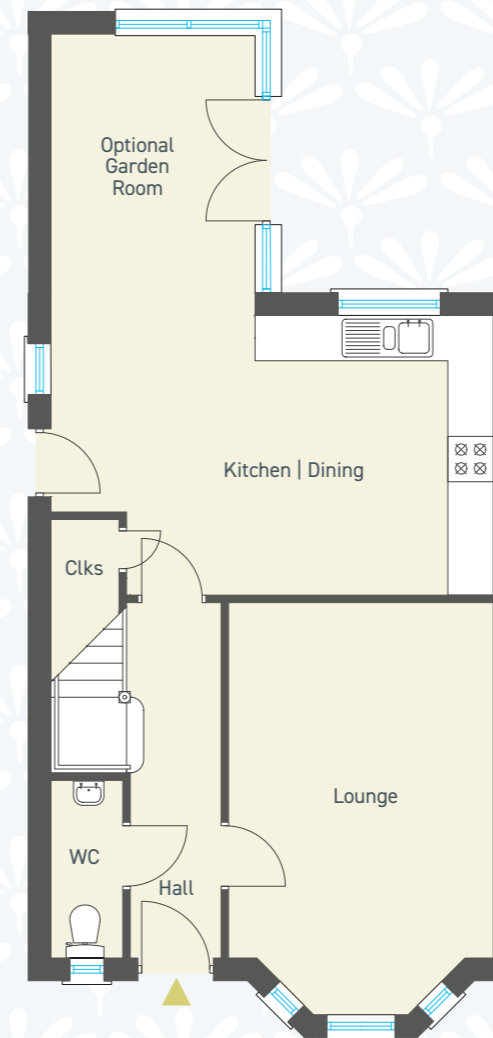
Total Floor Area: 1580 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Robson Park to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

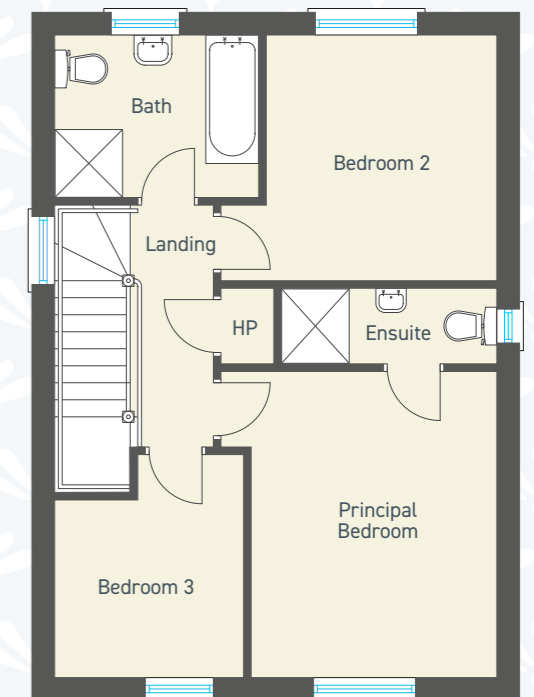




GROUND FLOOR



FIRST FLOOR



## THE DAWSON (D)

### 3 BEDROOM DETACHED FAMILY HOME

Total Floor Area 1087 sq ft approx. (exc. Garden Room)

Total Floor Area 1194 sq ft approx. (inc. Garden Room)

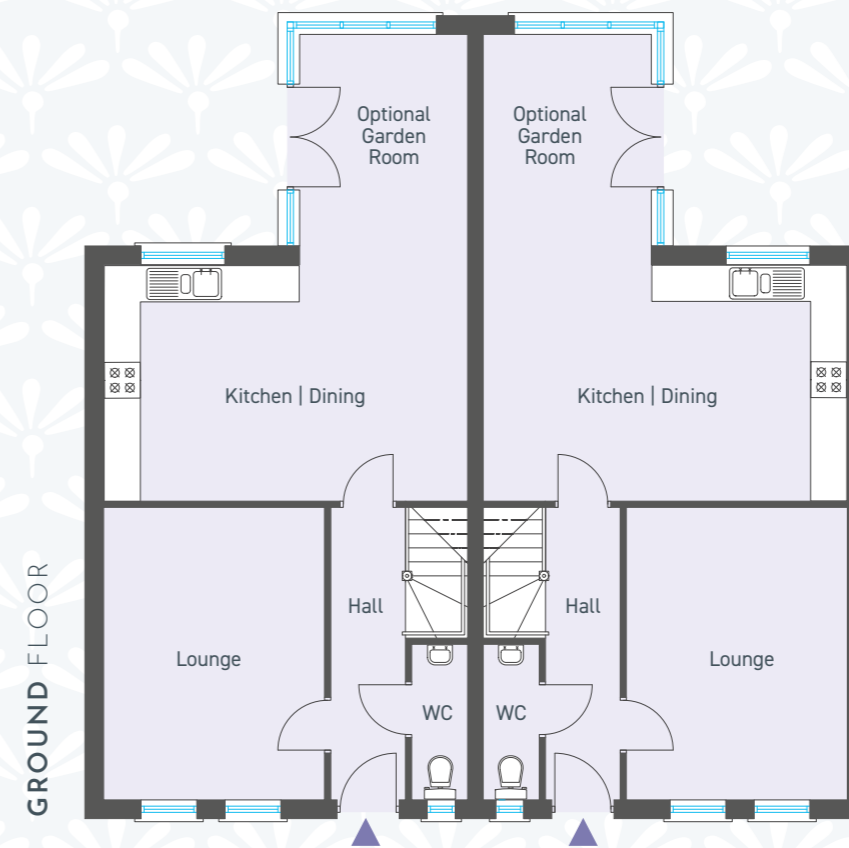
#### GROUND FLOOR

Entrance Hall with separate WC					
Lounge (plus bay)	ft	15'5"	x	11'5"	m 4.70 x 3.50
Kitchen   Dining	ft	19'2"	x	12'2"	m 5.85 x 3.70
Optional Garden Room	ft	11'2"	x	8'9"	m 3.40 x 2.70

#### FIRST FLOOR

Principal Bedroom	ft	13'3"	x	10'7"	m 4.05 x 3.25
Ensuite	ft	9'4"	x	3'3"	m 2.85 x 1.00
Bedroom 2	ft	10'7"	x	10'0"	m 3.25 x 3.05
Bedroom 3	ft	8'2"	x	7'7"	m 2.50 x 2.35
Bathroom	ft	8'9"	x	7'1"	m 2.70 x 2.15

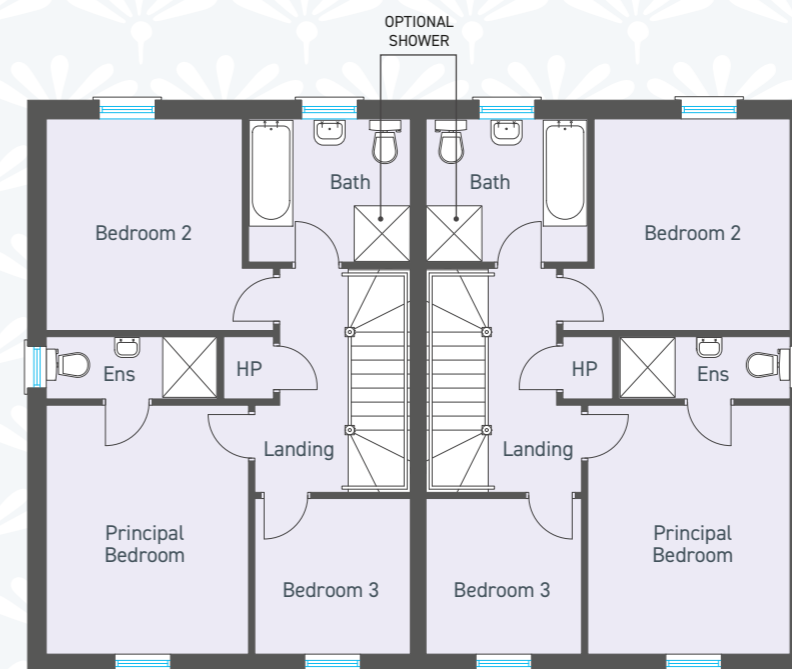
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**GROUND FLOOR**

Entrance Hall with separate WC	
Lounge	
ft 15'5" x 11'7"	m 4.70 x 3.55
Kitchen   Dining	
ft 19'2" x 12'5"	m 5.85 x 3.80
Optional Garden Room	
ft 12'2" x 8'9"	m 3.70 x 2.70

GROUND FLOOR



**FIRST FLOOR**

Principal Bedroom	
ft 13'2" x 10'7"	m 4.00 x 3.25
Ensuite	
ft 9'1" x 3'3"	m 2.75 x 1.00
Bedroom 2	
ft 11'2" x 10'4"	m 3.40 x 3.15
Bedroom 3	
ft 8'2" x 8'2"	m 2.50 x 2.50
Bathroom	
ft 8'6" x 7'6"	m 2.60 x 2.30

FIRST FLOOR



**THE FORMBY (F)**

**3 BEDROOM SEMI DETACHED FAMILY HOME**

Total Floor Area: 1083 sq ft approx. (exc. Garden Room)

Total Floor Area: 1191 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Robson Park to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.



## THE GORMLEY (G1) & GARFIELD (G2) FLOOR PLANS



We are using complementary brick colours on the house types at Robson Park to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

### THE GORMLEY (G1)

3 BEDROOM SEMI DETACHED

Total Floor Area: 1028 sq ft approx. (exc. Garden Room)

Total Floor Area: 1135 sq ft approx. (inc. Garden Room)

### THE GARFIELD (G2)

3 BEDROOM SEMI DETACHED

Total Floor Area: 1062 sq ft approx. (exc. Garden Room)

Total Floor Area: 1158 sq ft approx. (inc. Garden Room)



#### THE GORMLEY (G1) GROUND FLOOR

Entrance Hall with separate WC

Lounge  
ft 17'1" x 10'7" m 5.20 x 3.25

Kitchen | Dining  
ft 18'2" x 10'9" m 5.55 x 3.30

Optional Garden Room  
ft 12'2" x 8'9" m 3.70 x 2.70

#### THE GARFIELD (G2) GROUND FLOOR

Entrance Hall with separate WC

Lounge  
ft 17'3" x 10'10" m 5.25 x 3.35

Kitchen | Dining  
ft 17'3" x 12'7" m 5.25 x 3.85

Optional Garden Room  
ft 10'9" x 8'9" m 3.30 x 2.70

GROUND FLOOR

THE GARFIELD (G2)

THE GORMLEY (G1)

#### THE GORMLEY (G1) FIRST FLOOR

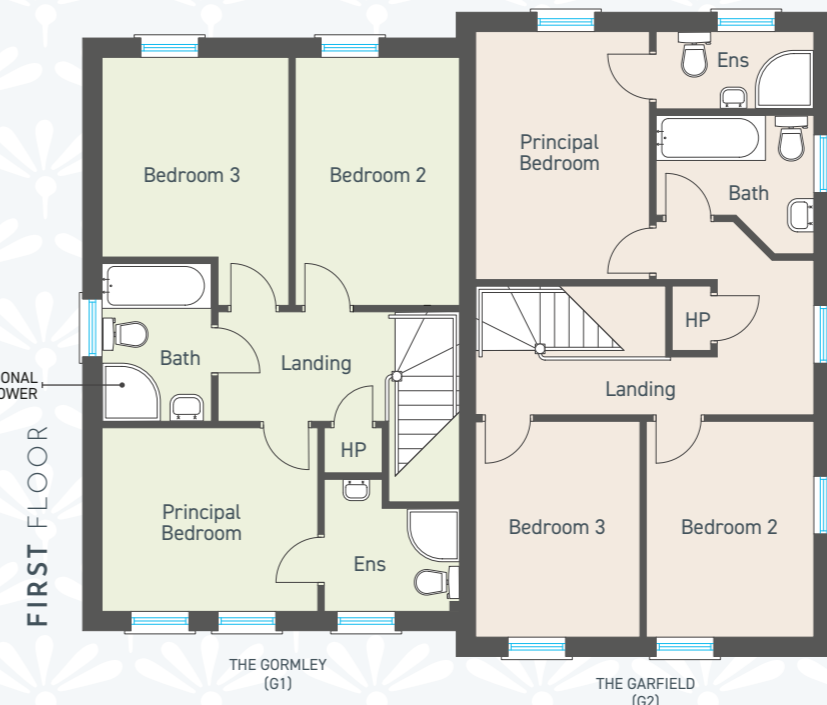
Principal Bedroom  
ft 10'10" x 9'4" m 3.35 x 2.85

Ensuite  
ft 6'9" x 5'3" m 2.10 x 1.60

Bedroom 2  
ft 12'7" x 8'4" m 3.85 x 2.55

Bedroom 3  
ft 10'2" x 9'6" m 3.10 x 2.90

Bathroom  
ft 8'1" x 5'6" m 2.45 x 1.70



#### THE GARFIELD (G2) FIRST FLOOR

Principal Bedroom  
ft 12'7" x 8'9" m 3.85 x 2.70

Ensuite  
ft 8'1" x 3'10" m 2.45 x 1.20

Bedroom 2  
ft 10'10" x 8'6" m 3.35 x 2.60

Bedroom 3  
ft 10'10" x 8'4" m 3.35 x 2.55

Bathroom  
ft 8'1" x 7'1" m 2.45 x 2.15

FIRST FLOOR

THE GORMLEY (G1)

THE GARFIELD (G2)

## THE JACKSON (J1) & THE JUNIPER (J2) FLOOR PLANS



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### THE JACKSON (J1)

#### 3 BEDROOM TOWNHOUSE

Total Floor Area: 949 sq ft approx. (exc. Garden Room)

Total Floor Area: 1060 sq ft approx. (inc. Garden Room)

### THE JUNIPER (J2)

#### 3 BEDROOM TOWNHOUSE

Total Floor Area: 1084 sq ft approx. (exc. Garden Room)

Total Floor Area: 1192 sq ft approx. (inc. Garden Room)

#### GROUND FLOOR THE JACKSON (J1)

Entrance Hall with separate WC				
Lounge	ft	14'6"	x	11'2"
	m	4.45	x	3.40
Kitchen   Dining	ft	19'1"	x	10'1"
	m	5.80	x	3.05
Optional Garden Room	ft	12'2"	x	9'2"
	m	3.70	x	2.80

#### GROUND FLOOR THE JUNIPER (J2)

Entrance Hall with separate WC				
Lounge	ft	17'9"	x	11'2"
	m	5.45	x	3.40
Kitchen   Dining	ft	19'1"	x	10'7"
	m	5.80	x	3.25
Optional Garden Room	ft	11'2"	x	9'2"
	m	3.40	x	2.80

#### FIRST FLOOR THE JACKSON (J1)

Principal Bedroom	ft	11'2"	x	10'4"	m	3.40	x	3.15
Ensuite	ft	7'9"	x	3'10"	m	2.40	x	1.20
Bedroom 2	ft	10'4"	x	9'2"	m	3.15	x	2.80
Bedroom 3 (max)	ft	7'6"	x	8'4"	m	2.30	x	2.55
Bathroom	ft	8'4"	x	7'6"	m	2.55	x	2.30

#### FIRST FLOOR THE JUNIPER (J2)

Principal Bedroom	ft	12'5"	x	10'5"	m	3.80	x	3.20
Ensuite	ft	7'3"	x	4'6"	m	2.20	x	1.40
Bedroom 2	ft	11'2"	x	10'5"	m	3.40	x	3.20
Bedroom 3 (max)	ft	10'4"	x	7'3"	m	3.15	x	2.20
Bathroom	ft	9'2"	x	7'6"	m	2.80	x	2.30



# “A” RATED ENERGY EFFICIENT HOMES

SUPERIOR CONSTRUCTION TECHNIQUES & MATERIALS  
GIVE THESE HOMES AN EPC “A” RATING - MAXIMISING  
THERMAL COMFORT AND MINIMISING ENERGY COSTS

## KITCHENS

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Integrated appliances in houses to include hob, oven, extractor hood, fridge freezer and dishwasher
- Houses will be plumbed for washer / dryer (where applicable)
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas (where applicable)
- Tiled splashback to kitchen

## BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers (where applicable)
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom and ensuite wash hand basins



## ENERGY EFFICIENT FEATURES

- Solar panels are fitted as standard, powering appliances and saving on electric bills
- High specification insulation and glazing means that these homes retain more heat
- We install the latest heating technology, providing greater efficiency

## INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- Stained oak handrail to stairs with white painted spindles (where applicable)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen and bathroom floors
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Gas fired central heating with high efficiency boiler
- Focal point electric fire as optional extra (where applicable)

## EXTERNAL FEATURES

- Gravel driveway (tarmac available as optional extra)
- 10 year warranty
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room available as optional extra (where applicable)
- Paved patio area to rear
- Exterior light to rear door

THE DEVELOPER RESERVES THE RIGHT TO CHANGE  
THE SPECIFICATION AT ANY TIME



SALES REPRESENTATION:



BALLYCLARE: 028 9334 0726  
GLENGORMLEY: 028 9083 0803  
[country-estates.com](http://country-estates.com)

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

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