

NEWTOWNARDS | CO. DOWN



CARLETON BRIDGE MEWS

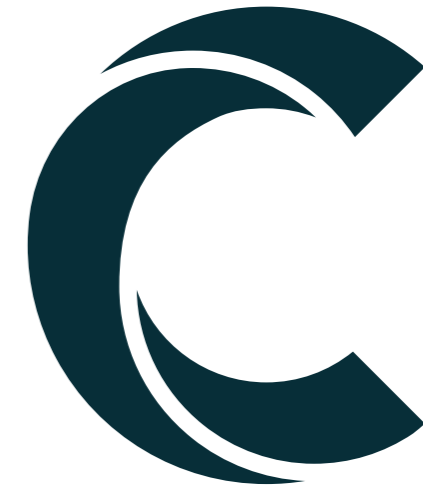
ON SOUTH STREET

DETACHED AND SEMI-DETACHED MODERN HOMES



EXPECTATIONS OF WHAT WE WANT FROM OUR HOMES AND THE AREAS WE LIVE IN ARE AS MUCH ABOUT PERSONAL WELLBEING AS THEY ARE ABOUT CONVENIENCE.

CARLETON BRIDGE MEWS OFFERS COMFORTABLE, HIGH-QUALITY, STYLISH HOMES AND ALL THE REQUIREMENTS FOR A FULFILLING AND HOLISTIC LIFESTYLE.



CARLETON BRIDGE MEWS IS THE LATEST DEVELOPMENT FROM DUNLOP HOMES, INTRODUCING AN ATTRACTIVE MIX OF DETACHED AND SEMI-DETACHED HOMES LOCATED ON SOUTH STREET, NEWTOWNARDS.

These three and four-bedroom homes offer classically designed brick and render finishes set among beautiful and thoughtfully landscaped streetscapes close to some of the most desirable locations that any location could offer.

Newtownards offers residents the peace and calm of a semi-rural town, complemented by an abundance of amenities and attractions that cater for one of Northern Ireland's most popular places to live. It's not hard to see why. The town and surrounding areas are a hive of indoor and outdoor activity, including a vibrant cafe culture, many local and national shopping brands, excellent educational facilities and some of the finest recreational opportunities around.

Few developments offer the accessibility of CARLETON BRIDGE MEWS to stunning

outdoor space. The beech and hazel woodland of Scrabo Country Park is just a five minutes drive. Also, Londonderry Park is a few minutes walk away, where recreation and sport are catered for across various pitches, public parkland and play areas. Perhaps the biggest treat is the proximity to the Floodgates Walk, a stunning route along Strangford Lough's northern strand, accessing one of Europe's most outstanding areas of natural beauty.

Residents with a wide range of backgrounds make Newtownards their base. Its welcoming atmosphere and selection of good schools make it a popular choice with families. At the same time, its closeness to Belfast affords them the chance to enjoy flourishing careers and social lives for the perfect work-life balance.





GREENER LIVING. BETTER FOR THE PLANET. BETTER FOR YOU.

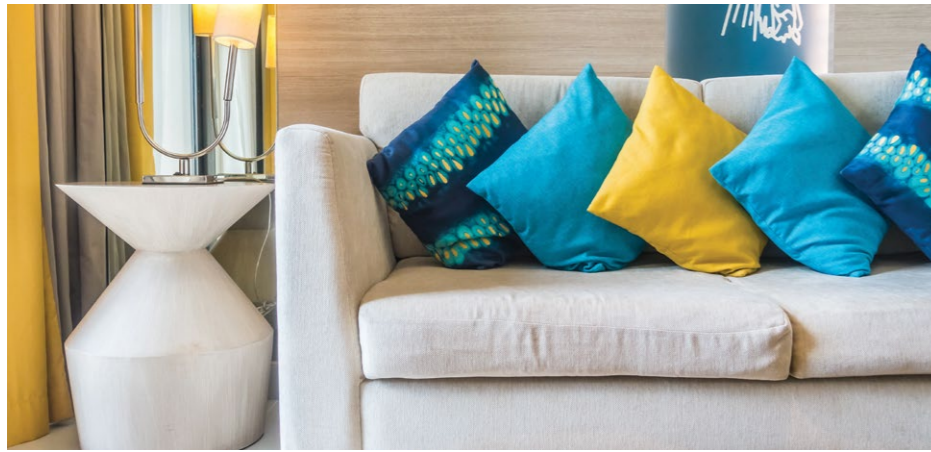
Dunlop Homes is committed to reducing the impact of construction on the natural environment and supporting our customers as much as possible against the increase in energy costs.

Carleton Bridge Mews includes smart green technology that helps our customers save money and run a more eco-friendly household.

Every home includes Solar PV Panels so you can produce your own power from sunlight as well as wiring for an electric vehicle charge point meaning our customers can save money both inside AND outside their home!

SPEAK TO OUR TEAM TO FIND OUT MORE...





SPECIFICATION

A home from Dunlop Homes embodies the many benefits of buying a brand new house, focusing on people and place. Our commitment is to build your home with care and create vibrant communities where people can live their best lives. The quality of our homes and the specifications throughout are defined by quality, style sustainability and durability.

KITCHEN & UTILITY

- High-quality units with a choice of worktop, doors and handles.
- Integrated appliances to include electric hob, electric oven, extractor fan, fridge/freezer and dishwasher.
- Free-standing washing machine/dryer included
- Concealed under unit lighting in kitchen.

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings.
- Separate shower in the bathroom (where applicable) or a shower over the bath.
- Chrome towel radiators.

CARPET & TILING

- Carpet to lounge, stairs, landing and all bedrooms.
- Floor tiling to hall, kitchen, utility, cloakroom, bathroom and en-suite.
- Wall tiling to shower enclosures, around the bath and splashbacks to all wash hand basins.

HEATING

- Gas fired central heating.
- Energy efficient boiler fitted which provides hot water on demand.
- Thermostatically controlled radiators fitted throughout.

INTERNAL FEATURES

- Walls, ceilings, doors and woodwork painted throughout.
- Generous electrical specification to include power points, TV points to all bedrooms and phone points.
- Security alarm.
- French doors leading to patio area.
- Downlights to kitchen, WC, bathroom and en-suite.

EXTERNAL FEATURES

- Extensive landscaping throughout the development.
- Paved patios and pathways.
- Hedging and painted railings to selected sites.
- Lawns laid in turf to rear and front gardens, where applicable.
- External water tap.
- High-quality front door and uPVC windows.
- Concrete tile roof.
- Houses finished with coloured render.
- Sunrooms are available on properties where indicated on the site plan.

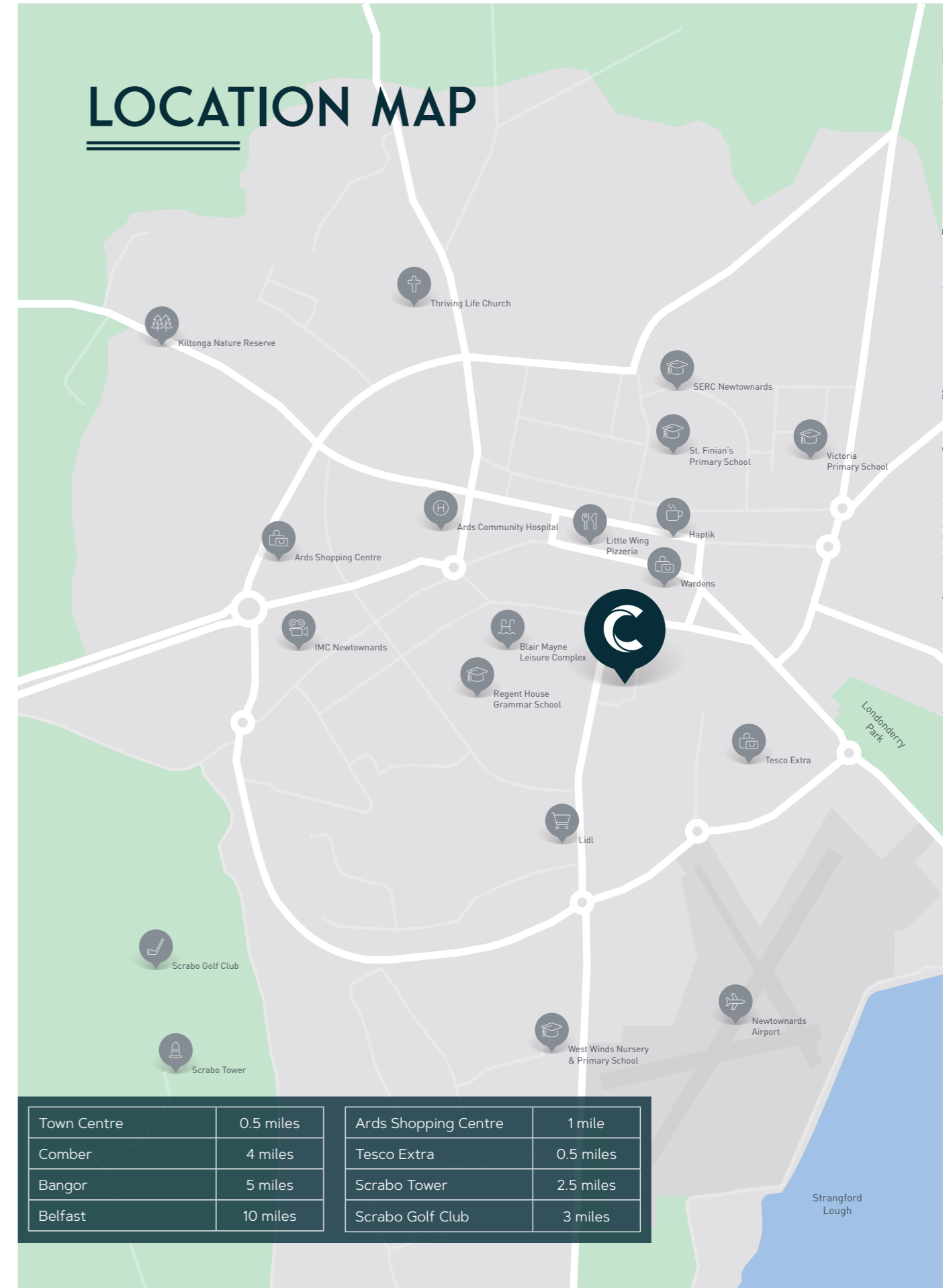
WARRANTY

- All homes come with a 10-year NHBC Warranty.

SITE MAP



LOCATION MAP





HOUSE TYPE A

926 SQ. FT.

3 BEDROOM SEMI-DETACHED
SITE NOS: 13, 14, 15, 16, 35, 36, 38, 39

GROUND FLOOR

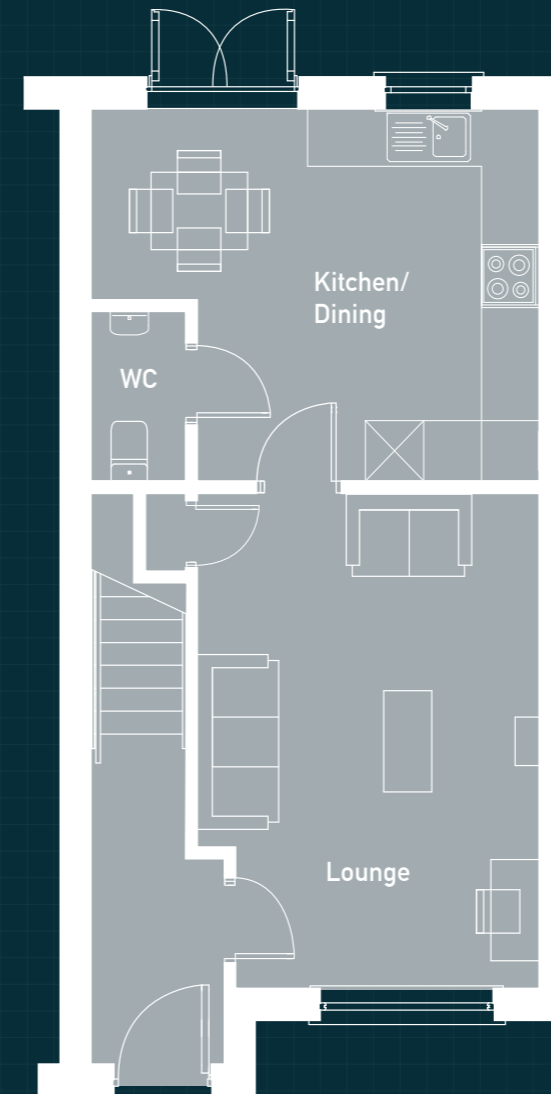
Lounge	16'10" x 11'07" max
Kitchen/Dining	15'03" x 12'08" max
WC	5'09" x 3'03"

FIRST FLOOR

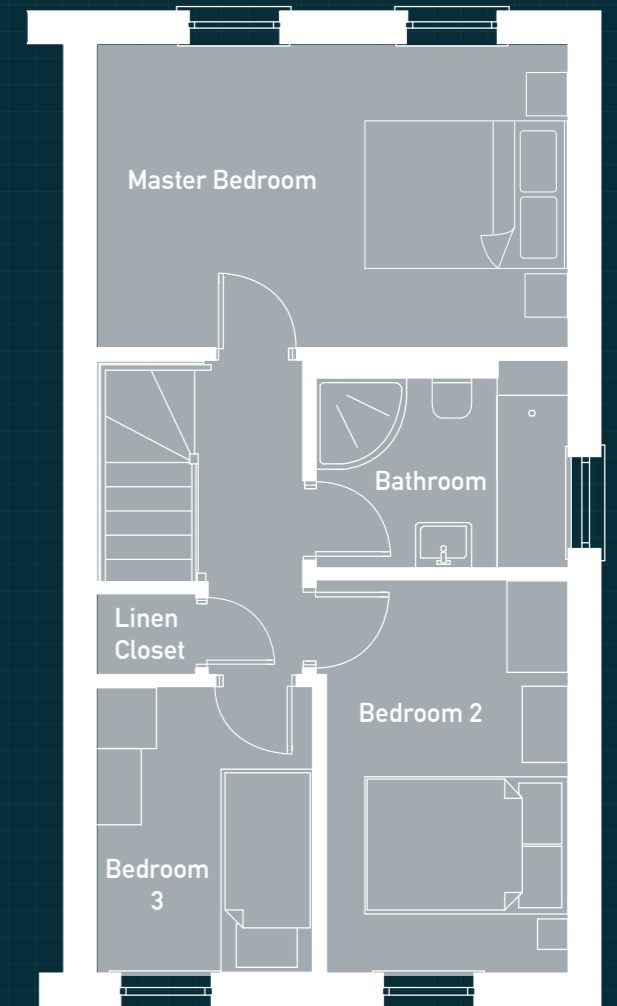
Master Bedroom	15'03" x 9'10"
Bedroom 2	12'08" x 7'10"
Bedroom 3	9'03" x 7'00"
Bathroom	8'02" x 6'09" max
Linen Closet	3'03" x 2'07"

HOUSE TYPE A

FLOORPLANS



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE B1

938 SQ. FT.
3 BEDROOM SEMI-DETACHED
SITE NOS: 30, 31

GROUND FLOOR

Living	15'07" x 13'04" max
Kitchen/Dining	16'02" x 8'02"
Utility Store	5'04" x 2'11" min
WC	7'07" x 3'00"

FIRST FLOOR

Master Bedroom	15'07" x 10'05"
Bedroom 2	11'11" x 8'03"
Bedroom 3	7'08" x 7'00"
Bathroom	8'03" x 7'00"
Linen Closet	3'06" x 2'06"

HOUSE TYPE B1

FLOORPLANS



GROUND FLOOR

FIRST FLOOR



HOUSE TYPE B2

938 SQ. FT.
3 BEDROOM SEMI-DETACHED
SITE NOS: 32, 33

GROUND FLOOR

Living	15'07" x 13'04" max
Kitchen/Dining	16'02" x 8'02"
Utility Store	5'04" x 2'11" min
WC	7'07" x 3'00"

FIRST FLOOR

Master Bedroom	15'07" x 10'05"
Bedroom 2	11'11" x 8'03"
Bedroom 3	7'08" x 7'00"
Bathroom	8'03" x 7'00"
Linen Closet	3'06" x 2'06"

HOUSE TYPE B2

FLOORPLANS



GROUND FLOOR

FIRST FLOOR



HOUSE TYPE C

1,007 SQ. FT.

3 BEDROOM DETACHED
SITE NOS: 17, 18

GROUND FLOOR

Lounge	13'03" x 12'04" max
Kitchen/Dining	16'08" x 10'01"
Utility Store	5'05" x 7'01" min
WC	5'05" x 3'04"

FIRST FLOOR

Master Bedroom	13'04" x 11'08" Max
Master En-Suite	8'09" x 4'07"
Bedroom 2	10'05" x 9'00"
Bedroom 3	10'05" x 7'04"
Bathroom	8'09" x 5'07"
Linen Closet	3'02" x 2'05"

HOUSE TYPE C

FLOORPLANS



GROUND FLOOR

FIRST FLOOR



HOUSE TYPE D

1,071 SQ. FT.

3 BEDROOM SEMI-DETACHED
SITE NOS: 11, 12, 40, 41

GROUND FLOOR

Lounge	15'00" x 11'08"
Kitchen/Dining	11'08" x 16'00"
Utility Room	6'09" x 3'04"
WC	4'08" x 3'04"

FIRST FLOOR

Master Bedroom	15'01" x 11'02"
En-Suite	9'11" x 4'07"
Bedroom 2	11'00" x 8'11"
Bedroom 3	11'00" x 6'10"
Bathroom	9'07" x 5'07"
Linen Closet	3'01" x 2'00"

HOUSE TYPE D

FLOORPLANS



GROUND FLOOR

FIRST FLOOR



HOUSE TYPE E

1,183 SQ. FT.

3 BEDROOM SEMI-DETACHED
SITE NO: 34

GROUND FLOOR

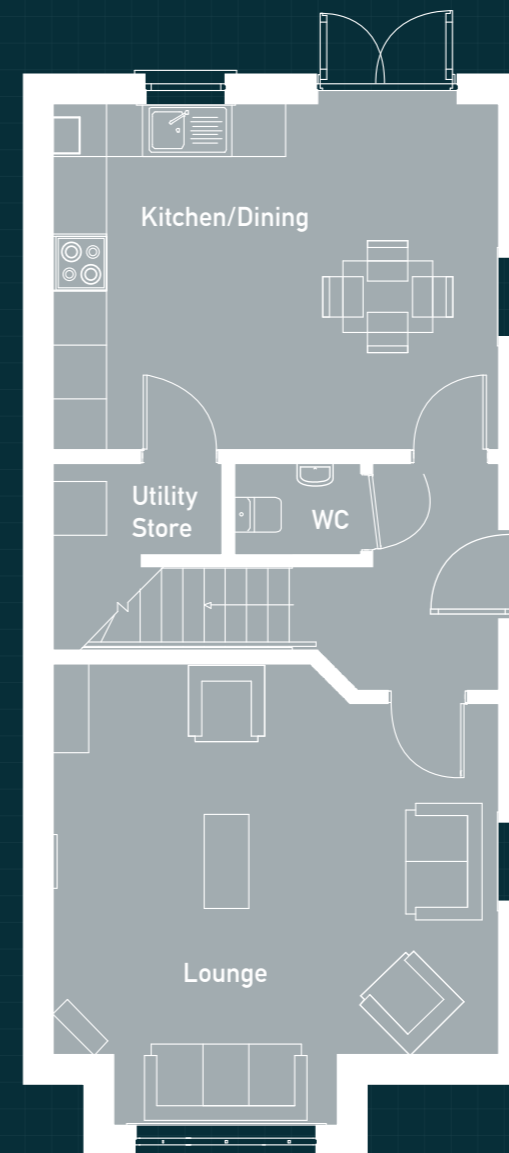
Lounge	16'04" x 14'04" max
Kitchen/Dining	16'04" x 12'08"
Utility Store	6'03" x 3'05"
WC	4'07" x 3'05"

FIRST FLOOR

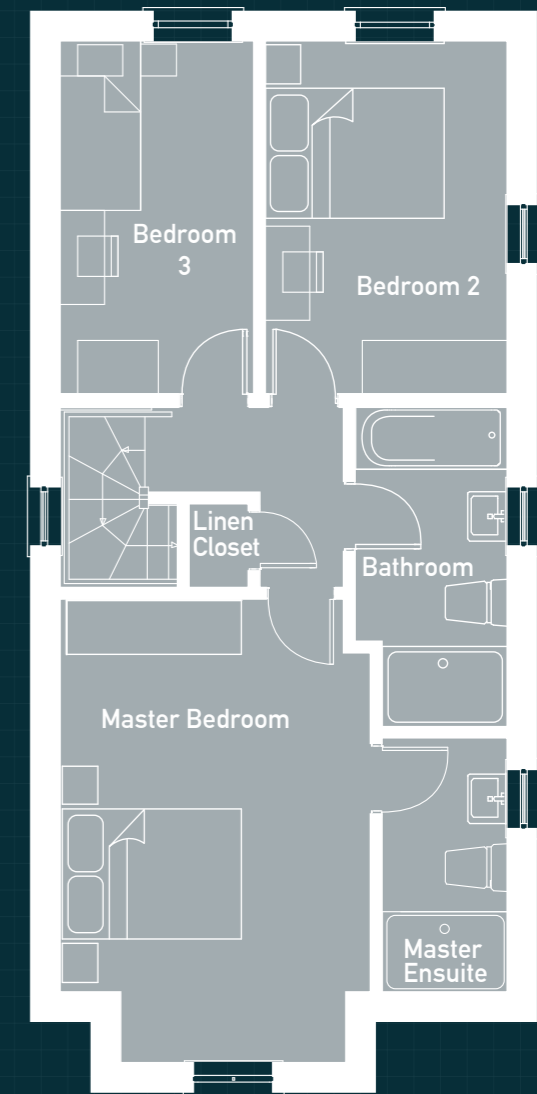
Master Bedroom	14'05" x 11'05" max
Master En-suite	9'04" x 4'07"
Bedroom 2	13'00" x 8'11"
Bedroom 3	13'00" x 7'01"
Bathroom	11'04" x 5'07" max
Linen Closet	3'02" x 2'02"

HOUSE TYPE E

FLOORPLANS



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE F

939 SQ. FT.
3 BEDROOM DETACHED
SITE NO: 37

GROUND FLOOR

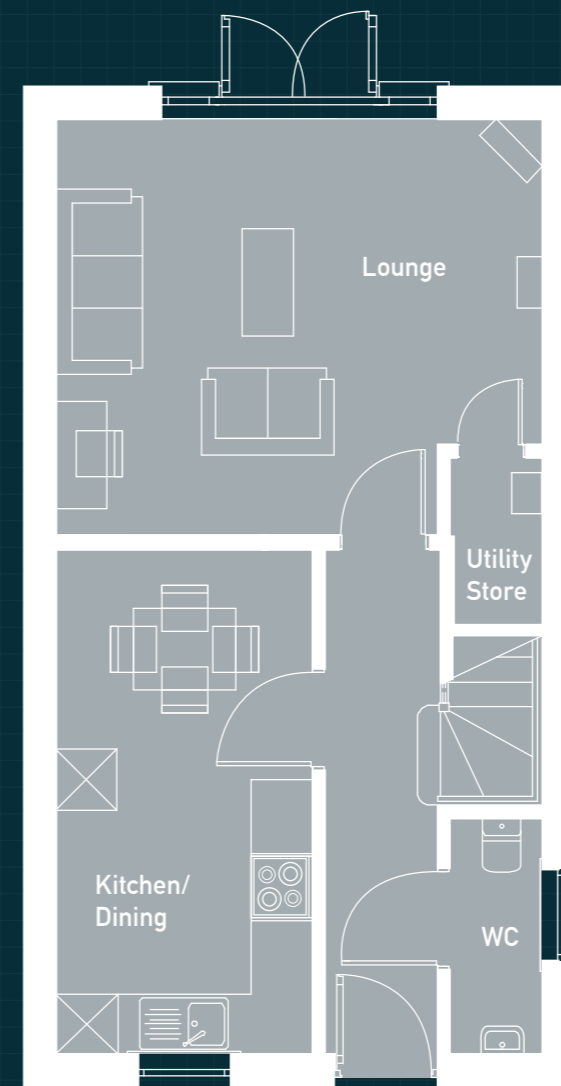
Living	15'08" x 13'04" max
Kitchen/Dining	16'03" x 8'03"
Utility Store	5'05" x 3'00" max
WC	7'07" x 3'00"

FIRST FLOOR

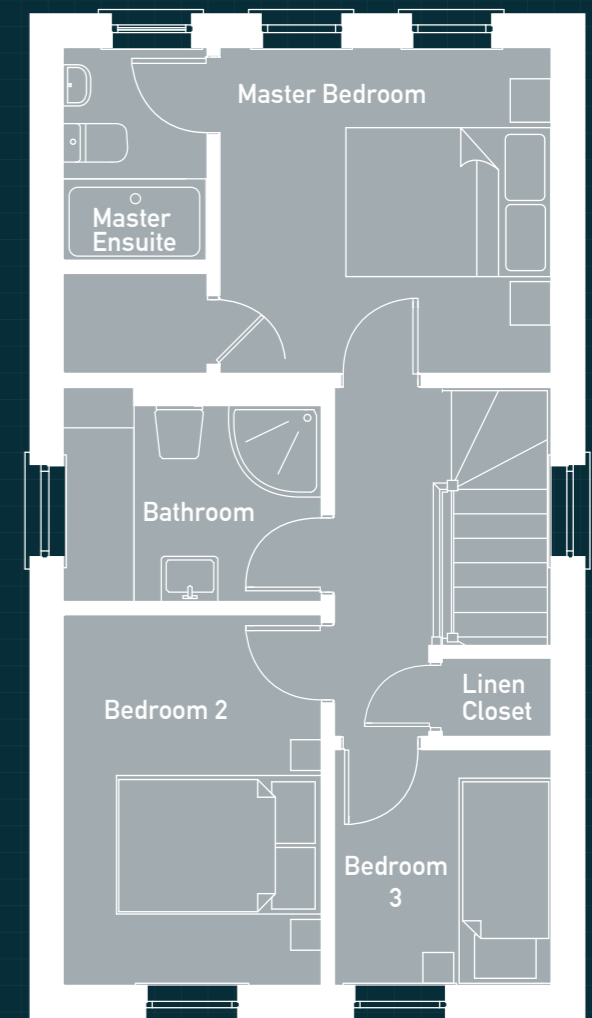
Master Bedroom	10'08" x 10'05" max
Master En-suite	6'10" x 4'07"
Bedroom 2	11'11" x 8'03"
Bedroom 3	7'07" x 7'00"
Bathroom	8'03" x 6'11" max
Linen Closet	3'06" x 2'06"

HOUSE TYPE F

FLOORPLANS



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE G1

1,180 SQ. FT.

3 BEDROOM DETACHED
SITE NO: 29

GROUND FLOOR

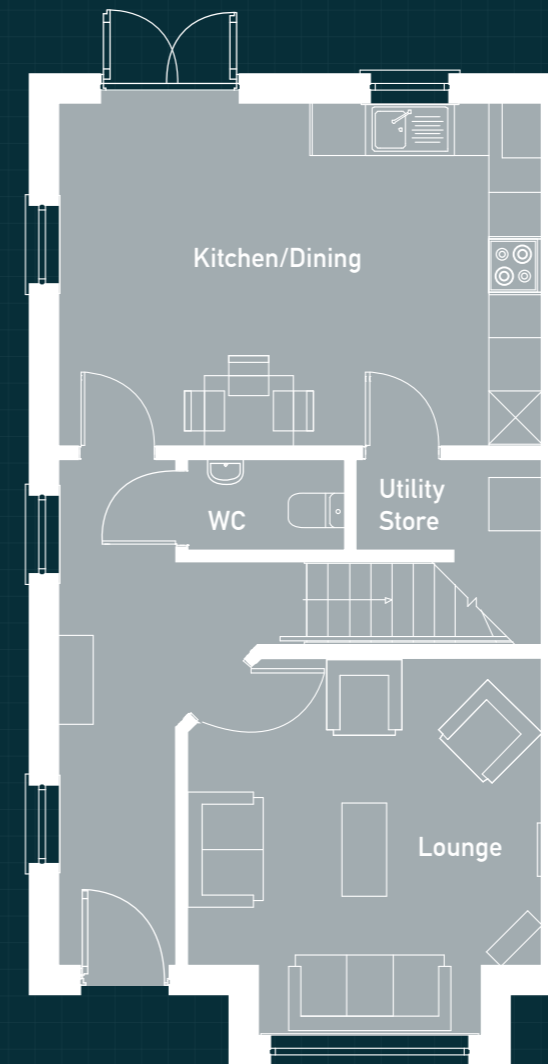
Lounge	13'02" x 11'05" max
Kitchen/Dining	17'10" x 12'08"
Utility Store	6'10" x 3'05"
WC	5'11" x 3'05"

FIRST FLOOR

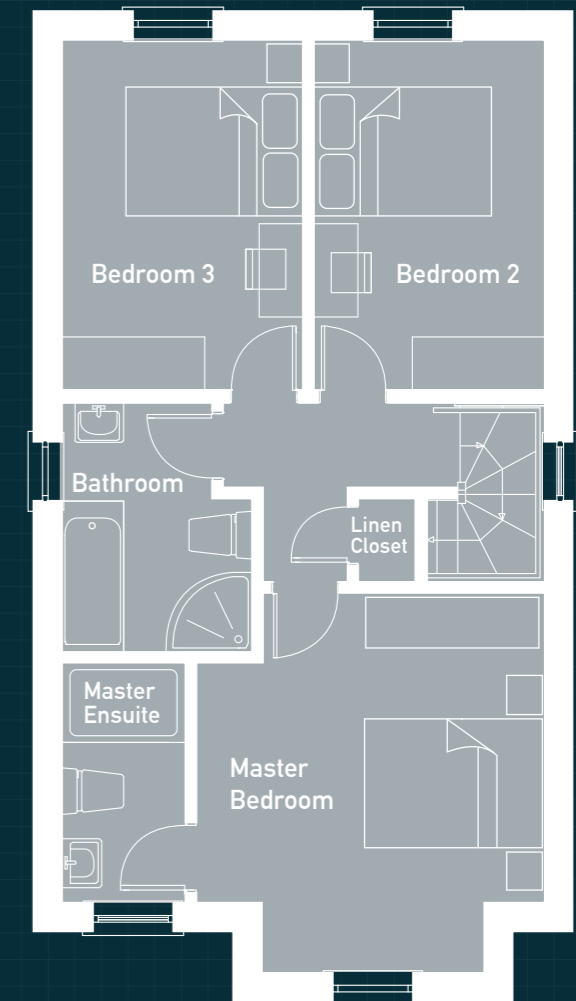
Master Bedroom	14'00" x 12'10" max
Master En-suite	8'10" x 4'07"
Bedroom 2	13'00" x 8'11"
Bedroom 3	13'00" x 8'06"
Bathroom	9'03" x 7'00" max
Linen Closet	3'02" x 2'02"

HOUSE TYPE G1

FLOORPLANS



GROUND FLOOR



FIRST FLOOR



DEVELOPER

info@dunlophomes.com
www.dunlophomes.com



SELLING AGENT

028 9181 1444
newtownards@ulsterpropertysales.co.uk
www.ulsterpropertysales.co.uk



SELLING AGENT

028 9180 0700
newtownards@simonbrien.com
www.simonbrien.com



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