



DUNADRY GATE

— DUNADRY —

SIMPSON
DEVELOPMENTS



WELCOME TO
DUNADRY GATE

An exclusive new
development of family
homes in this beautiful
leafy haven

BUILDING ON EXPERIENCE

Simpson Developments is an established, renowned family run housebuilder with over 30 years experience in the residential development sector.

We have built over 1000 quality homes and maintain a traditional ethos of excellent customer service and award winning build quality. These values and standards have been recognised and rewarded with NHBC Pride in the Job Awards and the acclaimed Daily Express British Home Builder of the Year award.

We pride ourselves on quality - from the location, the design and our construction process, to the materials we use and the specification we offer.

Our commitment to excellence in construction and impeccable standards of sustainability ensures that we continue to create exceptional places for people to live, building communities that will thrive today and for years to come.

SIMPSON
Building Houses | Creating Homes



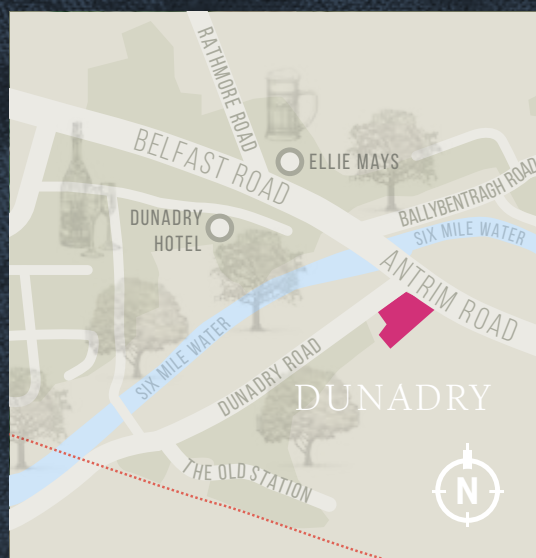
Sixmilewater, Dunadry

1: The Holestone Bar & Restaurant, Parkgate
2: Dunadry Leisure & Fitness Club
3: Loughanmore Point-to-Point
4: Sixmilewater River
5: Hilton Templepatrick Golf & Country Club
6: Hilton Templepatrick Golf Course
7: Templepatrick Primary School
8: Colemans Farm Shop
9: Ballyrobin Country Lodge & Restaurant



COUNTRY LIVING WELL CONNECTED

DUNADRY EPITOMISES
THE PERFECT BALANCE
OF ACCESSIBILITY AND
ESCAPISM



DUNADRY TOWNLAND

1.2

MILES
Templepatrick
Village

3

MILES
Antrim Town
Centre

12

MILES
Belfast City
Centre

7

MILES
Ballyclare Town
Centre



WELL CONNECTED

- 1: Ballymartin Park & Ride
- 2: Templepatrick Park & Ride
- 3: Coleman's Garden Centre
- 4: Hilton Templepatrick Golf & Country Club
- 5: Castle Upton
- 6: Ellie Mays Pub & Restaurant
- 7: Dunadry Hotel
- 8: Wallace Park & Tennis Court
- 9: Templepatrick Primary School
- 10: Muckamore Cricket & Tennis Club
- 11: Ballyrobin Country Lodge & Restaurant
- 12: Marks & Spencer Food Hall
- 13: Spice Restaurant
- 14: Local Shops
- 15: Tweedies Local Shops
- 16: Islandbawn Stores
- 17: Massereene Golf Club
- 18: Antrim Castle Gardens
- 19: The Rabbit Hotel, Bar & Restaurant

LOCATION MAPS NOT TO SCALE



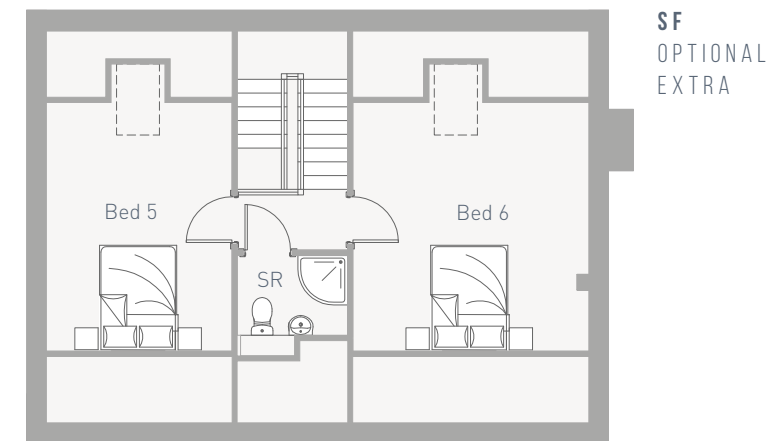
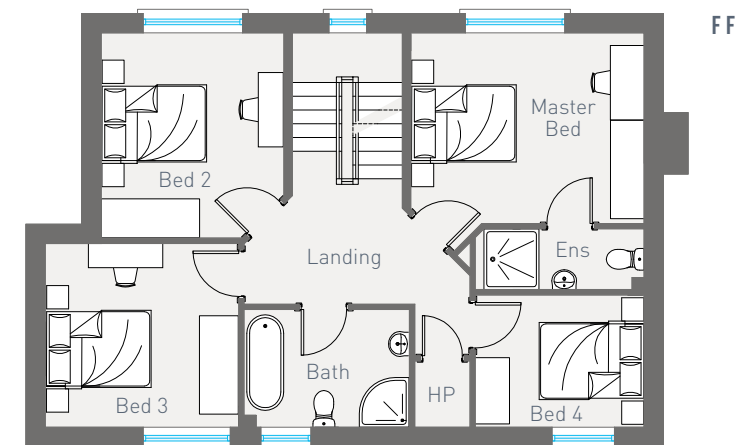
THE NORTON (B)
4 BEDROOM DETACHED WITH OPTION FOR 6 BEDROOMS
TOTAL FLOOR AREA 1880 SQ FT
TOTAL FLOOR AREA WITH SECOND FLOOR CONVERSION 2331 SQ FT
SITES: 1 & 3



GROUND FLOOR			
Reception Hall with separate WC			
Drawing Room	ft 15'10" x 13'10"	m 4.82 x 4.23	
Kitchen / Living	ft 18'10" x 14'11"	m 5.76 x 4.57	
Formal Dining	ft 13'10" x 10'2"	m 4.23 x 3.08	
Family	ft 12'2" x 10'10"	m 3.67 x 3.32	
Utility / Boot Room	ft 10'11" x 5'4"	m 3.35 x 1.62	

FIRST FLOOR			
Master Bedroom			
ft 13'10" x 11'5"	m 4.23 x 3.46		
Ensuite	ft 10'2" x 3'7"	m 3.06 x 1.10	
Bedroom 2	ft 12'2" x 10'10"	m 3.72 x 3.32	
Bedroom 3	ft 11'6" x 10'10"	m 3.51 x 3.33	
Bedroom 4	ft 10'1" x 7'10"	m 3.06 x 2.40	
Bathroom	ft 9'10" x 6'11"	m 3.00 x 2.13	

SECOND FLOOR - OPTIONAL EXTRA			
Bedroom 5			
ft 14'9" x 11'2"	m 4.51 x 3.37		
Bedroom 6	ft 14'9" x 14'0"	m 4.51 x 4.28	
Shower Room	ft 6'8" x 4'9"	m 2.00 x 1.45	





THE BRADDOCK (C)
4 BEDROOM DETACHED
TOTAL FLOOR AREA 1820 SQ FT
SITE: 12

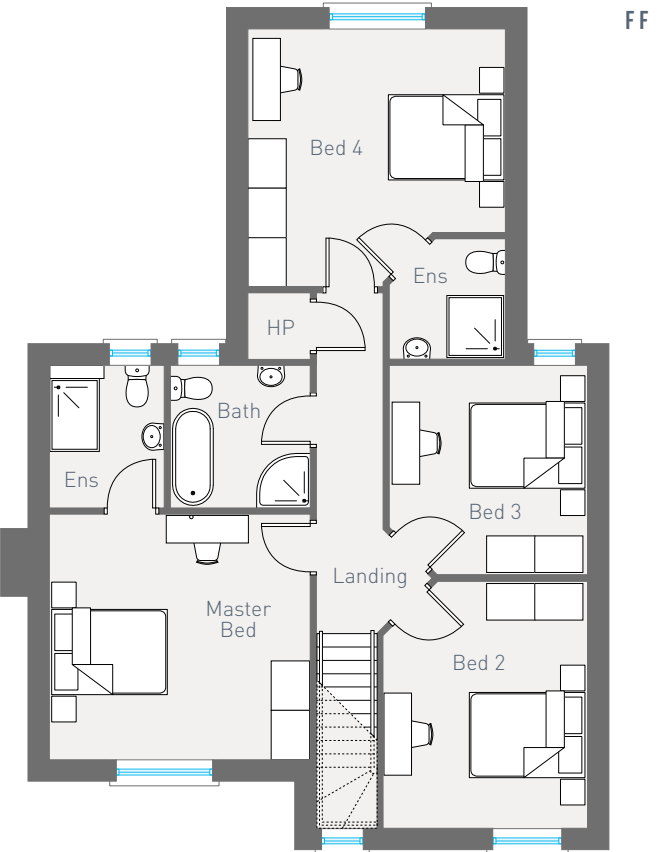
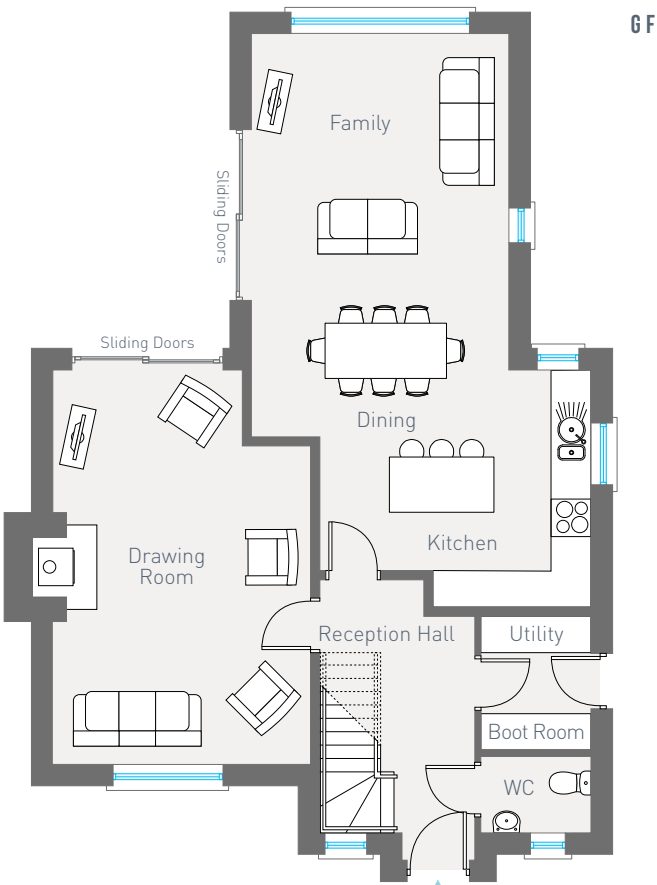


GROUND FLOOR

Reception Hall with separate WC			
Drawing Room			
ft	20'7"	x	13'10"
m	6.27	x	4.23
Kitchen / Dining / Family			
ft	31'0"	x	13'10"
m	9.44	x	4.23
Utility / Boot Room			
ft	7'4"	x	5'11"
m	2.20	x	1.81

FIRST FLOOR

Master Bedroom			
ft	14'2"	x	13'4"
m	4.28	x	4.03
Ensuite			
ft	7'9"	x	6'3"
m	2.35	x	1.88
Bedroom 2			
ft	13'5"	x	11'2"
m	4.06	x	3.36
Bedroom 3			
ft	11'5"	x	8'2"
m	3.45	x	2.46
Bedroom 4			
ft	13'10"	x	13'7"
m	4.23	x	4.16
Ensuite			
ft	6'4"	x	6'3"
m	1.95	x	1.91
Bathroom			
ft	7'9"	x	7'7"
m	2.35	x	2.30



CONTEMPORARY
DESIGN
SURROUNDED
BY GREEN OPEN
SPACES





THE ARMSTRONG (D)

4 BEDROOM DETACHED WITH OPTION FOR 6 BEDROOMS

TOTAL FLOOR AREA 1611 SQ FT

TOTAL FLOOR AREA WITH SECOND FLOOR CONVERSION 2261 SQ FT

SITES: 5 & 10



CGI showing second floor conversion



 SITE LAYOUT
NOT TO SCALE

GROUND FLOOR

Reception Hall with separate WC

Drawing Room (max)

ft 18'7" x 13'2" m 5.65 x 3.99

Kitchen / Dining / Family

ft 29'4" x 12'5" m 8.97 x 3.78

Utility / Boot Room

ft 7'8" x 6'3" m 2.32 x 1.87

FIRST FLOOR

Master Bedroom

ft 14'9" x 12'5" m 4.50 x 3.78

Ensuite

ft 6'4" x 6'2" m 1.90 x 1.84

Dressing Room

ft 6'6" x 5'3" m 1.96 x 1.56

Bedroom 2

ft 11'6" x 9'8" m 3.51 x 2.96

Bedroom 3

ft 10'6" x 7'8" m 3.19 x 2.36

Bedroom 4

ft 10'4" x 9'8" m 3.14 x 2.97

Bathroom

ft 8'10" x 6'8" m 2.70 x 2.00

SECOND FLOOR - OPTIONAL EXTRA

Bedroom 5

ft 23'2" x 10'9" m 7.08 x 3.30

Bedroom 6

ft 12'5" x 9'5" m 3.78 x 2.87

Shower Room

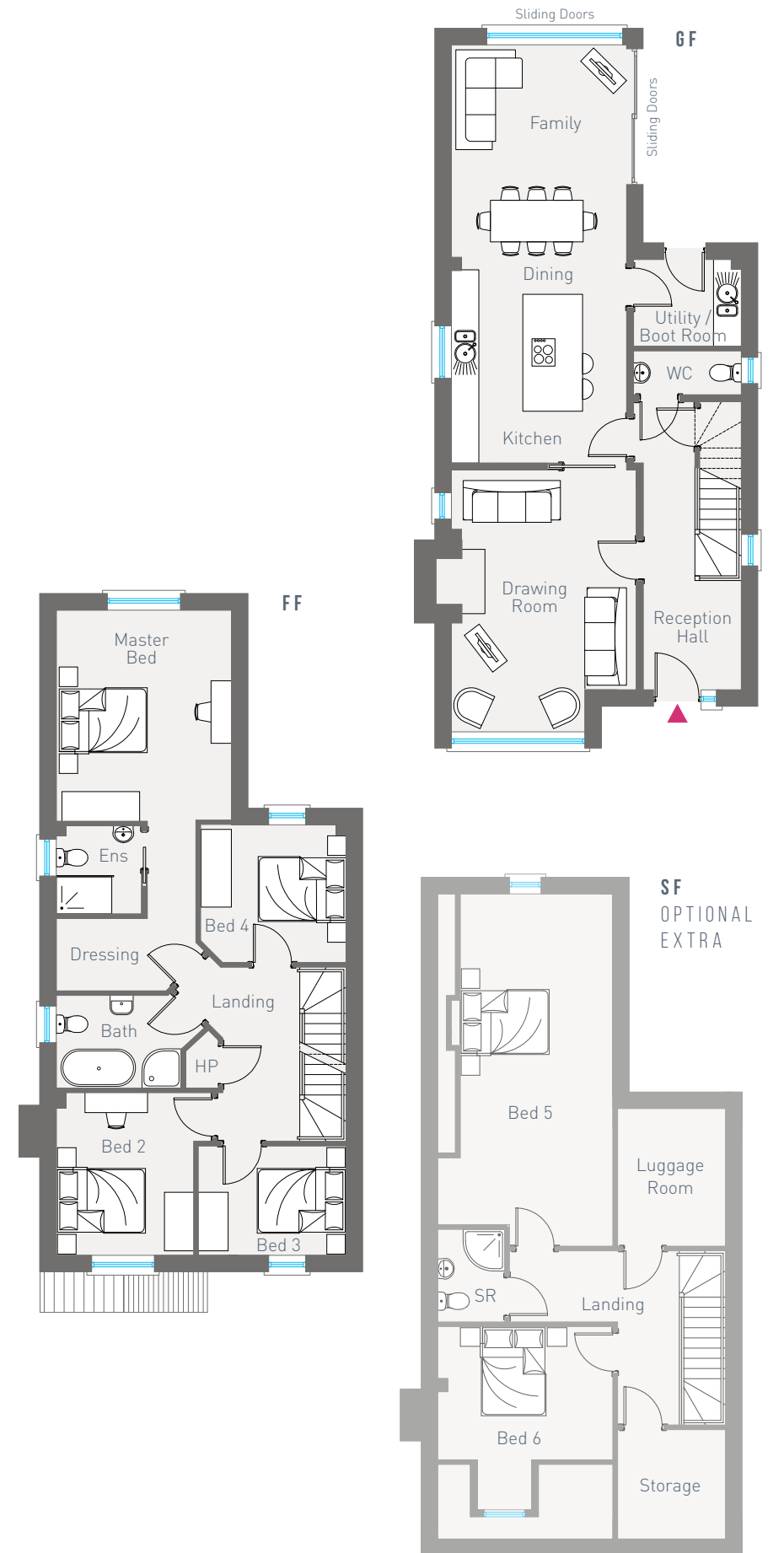
ft 6'8" x 4'9" m 2.00 x 1.45

Luggage Room

ft 7'7" x 7'9" m 2.31 x 2.37

Storage

ft 7'9" x 6'3" m 2.37 x 1.86





THE RANKIN (D)

4 BEDROOM SEMI DETACHED WITH OPTION FOR 6 BEDROOMS

TOTAL FLOOR AREA 1607 SQ FT

TOTAL FLOOR AREA WITH SECOND FLOOR CONVERSION 2244 SQ FT

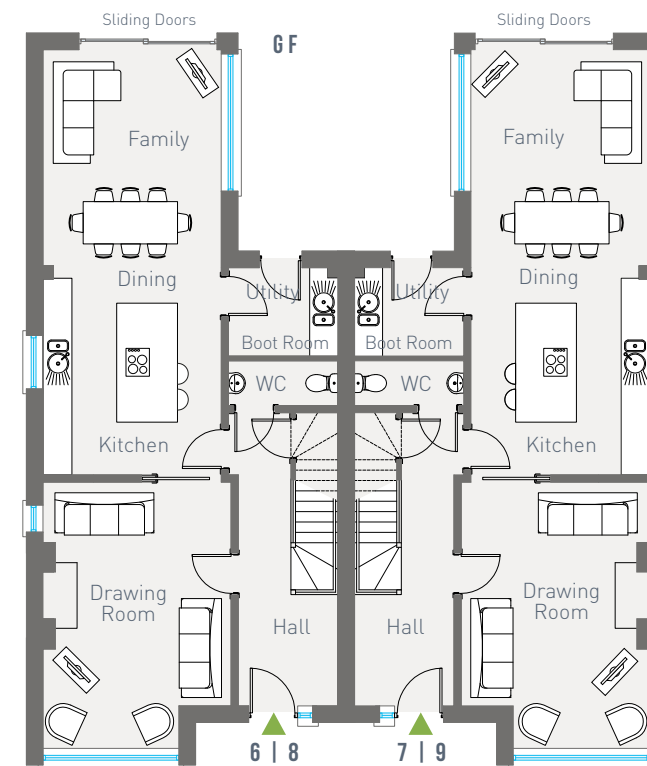
SITES: 6, 7, 8 & 9



CGI showing second floor conversion



 SITE LAYOUT
NOT TO SCALE



GROUND FLOOR

Reception Hall with separate WC

Drawing Room (max)

ft 18'7" x 13'2" m 5.65 x 3.99

Kitchen / Dining / Family

ft 29'4" x 12'5" m 8.97 x 3.78

Utility / Boot Room

ft 7'8" x 6'3" m 2.32 x 1.87

FIRST FLOOR

Master Bedroom

ft 14'9" x 12'5" m 4.50 x 3.78

Ensuite

ft 6'4" x 6'2" m 1.90 x 1.84

Dressing Room

ft 6'6" x 5'3" m 1.96 x 1.56

Bedroom 2

ft 11'6" x 9'8" m 3.51 x 2.96

Bedroom 3

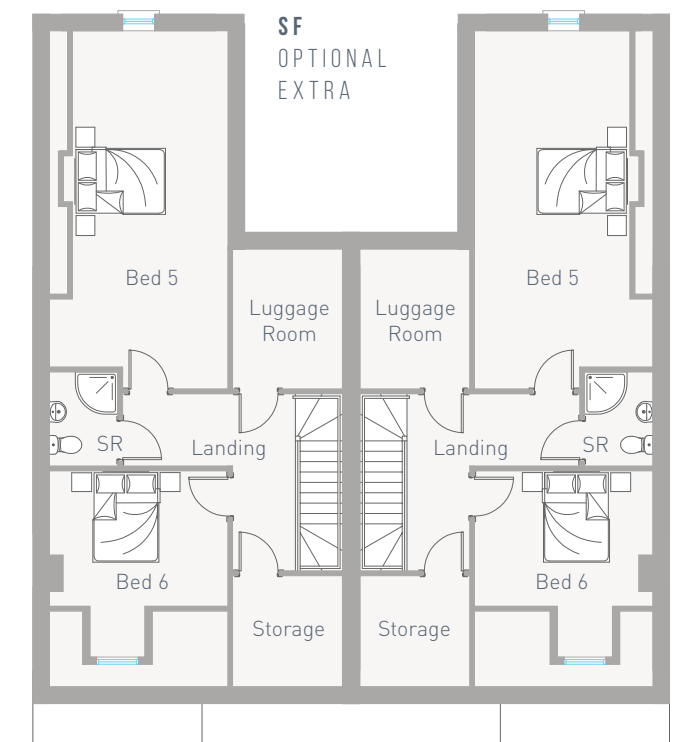
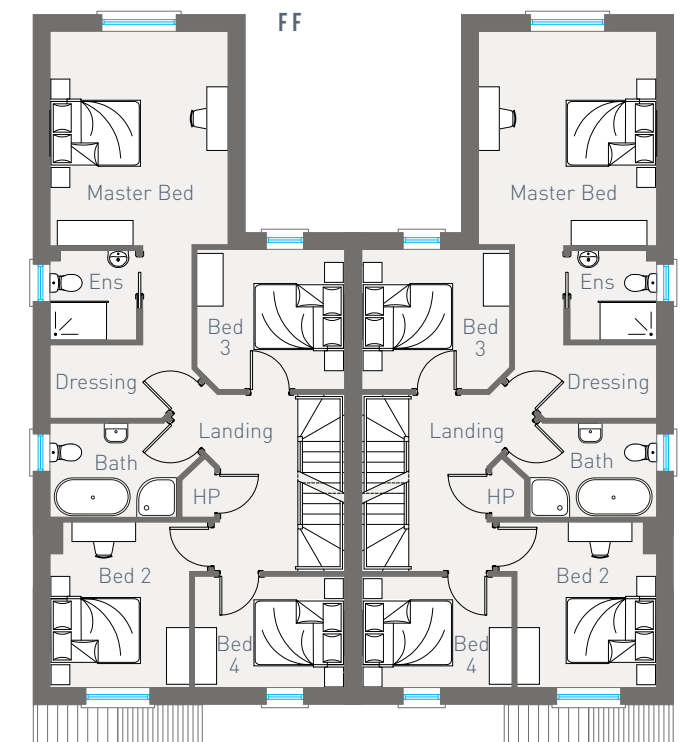
ft 10'6" x 7'8" m 3.19 x 2.36

Bedroom 4

ft 10'4" x 9'8" m 3.14 x 2.97

Bathroom

ft 8'10" x 6'8" m 2.70 x 2.00



SECOND FLOOR - OPTIONAL EXTRA

Bedroom 5

ft 23'2" x 10'9" m 7.08 x 3.30

Bedroom 6

ft 12'5" x 9'5" m 3.78 x 2.87

Shower Room

ft 6'8" x 4'9" m 2.00 x 1.45

SECOND FLOOR - OPTIONAL EXTRA

Luggage Room

ft 7'7" x 7'9" m 2.31 x 2.37

Storage

ft 7'9" x 6'3" m 2.37 x 1.86



THE STEPHENSON (F/F1)

4 BEDROOM DETACHED

TOTAL FLOOR AREA 2018 SQ FT

SITES: 2, 4 & 13



GROUND FLOOR

Reception Hall with separate WC

Drawing Room

ft 23'6" x 13'9" m 7.16 x 4.21

Kitchen / Dining / Family (max)

ft 28'11" x 18'2" m 8.84 x 5.51

Utility / Boot Room

ft 12'5" x 8'9" m 3.78 x 2.66

FIRST FLOOR

Master Bedroom

ft 13'3" x 12'4" m 4.01 x 3.73

Ensuite

ft 9'4" x 3'11" m 2.81 x 1.20

Bedroom 2

ft 13'8" x 11'7" m 4.21 x 3.53

Bedroom 3

ft 13'8" x 11'7" m 4.21 x 3.53

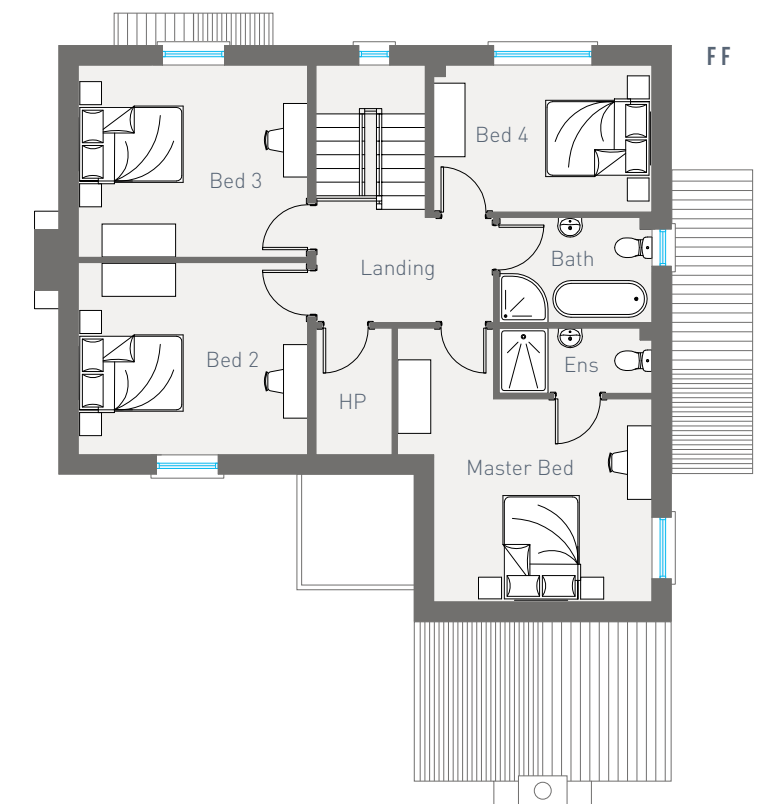
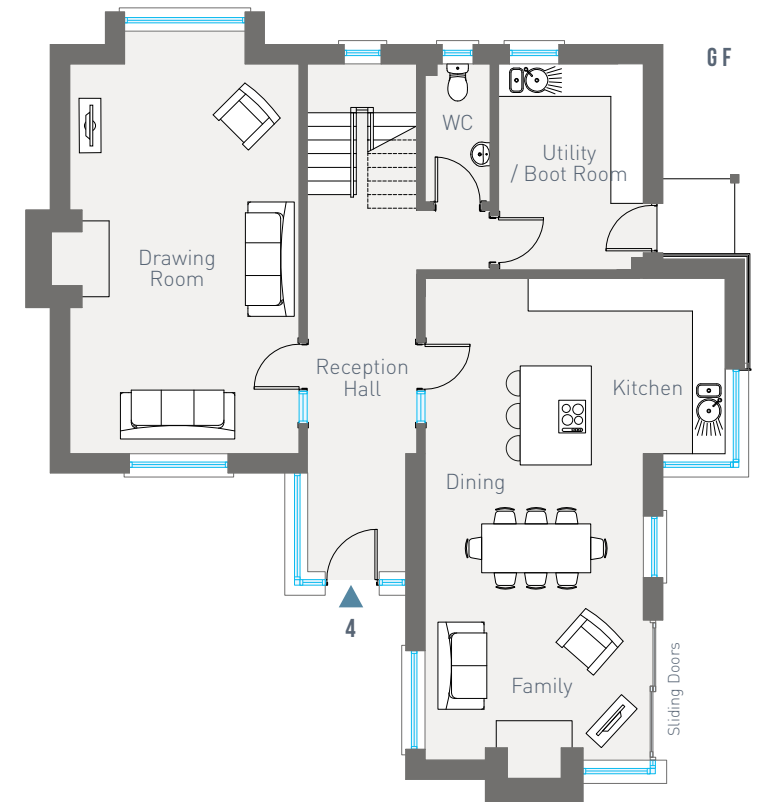
Bedroom 4

ft 13'3" x 8'10" m 4.01 x 2.70

Bathroom

ft 9'4" x 6'5" m 2.81 x 1.93

NOTE: Sites 2 & 13 will be handed versions of these plans





THE MAYGREEN (F2)

4 BEDROOM DETACHED

TOTAL FLOOR AREA 2018 SQ FT

SITE: 11



GROUND FLOOR

Reception Hall with separate WC

Drawing Room

ft 23'6" x 13'10" m 7.16 x 4.21

Kitchen / Dining / Family (max)

ft 28'11" x 18'2" m 8.84 x 5.51

Utility / Boot Room

ft 12'5" x 8'9" m 3.78 x 2.66

FIRST FLOOR

Master Bedroom

ft 13'2" x 12'4" m 4.01 x 3.73

Ensuite

ft 9'4" x 3'11" m 2.81 x 1.20

Bedroom 2

ft 13'10" x 11'7" m 4.21 x 3.53

Bedroom 3

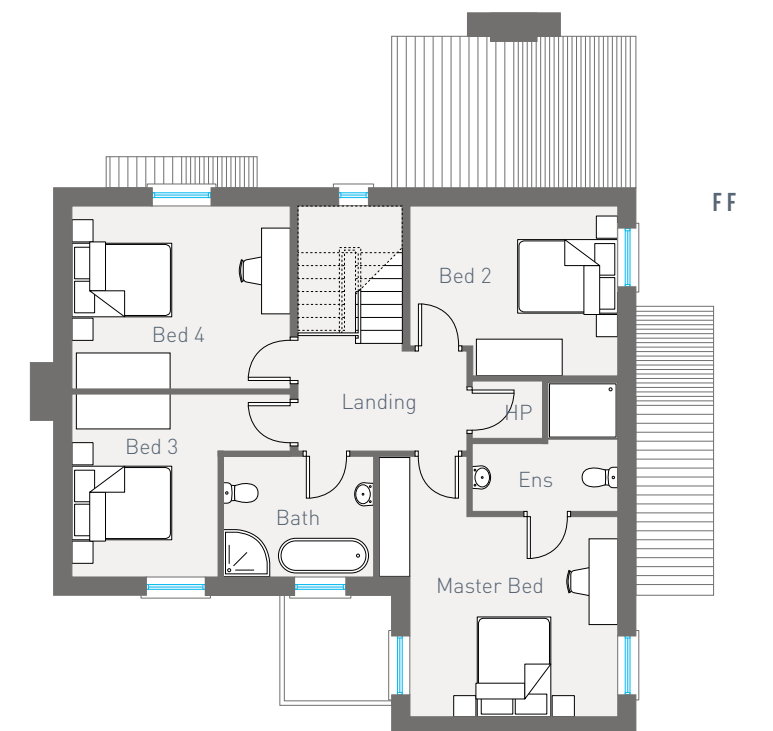
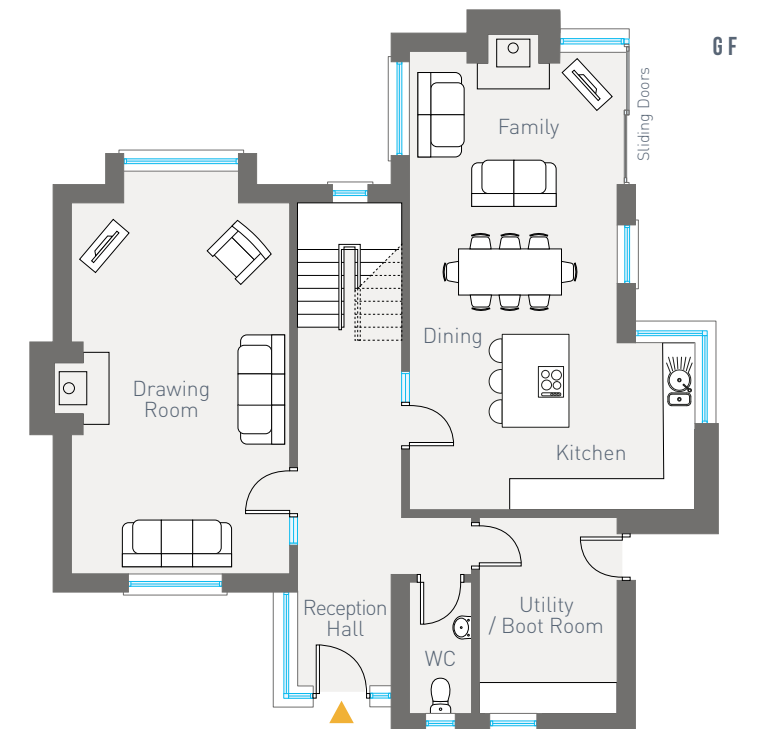
ft 13'10" x 11'7" m 4.21 x 3.53

Bedroom 4

ft 13'3" x 8'10" m 4.01 x 2.70

Bathroom

ft 9'4" x 6'5" m 2.81 x 1.93





THOUGHTFULLY
DESIGNED,
CONTEMPORARY
SPACES

TO RELAX, UNWIND AND
ENTERTAIN



KITCHENS & UTILITY

THE LUXURY 'PORTER TRUE HANDLESS' KITCHENS AT DUNADRY GATE OFFER SPACE TO SOCIALISE AND ENJOY TIME WITH FAMILY. EQUIPPED WITH STATE OF THE ART APPLIANCES AND AVAILABLE IN A RANGE OF COLOUR PALETTES, THESE STYLISH KITCHENS WILL BE FINISHED TO THE HIGHEST QUALITY AND WILL BECOME THE HEART OF THE HOME

KITCHEN

Individually designed kitchen layouts by Porter with choice of handleless doors and drawers
Blum hinge units radiate a sense of sophistication
Sleek and practical Quartz worktops with tiled splashback
Undermount single bowl stainless steel sink with chrome mixer tap
Stainless steel appliances throughout including:

- Built in high level oven with matching microwave
- Electric hob
- Ceiling mounted extractor fan above hob
- Integrated dishwasher
- Integrated fridge / freezer

Stylish concealed under unit lighting
Recessed LED downlights to kitchen area
PC sum available to choose your preferred floor and wall tiles from our suppliers extensive designer range of marble and porcelain tiling

UTILITY ROOM

Quality utility units from the Porter range with laminate worktop
Space and plumbing provided for free-standing washing machine and tumble dryer
PC sum available to choose your utility room floor tiles



BATHROOMS ENSUITES & WCs

WITH STUNNING GLASS SHOWER ENCLOSURES AND QUALITY CHROME FITTINGS, EACH BATHROOM AND ENSUITE AT DUNADRY GATE IS A STATEMENT OF LUXURY. USE THE PC SUM TO CHOOSE YOUR PREFERRED TILING FROM OUR SUPPLIERS EXTENSIVE DESIGNER RANGE TO CREATE AN OVERALL EFFECT OF ELEGANCE AND SOPHISTICATION

- Free standing bath with wall mounted chrome taps where applicable
- Spacious walk-in shower enclosure fitted with glass sliding door, chrome thermostatic mixer, wall mounted fixed shower head and low profile shower tray
- Wash basins with vanity units in ensuites
- WC with soft-closing seat cover, and dual flush
- Chrome heated towel rail in bathrooms and ensuites
- Recessed LED downlights
- PC sum available to choose your preferred bathroom and ensuite tiles from our suppliers extensive designer range of ceramic and porcelain tiling





EXTERNAL FEATURES

OUR HOMES ARE DESIGNED FOR THE FUTURE, AND INCLUDE FEATURES TO CREATE A MORE SUSTAINABLE, ECO-FRIENDLY WAY OF LIFE FOR YOU AND THE ENVIRONMENT. WE ARE DEDICATED TO BUILDING EXCEPTIONAL PLACES WHERE RESIDENTS CAN ENJOY A FANTASTIC QUALITY OF LIFE. DUNADRY GATE OFFERS A LIFESTYLE RARELY FOUND ELSEWHERE.

- Turfed lawns to front and rear gardens where applicable
- Double glazed windows in anthracite grey frames
- High quality sliding patio doors
- Composite front door with multi-point locking system
- External lights provided to front and rear
- Paths and patio area finished in paviors
- Tarmac driveways
- External water tap
- Landscaping to gardens where applicable
- Garage available as optional extra - site permitting
- Provision for electric car charging

NHBC 10 Year NHBC Warranty issued on build completion



INTERNAL FINISHES

- Walnut internal doors with polished chrome door furniture
- Painted skirting and architraves to complement internal doors
- Painted spindles with walnut handrail to stairs
- Generous PC sum towards your choice of ceramic or porcelain tiling for the kitchen, bathrooms, utility and reception hall
- Quality carpet and underlay laid to lounge, stairs, landing and bedrooms
- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground floor
- Ultra low emission Eco R5 woodburning stove
- Wired for satellite TV point to main reception room and master bedroom
- Telephone points provided to reception rooms
- Pendant lighting to feature in living room, landings and bedrooms
- Smart Home Security System
- Mains supply smoke detectors and heat detectors with battery back-up
- Provision for "smart home" technology " capabilities - control your heating, lighting, entertainment and security throughout your home with an app on your phone



LIGHT AND AIRY BY DAY AND A COSY, COMFORTABLE RETREAT AT NIGHT, THE INTERIORS AT DUNADRY GATE ARE WELCOMING SPACES THAT INVITE YOU TO RELAX





THE NORTON (B)
4 or 6 Bedroom Detached



THE RANKIN (D)
4 or 6 Bedroom Semi Detached



THE BRADDOCK (C)
4 Bedroom Detached



THE STEPHENSON (F / F1)
4 Bedroom Detached



THE ARMSTRONG (D)
4 or 6 Bedroom Detached



THE MAYGREEN (F2)
4 Bedroom Detached

DISCOVER A MORE
RELAXING WAY TO LIVE,
WHERE IDYLIC
SURROUNDINGS, QUALITY
CRAFTSMANSHIP
AND CONVENIENCE COME
AS STANDARD

EXPERIENCE A MAGICAL
SUNSET SURROUNDED BY
LUSH GREENERY,
AND FEEL A REAL
SENSE OF BELONGING IN
THIS EXCLUSIVE RURAL
COMMUNITY



DUNADRY GATE
DUNADRY

JOINT SELLING AGENTS



ANTRIM
02894 466 777

GLENGORMLEY
028 9083 0803

www.country-estates.com



SOUTH BELFAST
028 9066 8888

www.simonbrien.com

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B L O C K
creative property marketing

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CGI shown for illustration purposes only

