



HIGH  
SPECIFICATION  
SUPERIOR  
FINISHES  
OUTSTANDING  
VIEWS

**WELCOME TO BALLYMULLAN MANOR**

A Stunning Development of 7 Apartments

Ballymullan Manor presents a rare opportunity  
to enjoy stylish and contemporary accommodation in  
the superb setting of Crawfordsburn Village.

[BALLYMULLAN.MANOR.COM](http://BALLYMULLAN.MANOR.COM)



Set in a secluded site and designed to reflect the style and character of this exclusive residential area, Ballymullan Manor comprises of two complementing properties.

A calm, stylish and comfortable environment, each apartment is designed with an emphasis on quality, attention to detail and empathy for the location.

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# 02

BALLYMULLAN MANOR  
CRAWFORDSBURN

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# 03

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CRAWFORDSBURN

# O V E R V I E W



**GATE LODGE**  
TWO APARTMENTS

**Ground Floor:** 116 SqM / 1,248 SqFt  
**First Floor:** 120 SqM / 1,290 SqFt

- 3 Bedroom Apartments
- Master Bedroom Ensuite
- Luxury Open Plan Kitchen / Living / Dining
- Utility Room
- Private Parking And Gardens
- Private Front Door

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CRAWFORDSBURN



**MANOR HOUSE**  
FIVE APARTMENTS

**Garden Apartment:** 109 SqM / 1,173 SqFt  
**Ground Floor:** 84 SqM / 904 SqFt  
**First Floor Penthouse Duplex:** 106 SqM / 1,140 SqFt

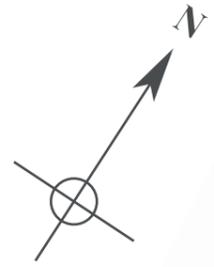
- Outstanding 2 Bedroom Apartments
- Luxury Open Plan Kitchen / Living / Dining
- Utility Room
- Sea-Views From Upper Floors
- Access Via Private Lift

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# S I T E P L A N



**GATE LODGE**  
TWO APARTMENTS



**MANOR HOUSE**  
FIVE APARTMENTS

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M A N O R H O U S E



**Five stunning apartments individually designed to suit the most discerning purchaser.**

With an immaculately presented entrance lobby and lift providing easy access to all apartments, Manor House presents a rare opportunity for those seeking luxury living in an exclusive development. Bright and spacious rooms with feature windows create the larger feeling of the rooms.

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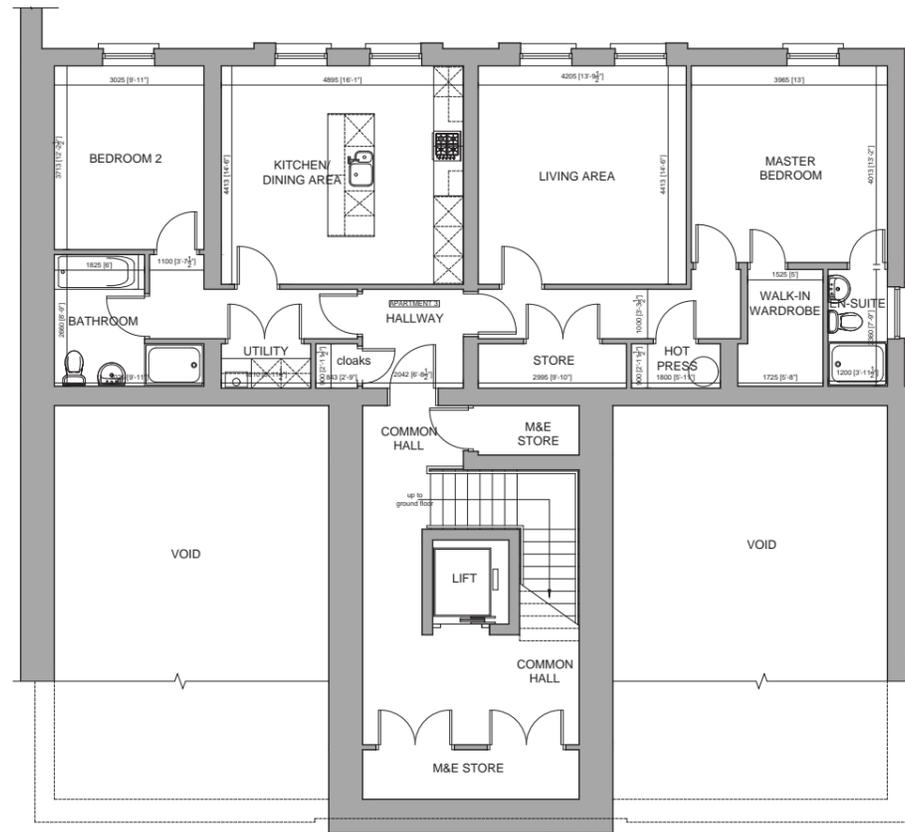
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CRAWFORDSBURN



ROOM DIMENSIONS

Kitchen / Dining	4.9m x 4.41m	16'1" x 14'6"
Living Area	4.21m x 4.41m	13'10" x 14'6"
Utility Area	1.8m x 0.9m	5'11" x 2'12"
Master Bedroom	3.97m x 4.0m	13" x 13'2"
En suite	1.2m x 2.36m	3' 11" x 7'9"
Bedroom 2	3.03m x 3.71m	9' 11" x 12'3"
Walk in wardrobe	1.73m x 2.36m	5'8" x 7'9"
Bathroom	3.03m x 2.66m	9'11" x 8'9"

**GARDEN APARTMENT**

109 SqM / 1,173 Sq Ft

**Stunning Private Garden**

Stretching the full width of Manor House, the Garden Apartment is something a little bit special. Full height windows and doors present an impressive living space, inviting access to the private garden and patio.

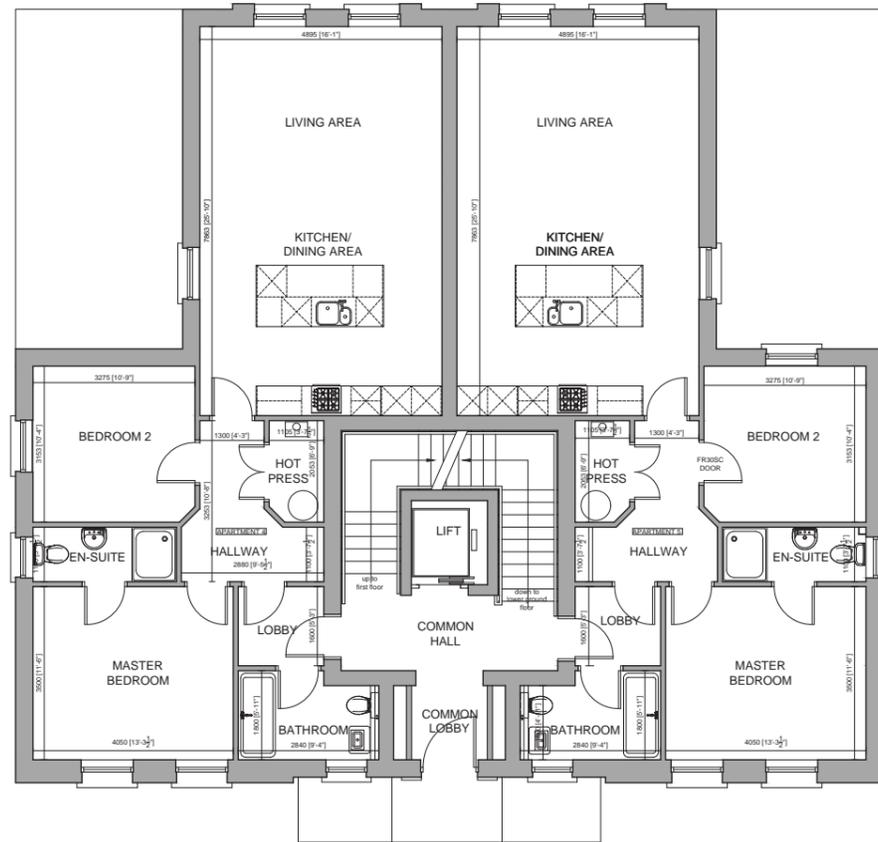
- 2 Bedrooms
- Master bedroom with ensuite and walk-in wardrobe
- Kitchen / dining and separate living room
- Utility room
- Feature windows

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ROOM DIMENSIONS

Kitchen/Dining/Living	4.9m x 7.86m	16'1" x 25'10"
Master Bedroom	4.1m x 3.5m	13'4" x 11'6"
En Suite	3.28m x 1.1m	10'9" x 3'7"
Bedroom 2	3.28m x 3.15m	10'9" x 10'4"
Bathroom	2.84m x 1.8m	9'4" x 5'11"

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GROUND FLOOR APARTMENTS

84 SqM / 904 SqFt

Bright, spacious and easily accessible

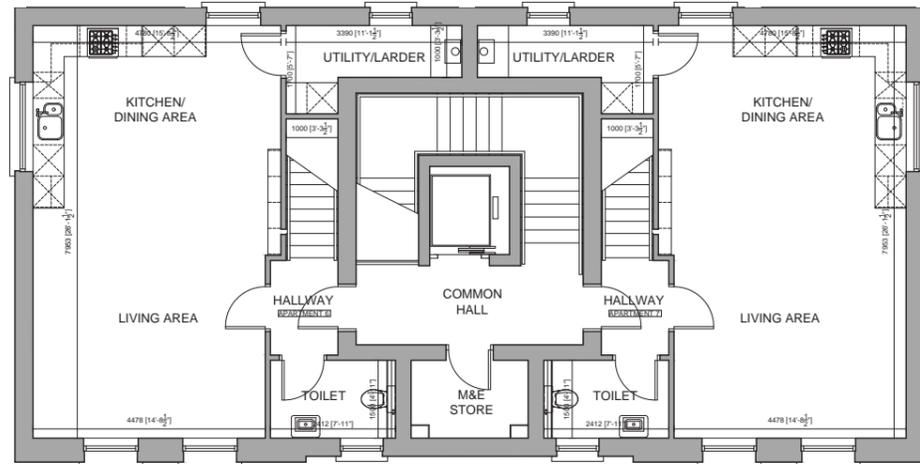
Enjoying front and rear aspects, these two apartments offer views over the canopy of the country park.

- Two apartments
- 2 Bedrooms
- Master bedroom with ensuite
- Open plan kitchen / living / dining featuring stunning floor to ceiling windows

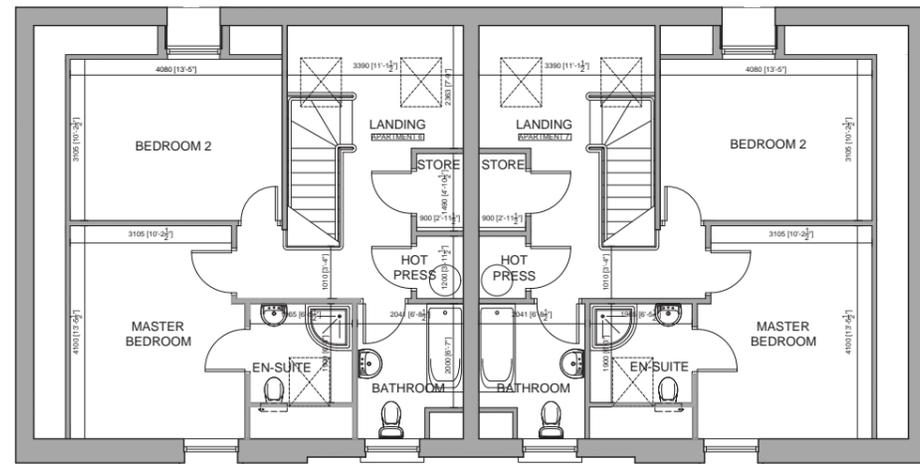
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FIRST FLOOR



SECOND FLOOR



ROOM DIMENSIONS

Kitchen/Dining/Living	4.47m x 7.95m	15'9" x 26'2"
Toilet	2.41m x 1.5m	7'11" x 4'11"
Utility	3.39m x 1m	11'2" x 3'4"
Master Bedroom	3.11m x 4.1m	10'3" x 13'6"
En Suite	1.97m x 1.9m	6'6" x 6'3"
Bedroom 2	4.1m x 3.11m	13'5" x 10'3"
Bathroom	2m x 2m	6'8.5" x 6'7"

**PENTHOUSE DUPLEX APARTMENTS**

106 SqM / 1,140 SqFt

Two duplex apartments with sea views

Stunning two story penthouse apartments offering bright and spacious accommodation enjoying views towards Belfast Lough.

- Two penthouses
- 2 Bedrooms
- Master bedroom with ensuite
- Open plan kitchen / living / dining
- Utility room / larder

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G A T E L O D G E



**Stylish, spacious and individual.**

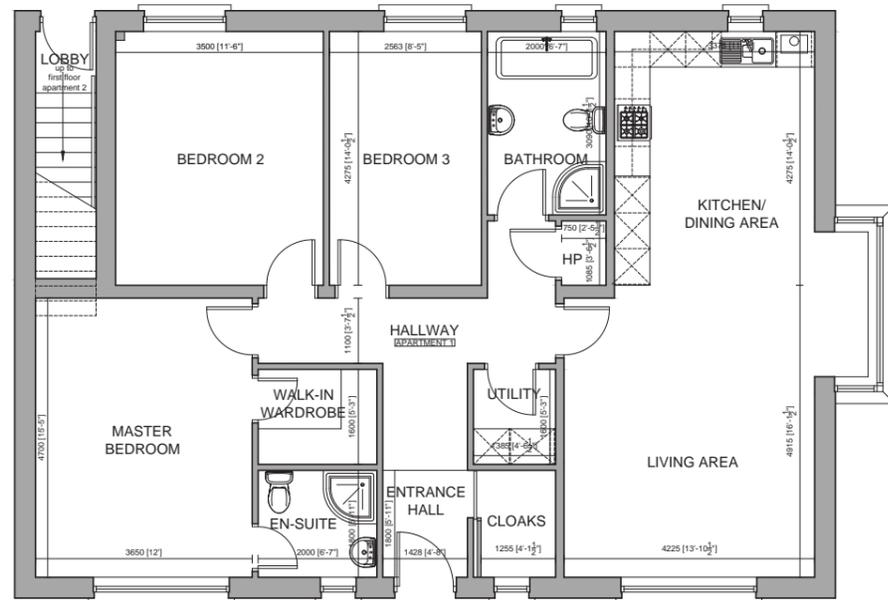
Sitting to the front of the site, the two Gate Lodge Apartments are beautifully appointed and enjoy front and rear aspects with private front door access for both homes.

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ROOM DIMENSIONS

Kitchen/Dining	3.38m x 4.28m	11'1" x 14'
Living Area	4.23m x 4.92m	13'11" x 16'2"
Master Bedroom	3.65m x 4.7m	12' x 15'5"
En Suite	2m x 1.8m	6'7" x 5'11"
Walk in Wardrobe	2m x 1.6m	6'7" x 5'3"
Bedroom 2	3.5m x 4.28m	11'6" x 14'1"
Bedroom 3	2.56m x 4.28m	8'5" x 14'
Bathroom	2m x 3.1m	6'7" x 10'2"
Utility	1.39m x 1.6m	4'7" x 5'3"

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GROUND FLOOR APARTMENT

116 SqM / 1,248 SqFt

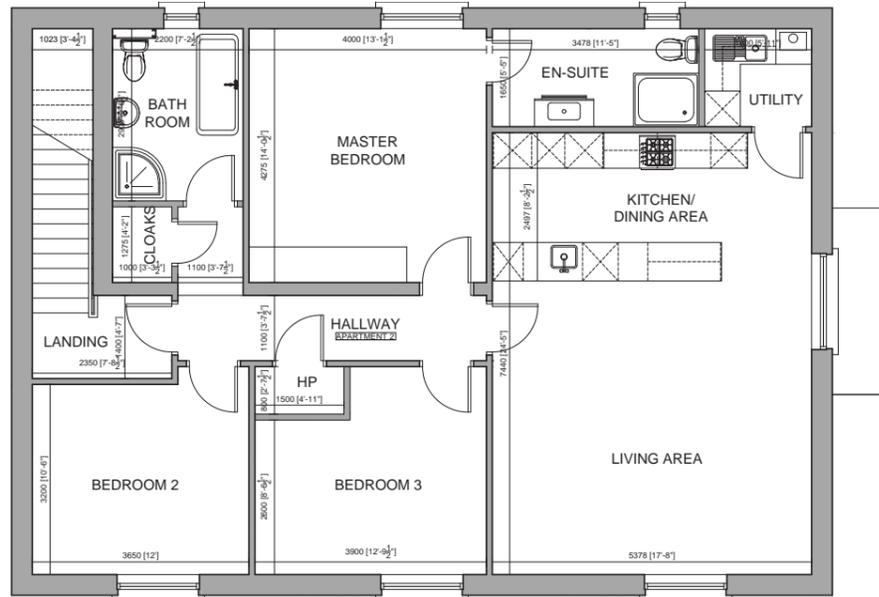
Front entrance with garden to the front

This ground floor, three bedroom apartment, presents a perfect combination of stylish accommodation with level access to garden.

- Open plan kitchen / living / dining
- Master bedroom with ensuite and walk in wardrobe
- Utility Room
- Garden to the front and side

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ROOM DIMENSIONS

Kitchen/Dining/Living	5.38m x 7.4m	17'8" x 24'5"
Master Bedroom	4m x 4.3m	13'2" x 14'1"
En Suite	3.5m x 1.65m	11'5" x 5'5"
Bedroom 2	3.65m x 3.2m	12' x 10'6"
Bedroom 3	3.9m x 2.6m	12'10" x 8'7"
Bathroom	2.2m x 2.9m	7'3" x 9'7"
Utility	1.8m x 1.65m	5'11" x 5'5"

FIRST FLOOR APARTMENT

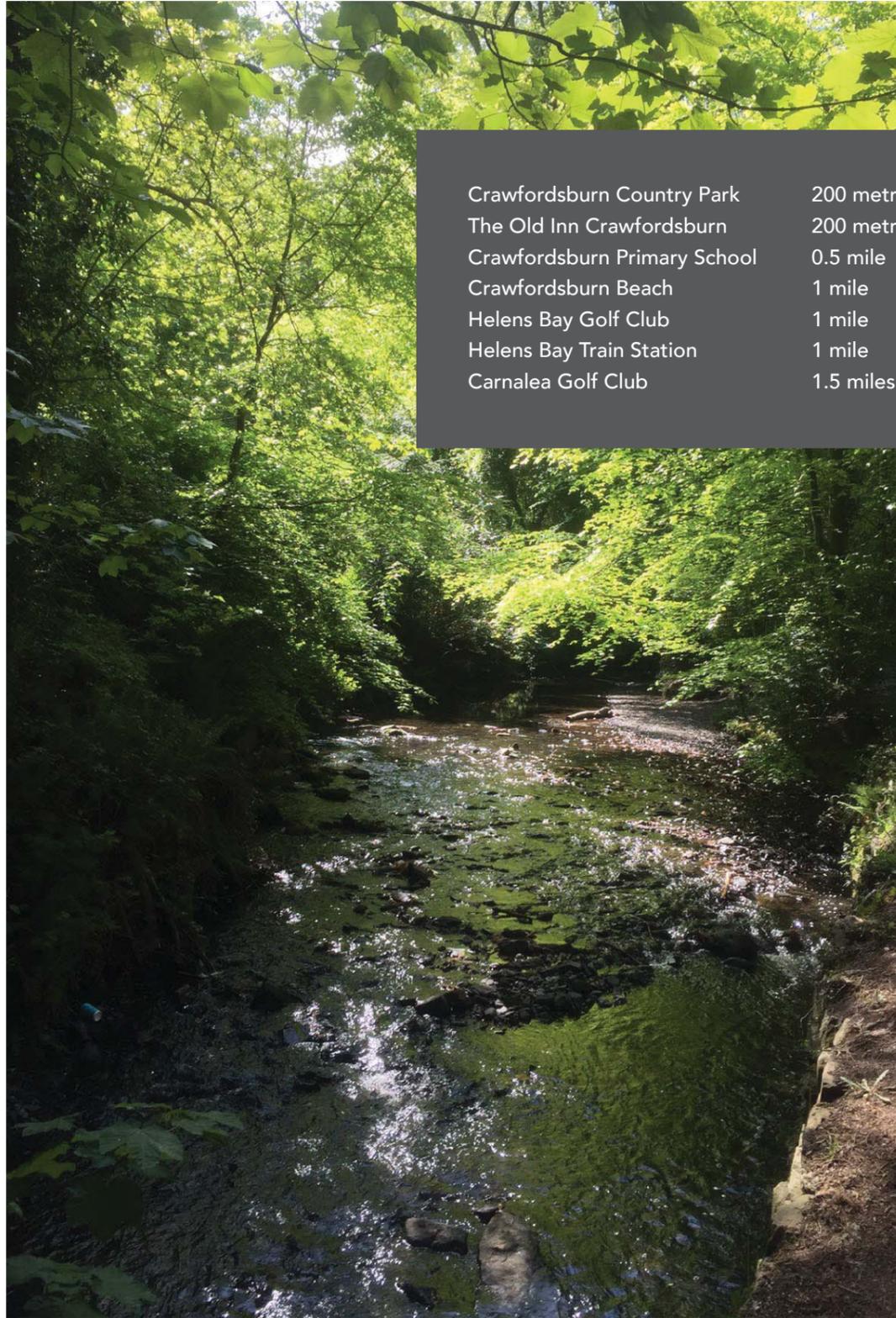
120 SqM / 1,290 SqFt

Spacious living with garden to the rear

First floor, three bedroom apartment with private front door entrance to the rear and enjoying views over garden and towards Belfast Lough.

- Open plan kitchen / living / dining
- Master bedroom with ensuite
- Utility Room
- Garden to the rear and side

ITS ALL ABOUT  
LOCATION



Crawfordsburn Country Park	200 metres
The Old Inn Crawfordsburn	200 metres
Crawfordsburn Primary School	0.5 mile
Crawfordsburn Beach	1 mile
Helens Bay Golf Club	1 mile
Helens Bay Train Station	1 mile
Carnalea Golf Club	1.5 miles

Situated in the picturesque village of Crawfordsburn, Ballymullan Manor enjoys an exceptional location off the Ballymullan Road in a quiet and private setting.

With Crawfordsburn Country Park, The Old Inn and Crawfordsburn Beach all within walking distance this is a perfect location for those seeking to base themselves in a charming village with scenic location.



# SPECIFICATION

Attention to detail and superior finishes set the scene for these stylish apartments.

Ballymullan Manor has been designed to offer the best stylish apartment living, providing an exceptional standard of finish throughout. Internally, your home will be finished to your own personal taste from our selection of superior paint, carpet and tiling options.

Our design consultants offer an exciting range of new and contemporary kitchen and bathroom designs and will guide you through the selection process.



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### Kitchen

Finished in your choice from a selection of paint colours, your bespoke kitchen will provide the perfect focal point to the open plan kitchen, living and dining area.

Working closely with our kitchen design specialists, all kitchens will be fitted with a full range of high specification appliances to reflect the superior quality of the finish.

- Premium grade carcasses with Blum soft close mechanisms throughout
- Painted doors & exposed gables in a range of door styles in choice of Farrow & Ball colour
- High quality sinks & taps, bin sorters & cutlery organisers
- Quartzstone worktops with upstands & splashbacks where applicable in kitchen
- Quartzstone in the utility areas
- Neff Oven, Combi Oven & Hob
- Hotpoint Fridge Freezer
- Bosch Dishwasher
- Caple Wine Cooler
- Airforce Extractor Fan



### Bathroom and Ensuite

Bathrooms, ensuites and WCs are finished with contemporary white sanitary-ware, heated towel radiator and tiling of your choice. Our design consultants will work with you to design your bespoke bathroom and ensuites tailored to meet your personal taste.

- Low profile shower
- Freestanding bath with deck mounted thermostatic bath shower mixer / built in bath with colour match panel
- Comfort Height Close Coupled WC / Wall hung rimless WC
- Wall hung vanity unit and basin
- Shower basket
- Mirror
- Heated towel rail
- Soft close seats



### Paint Selection

Internal wall paints can be selected to the purchasers choice.



**Heating**

Gas combination boiler with instantaneous pressurised hot water and heating provided from high efficiency steel panelled radiators controlled via thermostat and time clock.



**Flooring and Tiling**

Floor tiling of your choice from a superior selection of tiling options.  
 Luxury carpet and underlay in bedrooms, walk in wardrobe and living room subject to choice.  
 Bathroom and Ensuite full wall tiling.  
 Floor tiling in Cloaks and Utility Room.



**Entrance, Garden Finishes, Management and Warranty**

All common areas will be managed by Charles White Ltd who will maintain communal gardens and internal foyer space. This will be based on a monthly management charge to all residents.  
 Landscaping will be a range of high and low level shrubbery, hedging and trees.  
 Access via electric gates and intercom system.  
 Global 10 year build mark warranty is in place for extra peace of mind.

# THE SALES PROCESS

## Expression of Interest

Your initial interest will be followed up by an appointment on site to meet with the developer at a time that is convenient to you. The purpose of this meeting is to provide you with a full and detailed understanding of all the aspects of the development and the particular home you are considering. You will be afforded all the time you need to gather information about the development knowing that you are getting the answers directly from the development team. At this time, all of the appropriate information will be shared with you to allow you to make a considered and informed decision to purchase.

## Decision to Purchase

Having made the decision to purchase you will be asked to pay a holding deposit of £2,000. This ensures that the property you have chosen is held until such time as the contract is entered into. We will immediately forward to your solicitor a contract to purchase, to be entered into within 8 weeks.

## Design Briefing

Following your decision to purchase, you will be briefed by our kitchen design team and interior designer as to their roles in supporting you through the process of choosing finishes. It is our aim to make this an exciting and enjoyable process.

## Specification

Then begins the fun part of individually designing your new home with our team. Our interiors team will make the process of delivering your home to completion enjoyable, supporting you through kitchen and bathroom design and selecting tiling, wall colours and flooring. They will liaise directly with the on-site team to ensure that the end product is how you wished it.

## Build Period

During the build period you are welcome to meet with one of the development team to visit the site and see your home evolve.

## One Month Prior to Completion

We will require our purchasers to review their property to ensure that what they have asked for is exactly what they are getting.

## Completion Day

Aside from the usual bunch of flowers and handing over the keys our time will be spent with you on completion day answering all your questions about your new home. Our handover team will include the kitchen designer, bathroom designer, interior designer and our mechanical and electrical engineer – to discuss the heating.

## Handover Pack

Don't panic we will leave you with a handover pack which will explain how everything works.

## Post Completion

Finally we are not running away. You will have many questions over the months and some questions you might need sorting. Aside from normal guarantees we will do everything to ensure you have full enjoyment of your home from completion forward.

# OUR COMMITMENT

## OUR COMMITMENT IS SIMPLE. WE GO THE EXTRA MILE.

We specialise in providing luxury modern living in the most sought after areas and Ballymullan Manor presents superb accommodation in another great location.

Respectful of the local area and landscape, our homes are designed and built to reflect the aspirations and needs of modern living.

At every stage of the design concept through to the final build and handing over your keys, we are committed to ensuring that your new house quickly becomes your home. We believe in working with you and our design led approach and attention to detail ensures that your home creates the perfect living environment for you and your family.



**Robby Milhench**  
Milhench Property Consulting

**MILHENCH**  
PROPERTY CONSULTING  
[www.milhenchproperty.com](http://www.milhenchproperty.com)



**EASTSHORE**  
BALLYHOLME, BANGOR

  
**KENSINGTON GARDENS**  
BELFAST

  
**RICHDALE**  
Old Quay Road, Cultra

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## THE DEVELOPMENT TEAM

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### Developer

Milhench Property Consulting on behalf of Avida Properties Ltd.

**Architect**  
Donnan Ward

**Contractor**  
Alskea

**Project Manager**  
Mark Dornan

**Interior Design**  
Sandy Keane

## AGENT

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028 9042 8989

### Disclaimer

Whilst every effort has been made to ensure that the information in this brochure is correct and accurate, it is designed as a guide and Milhench Property Consulting and Avida Properties Ltd reserve the right to amend the specification materials as necessary and without notice. This does not constitute or form part of a contract for sale.

The illustrations shown are Computer Generated Impressions of how the properties may look and so are indicative only. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. The floor plans shown are not to scale, Measurements are based on original drawings and are quoted wall to wall. Slight variations may occur during construction.

Please refer to Sales Advisor for specific plot details.

**September 2020**

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