

A Traditional Development of Modern Three and Four Bedroom
Detached and Semi-Detached Homes



Upper Gateside Grove

Victoria Road, Ballyclare BT39





Upper Gateside Grove

Detached and Semi-Detached Homes

Upper Gateside Grove offers homeowners a combination of attractive architectural design and excellent build quality throughout stylish three and four bedroom properties.

Occupying a private, semi-rural site on the edge of Ballyclare, Upper Gateside Grove sits seamlessly within its surroundings looking out onto the Co. Antrim countryside. This modern development is enhanced by detailed brick architecture, attractive streetscapes and the highest quality building standards throughout all the homes on offer.

Residents of Ballyclare enjoy a self-contained town which has a vast array of amenity and lifestyle benefits within it. From grocery shopping to schooling and from leisure activities to cafés and bistros, this quiet market town has a lot to offer.

Energetic residents and children can enjoy the Six Mile Leisure Centre and swimming pool that neighbours stunning parkland, whilst golfers are just a mile from Ballyclare Golf Club. The town also boasts some of the finest schools in the country including several primary schools as well as Ballyclare Secondary and Ballyclare High Schools.

Ballyclare offers excellent commuter links to Belfast, including direct bus links and easy access to the M2 motorway network. Similarly, Belfast International Airport, The George Best City Airport and the Ports of Belfast and Larne are within easy reach.





Upper Gateside Grove

Sanctuary & Space

SA Houston & Co is defined by quality, craftsmanship and design, from the presentation of the overall development to the smallest detail within every home.

We understand that home embodies how we live and see ourselves. Our team has made thoughtful choices

to maximise both the efficiency and beauty of each house, so they feel instantly welcoming. Owners will enjoy modern kitchens, bathrooms and living areas that make the most of space and light, where residents can enjoy a place that is a genuine reflection of the person or family who lives there.

SPECIFICATION

GENERAL FEATURES

- High efficiency gas boiler with thermostatically controlled radiators
- Internal oak doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+
- Internal walls, ceilings and woodwork painted in neutral colours
- Carpeted throughout
- Decorative fire to be fitted
- Recessed energy efficient LED spotlights to kitchen, hallway, bathroom and ensuite ceilings
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by S.A. Houston & Co.
- 10 year structural warranty

KITCHEN

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary under-lighting to kitchen units
- Ceramic floor and partial wall tiling from a superior range
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated fridge freezer
- Integrated washing machine (where there is no utility room)

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Four bedroom houses have separate shower cubicles
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- En suite with thermostatic shower
- Ceramic floor and partial wall tiling fitted from a superior range

EXTERNAL FEATURES

- External lighting to front and rear door
- Outside water tap
- All front and back gardens to be grassed (where applicable)
- Bitmac parking area
- Extensive trees and landscaping across entire development

A traditional development of modern detached and semi-detached dwellings





Upper Gateside Grove



THE CARNLEA

HOUSETYPE B2 | 3 BEDROOM SEMI-DETACHED



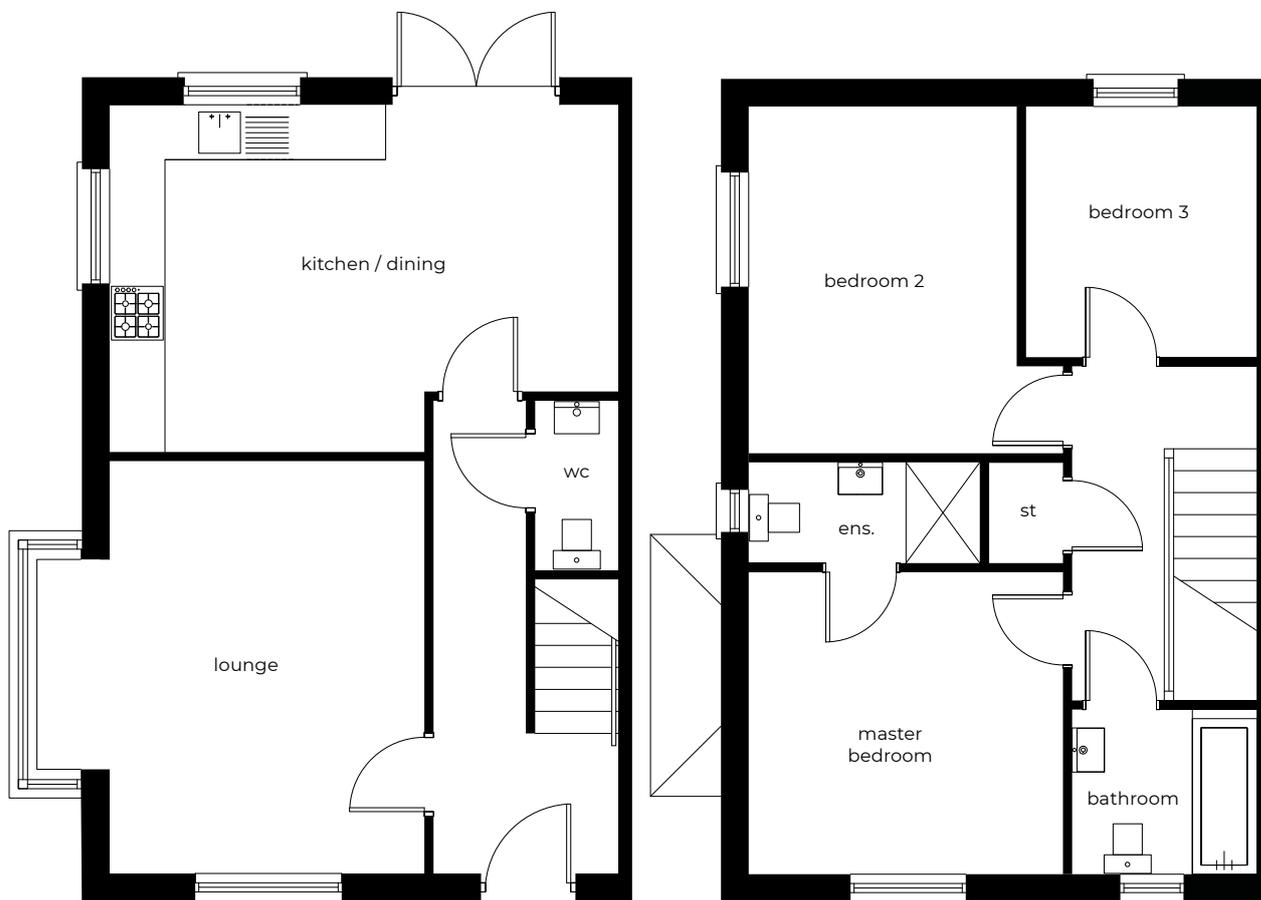
BEDROOMS



RECEPTIONS



BATHROOMS



THE CARNLEA

HOUSETYPE B2 | 3 BEDROOM SEMI-DETACHED
SITE NOS. 1, 31, 32*

GROUND FLOOR

Entrance Hall with separate cloakroom
Lounge 3.41m x 4.5m
Kitchen/Dining 5.51m x 3.13m (max)

FIRST FLOOR

Master Bedroom 3.41m x 3.3m
Ensuite 2.62m x 1.1m
Bedroom 2 2.91m x 2.84m
Bedroom 3 2.5m x 2.74m
Bathroom 2m x 1.8m

*Denotes a handed version of the floorplan shown.

An optional garage is available on some sites.



Upper Gateside Grove



THE RASHEE

HOUSETYPE B | 3 BEDROOM SEMI-DETACHED



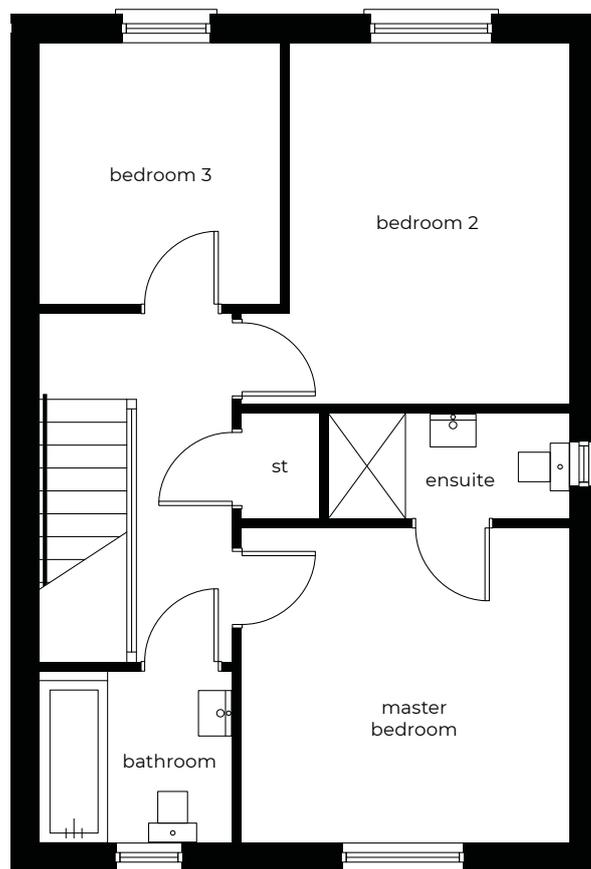
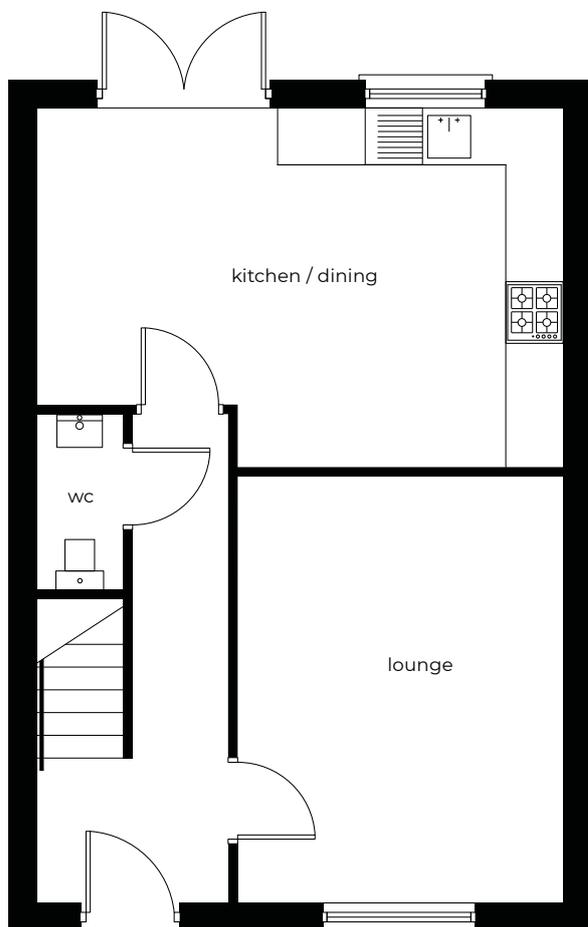
BEDROOMS



RECEPTIONS



BATHROOMS



THE RASHEE

HOUSETYPE B | 3 BEDROOM SEMI-DETACHED
 SITE NOS. 2, 3*, 4, 5*, 6, 7*, 8, 9*, 10, 12, 13†, 14†, 15

GROUND FLOOR

Entrance Hall with separate cloakroom
 Lounge 3.41m x 4.5m
 Kitchen/Dining 5.51m x 3.13m (max)

FIRST FLOOR

Master Bedroom 3.41m x 3.3m
 Ensuite 2.62m x 1.1m
 Bedroom 2 2.91m x 2.84m
 Bedroom 3 2.5m x 2.74m
 Bathroom 2m x 1.8m

*Denotes a handed version of the floorplan shown.

†With additional front bay window

An optional garage is available on some sites.



Upper Gateside Grove



THE KILBRIDE

HOUSETYPE C | 3 BEDROOM SEMI-DETACHED



BEDROOMS



RECEPTIONS



BATHROOMS



THE KILBRIDE

HOUSETYPE C | 3 BEDROOM SEMI-DETACHED
SITE NOS. 16, 21, 25, 27, 29

GROUND FLOOR

Entrance Hall with separate cloakroom	
Lounge	5.51m x 3.05m
Kitchen/Dining	3.81m x 3.16m
Utility	1.6m x 3.16m

FIRST FLOOR

Master Bedroom	4.31m x 3.05m
Ensuite	1.1m x 3.05m
Bedroom 2	2.7m x 3.16m
Bedroom 3	2.71m x 3.16m
Bathroom	2.2m x 2.15m

An optional garage is available on some sites.



Upper Gateside Grove



THE HOLESTONE

HOUSETYPE B | 3 BEDROOM SEMI-DETACHED



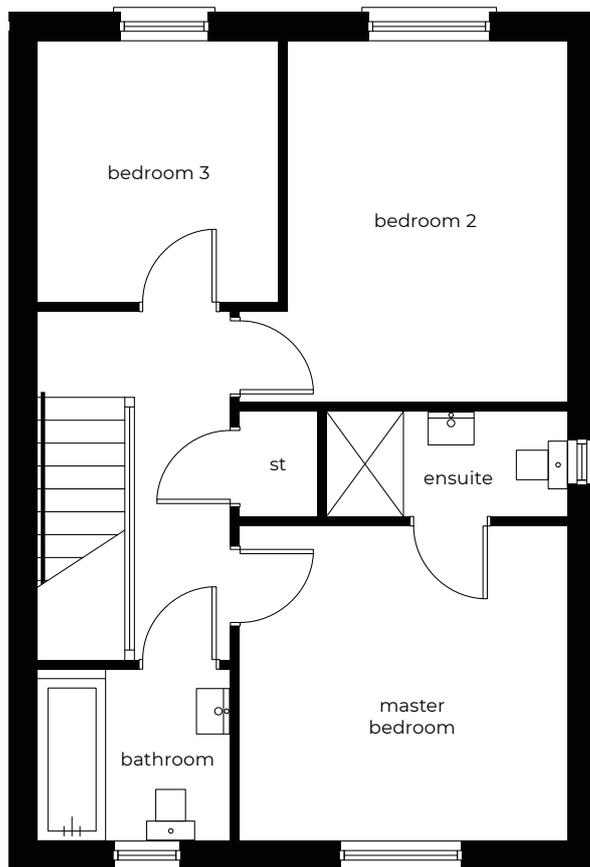
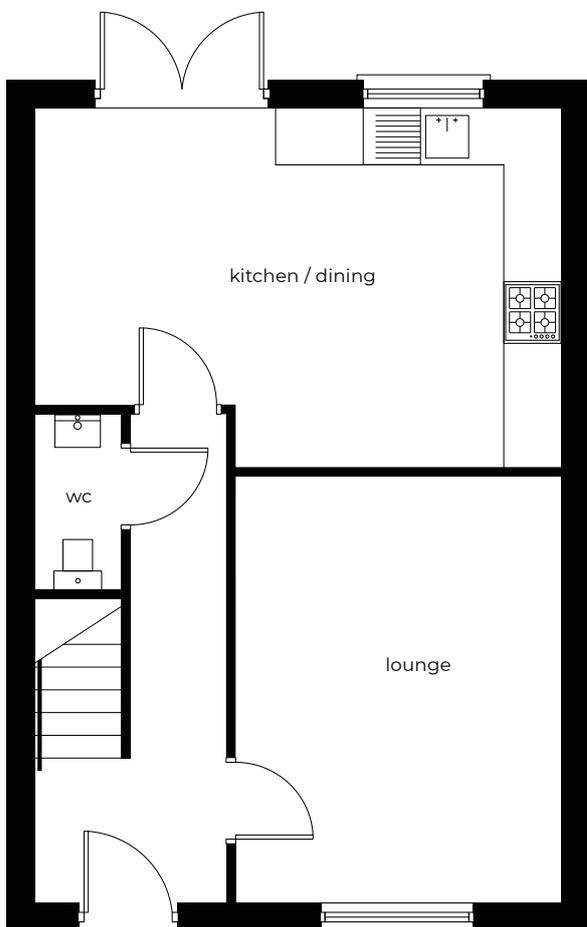
BEDROOMS



RECEPTIONS



BATHROOMS



THE HOLESTONE

HOUSETYPE B4 | 3 BEDROOM SEMI-DETACHED
 SITE NOS. 17, 20*, 26, 28, 30†

GROUND FLOOR

Entrance Hall with separate cloakroom
 Lounge 3.41m x 4.5m
 Kitchen/Dining 5.51m x 3.13m (max)

FIRST FLOOR

Master Bedroom 3.41m x 3.3m
 Ensuite 2.62m x 1.1m
 Bedroom 2 2.91m x 2.84m
 Bedroom 3 2.5m x 2.74m
 Bathroom 2m x 1.8m

*Denotes a handed version of the floorplan shown.

†With additional living room window

An optional garage is available on some sites.



Upper Gateside Grove



THE DUNAMOY

HOUSETYPE A | 3 BEDROOM SEMI-DETACHED



BEDROOMS



RECEPTIONS



BATHROOMS



THE DUNAMOY

HOUSETYPE A | 3 BEDROOM SEMI-DETACHED
SITE NOS. 18 & 19*

GROUND FLOOR

- Entrance Hall with separate cloakroom
- Lounge 3.89m x 4.5m (max)
- Kitchen/Dining 4.79m x 3.79m (max)

FIRST FLOOR

- Master Bedroom 2.79m x 3.4m
- Ensuite 2.79m x 1.1m
- Bedroom 2 2.79m x 3.69m
- Bedroom 3 2m x 2.59m
- Bathroom 2m x 1.82m

*Denotes a handed version of the floorplan shown.
An optional garage is available on both sites.



Upper Gateside Grove



THE BALLYEASTON

HOUSETYPE D2 | 4 BEDROOM SEMI-DETACHED



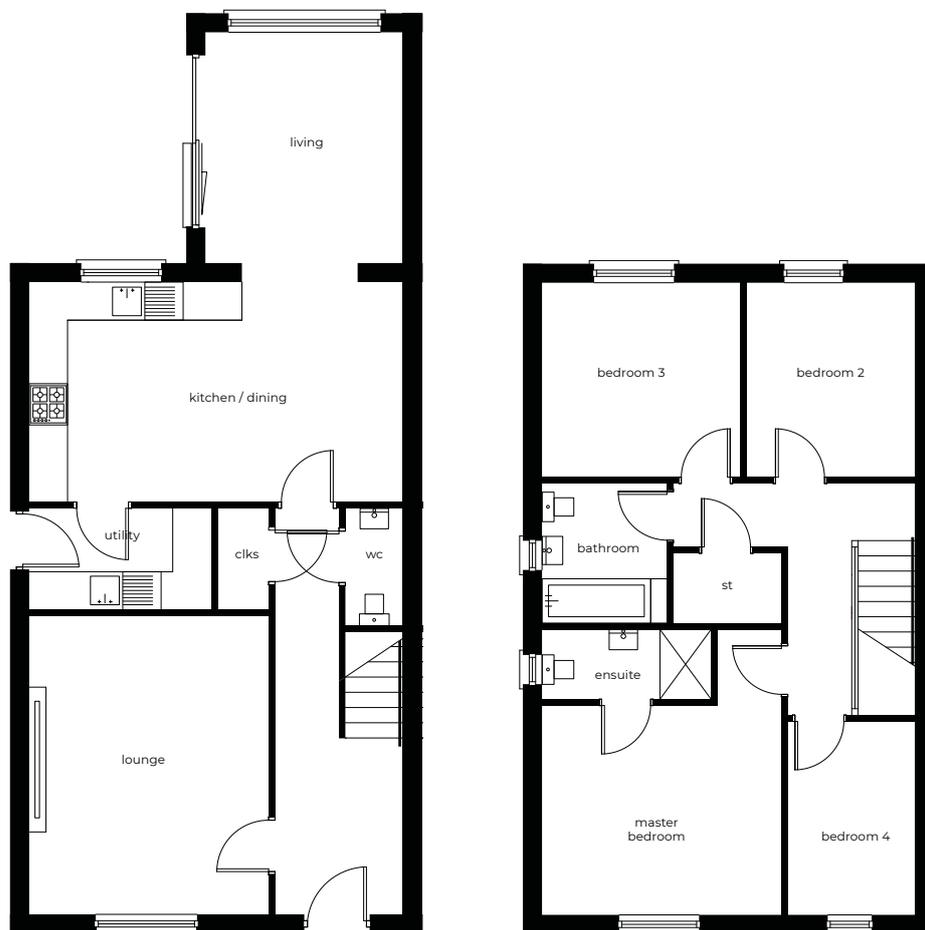
BEDROOMS



RECEPTIONS



BATHROOMS



THE BALLYEASTON

HOUSETYPE D2 | 4 BEDROOM SEMI-DETACHED
SITE NOS. 22 & 23*

GROUND FLOOR

Entrance Hall with separate cloakroom	
Lounge	3.75m x 4.7m
Kitchen/Dining	5.85m x 3.47m
Utility	2.95m x 1.6m

FIRST FLOOR

Master Bedroom	3.75m x 4.5m (max)
Ensuite	2.75m x 1.1m
Bedroom 2	2.65m x 3.07m
Bedroom 3	3.10m x 3.07m
Bedroom 4	2m x 3.05m
Bathroom	1.96m x 2.2m

*Denotes a handed version of the floorplan shown.

An optional garage is available on some sites.



Upper Gateside Grove



THE TILDARG

HOUSETYPE D | 4 BEDROOM DETACHED



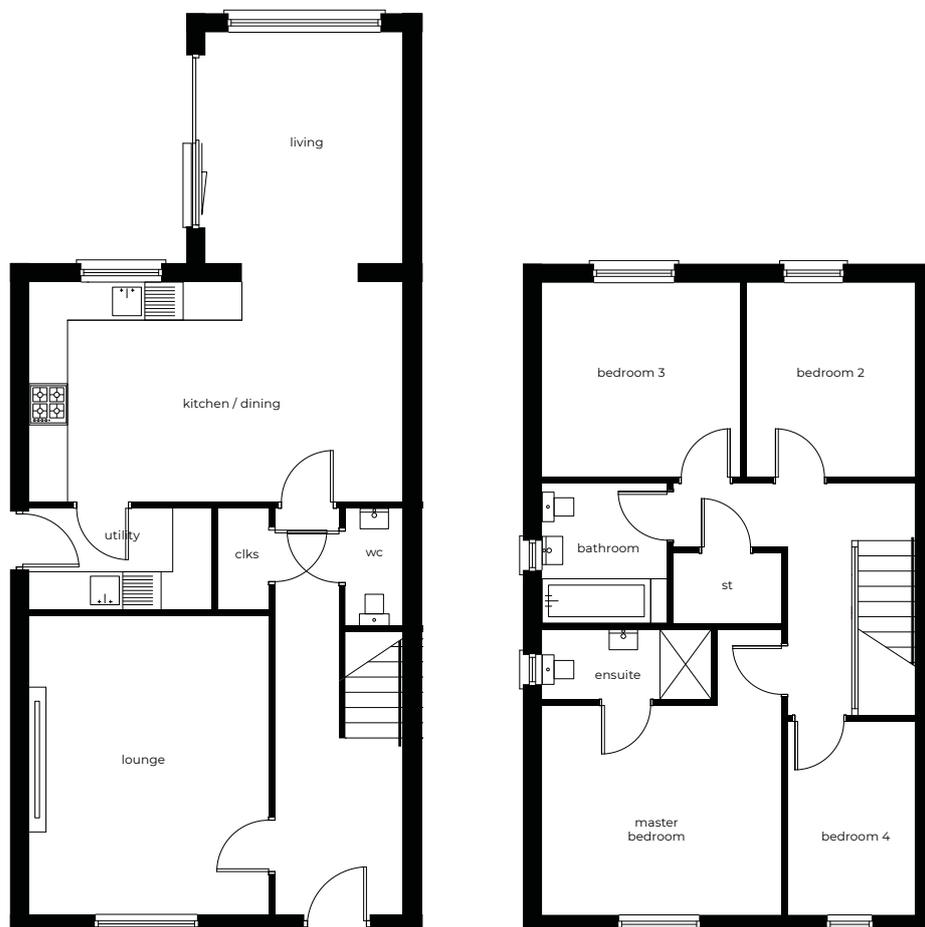
BEDROOMS



RECEPTIONS



BATHROOMS



THE TILDARG

HOUSETYPE D | 4 BEDROOM DETACHED
SITE NOS. 11 & 24

GROUND FLOOR

Entrance Hall with separate cloakroom	
Lounge	3.75m x 4.7m
Kitchen/Dining	5.85m x 3.47m
Utility	2.95m x 1.6m

FIRST FLOOR

Master Bedroom	3.75m x 4.5m (max)
Ensuite	2.75m x 1.1m
Bedroom 2	2.65m x 3.07m
Bedroom 3	3.10m x 3.07m
Bedroom 4	2m x 3.05m
Bathroom	1.96m x 2.2m

An optional garage is available on some sites.



Upper Gateside Grove



UPPER GATESIDE GROVE

THE DUNAMOY ■

3 bed semi-detached

Site Nos. 18, 19

(Optional garage is available on both sites)

THE HOLESTONE ■

3 bed semi-detached

Site Nos. 17, 20, 26, 28, 30

(Optional garage is available on some sites)

THE KILBRIDE ■

3 bed semi-detached

Site Nos. 16, 21, 25, 27, 29

(Optional garage is available on some sites)

THE RASHEE ■

3 bed semi-detached

Site Nos. 2, 3, 4, 5, 6, 7, 8, 9,
10, 12, 13, 14, 15

(Optional garage is available on some sites)

THE CARNLEA ■

3 bed semi-detached

Site Nos. 1, 31, 32

(Optional garage is available on some sites)

THE BALLYEASTON ■

4 bed semi-detached

Site Nos. 22, 23

(Optional garage is available on both sites)

THE TILDARG ■

4 bed detached

Site Nos. 11, 24

(Optional garage is available on both sites)





Upper Gateside Grove

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