



Castlelodge Park

COMBER

3 & 4 Bedroom Homes



Castlelodge Park

COMBER

Welcome home.

A select development of 22 homes for modern living.
3 + 4 bedroom detached and semi-detached homes.





Style A
3 Bedroom Semi-Detached



Style B
4 Bedroom Semi-Detached



Style C
4 Bedroom Detached



Style C2
4 Bedroom Detached



Style D
4 Bedroom Detached



Style E
4 Bedroom Detached



Style G
4 Bedroom Detached



Garage



Sun Lounge

Castlelodge Park



Style A

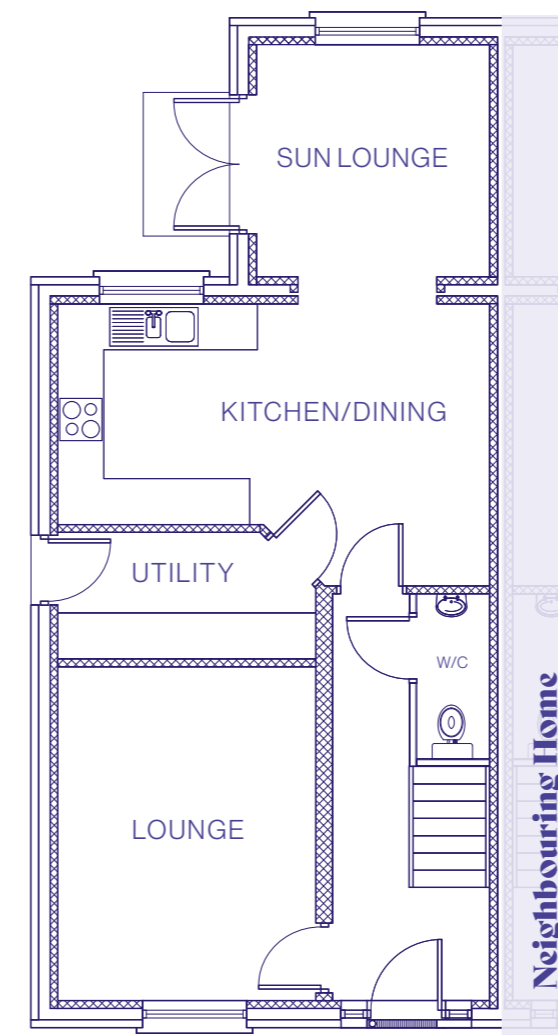
Style A

Three Bedroom Semi-Detached Home

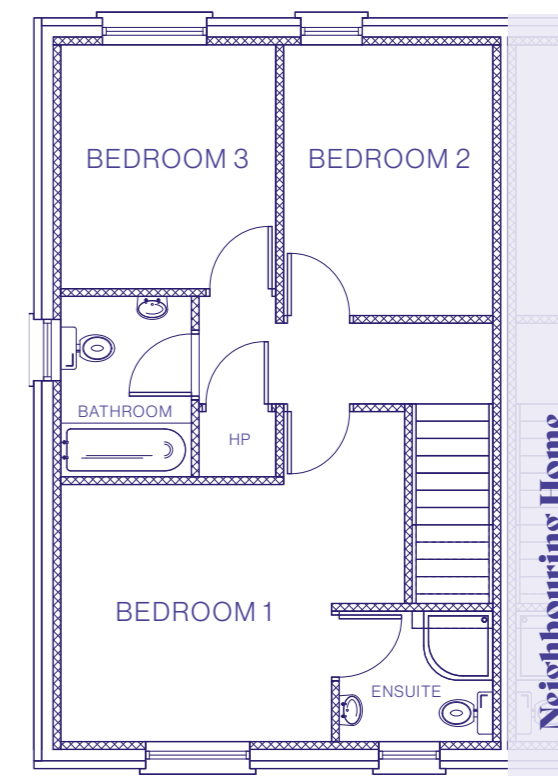
with spacious lounge, open plan kitchen, dining, sun lounge with utility room leading through to side access & WC off hallway. Upstairs benefits from 3 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Render Finish
Site Numbers
7, 8, 9, 10

Ground Floor



First Floor



Dimensions

Sun Lounge		
3.03m x 3.04m		9' 11" x 9' 11"
Kitchen/Dining		
3.68m (max) x 5.63m		18' 5" (max) x 12' 0"
Utility		
3.36m (max) x 1.65m		11' 0" (max) x 5' 5"
Lounge		
3.36m x 4.35m		11' 0" x 14' 3"
Bedroom 1		
4.48m x 3.35m (Max)		14' 8" x 10' 11"
Ensuite		
2m x 1.7m		6' 6" x 5' 6"
Bedroom 2		
2.73m x 3.53m		8' 11" x 11' 6"
Bedroom 3		
2.80m x 3.18m		9' 2" x 10' 5"
Bathroom		
1.70m x 2.35m		5' 6" x 7' 8"



Style B

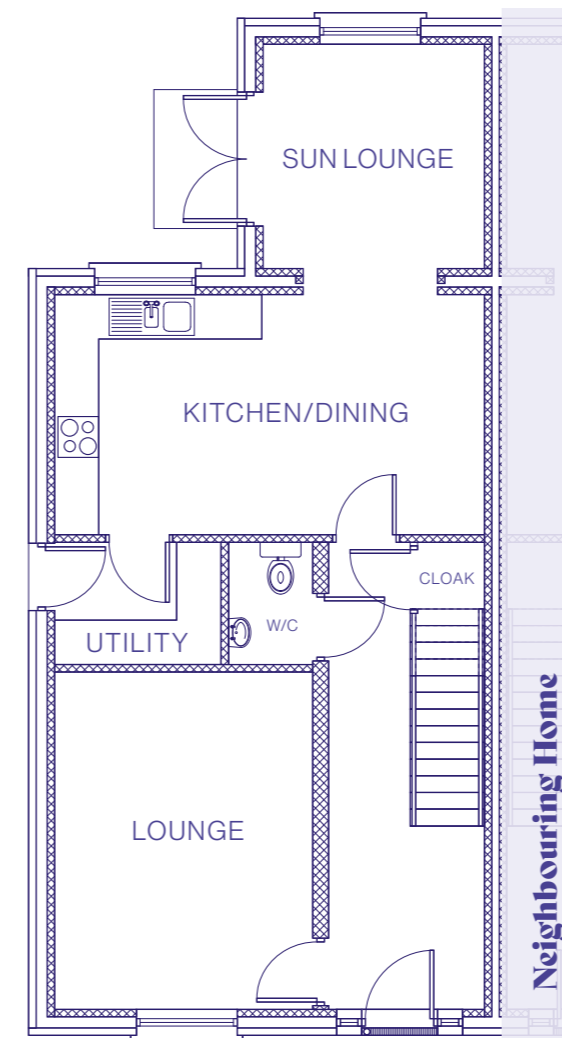
Style B

Four Bedroom Semi-Detached Home

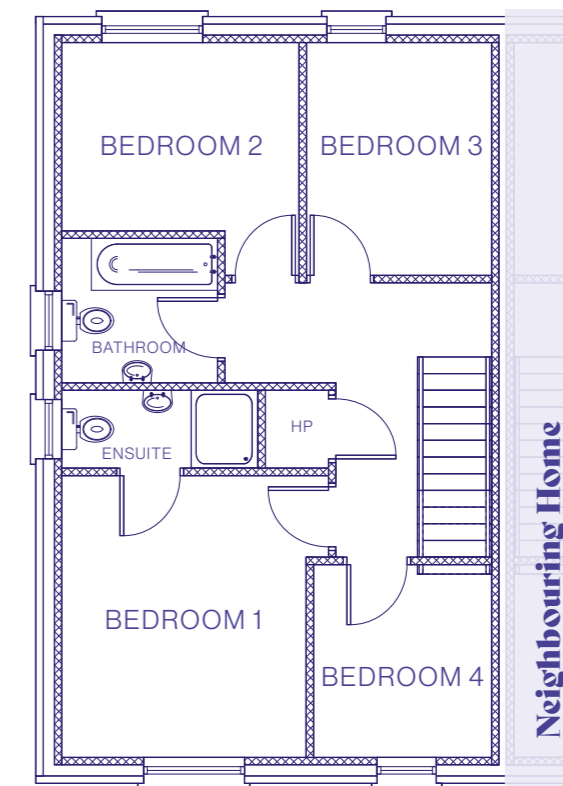
with spacious lounge, open plan kitchen, dining, sun lounge with utility room leading through to side access & WC off hallway. Upstairs benefits from 3 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Brick Finish
Site Numbers
12, 13, 16, 17, 20, 21

Ground Floor



First Floor



Dimensions

Sun Lounge		
2.98m x 3.03m	9' 9" x 9' 11"	
Kitchen/Dining		
5.80m x 3.24m	19' 0" x 10' 7"	
Utility		
2.25m x 1.65m	7' 4" x 5' 5"	
Lounge		
3.48m x 4.55m	11' 5" x 14' 11"	
Bedroom 1		
3.30m x 3.80m	10' 9" x 12' 5"	
Ensuite		
2.65m x 1.05m	8' 8" x 3' 5"	
Bedroom 2		
3.20m x 2.54m	10' 6" x 8' 4"	
Bedroom 3		
2.50m x 3.14m	8' 2" x 10' 3"	
Bedroom 4		
2.40m x 2.60m	6' 10" x 6' 4"	
Bathroom		
2.10m x 1.95m	7' 10" x 8' 6"	



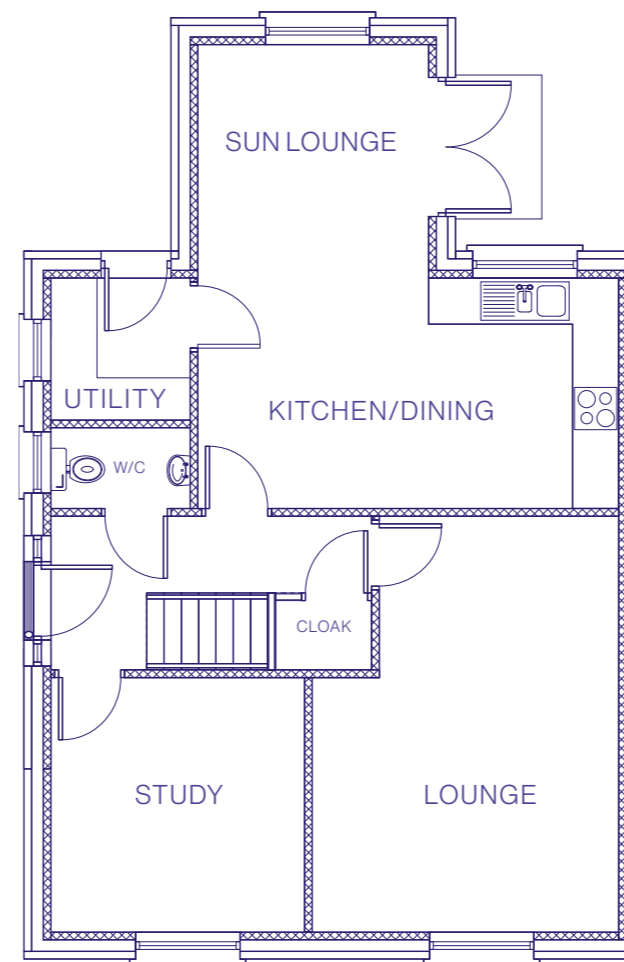
Style C

Four Bedroom Detached Home

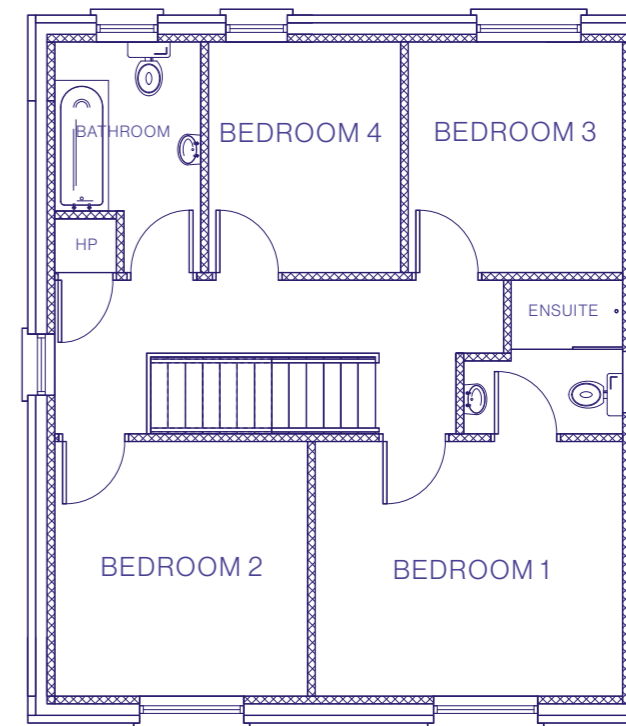
with spacious lounge, study/family room, open plan kitchen, dining, sun lounge with utility room leading through to rear access & WC off hallway. Upstairs benefits from 4 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Brick Finish
Site Numbers
3,

Ground Floor



First Floor



Dimensions

Sun Lounge		
3.00m x 3.04m		9' 10" x 9' 11"
Kitchen/Dining		
5.48m x 3.00m		17' 11" x 9' 10"
Utility		
1.81m x 1.90m		5' 11" x 6' 2"
Lounge		
3.99m (max) x 5.41m (max)		13' 11" x 17' 9"
Study		
3.30m x 3.31m		10' 9" x 10' 10"
Bedroom 1		
4.00m x 3.32m		13' 1" x 10' 10"
Ensuite		
2.07m (max) x 2.00m		6' 9" (max) x 6' 6"
Bedroom 2		
3.29m x 3.32m		10' 9" x 10' 10"
Bedroom 3		
2.79m x 3.00m		9' 1" x 9' 10"
Bedroom 4		
2.50m x 3.00m		8' 2" x 9' 10"
Bathroom		
1.90m x 3.00m (max)		6' 2" x 9' 10" (max)

Style C



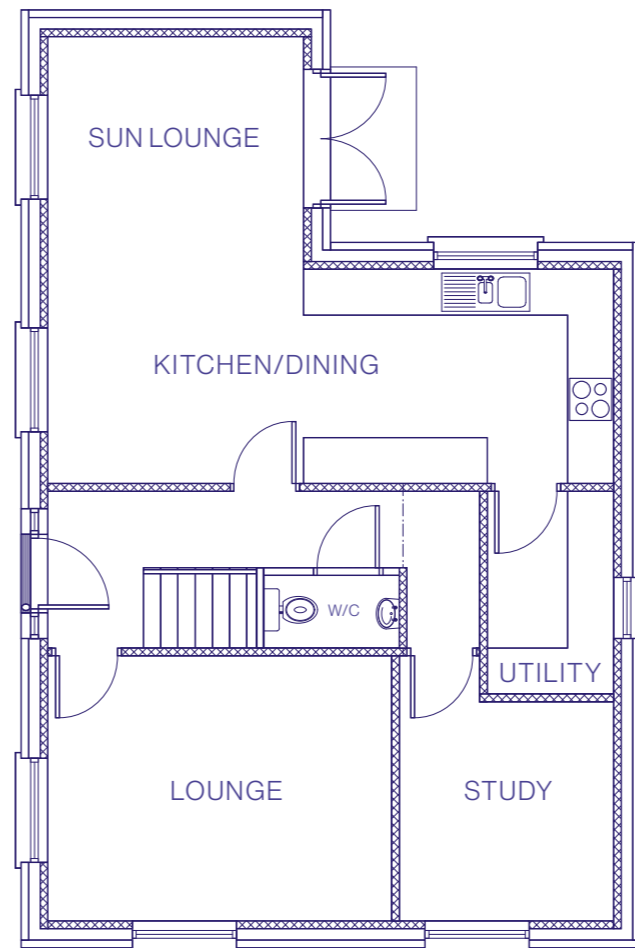
Style C2

Four Bedroom Detached Home

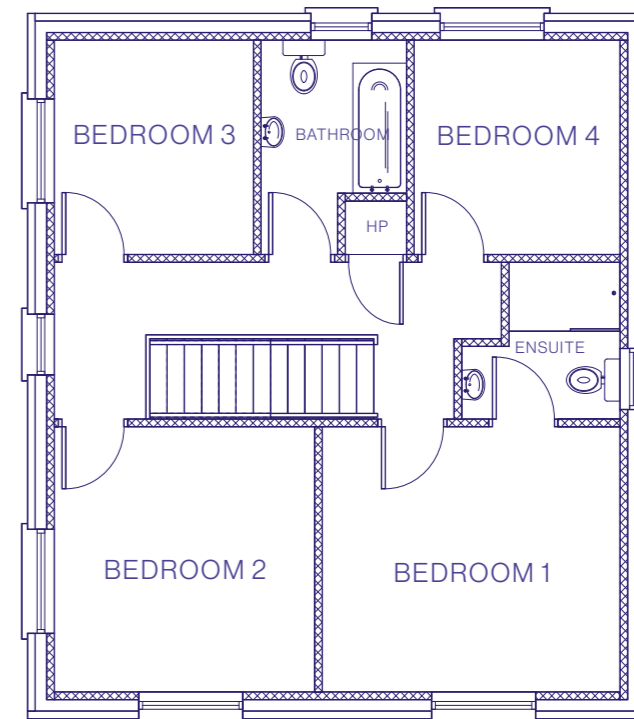
with spacious lounge, study/ family room, open plan kitchen, dining, sun lounge with utility room & WC off hallway. Upstairs benefits from 4 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Brick Finish
Site Numbers
6, 11

Ground Floor



First Floor



Dimensions

Sun Lounge	
3.34m x 3.04m	10' 11" x 9' 11"
Kitchen/Dining	
7.39m x 2.80m	24' 3" x 9' 2"
Utility	
1.65m x 2.65m	5' 5" x 8' 8"
Lounge	
4.49m x 3.47m	14' 8" x 11' 4"
Study	
2.80m x 2.87m	9' 2" x 9' 4"
Bedroom 1	
3.89m x 3.47m	12' 9" x 11' 4"
Ensuite	
2.07m(max) x 2.05m	6' 2" (max) x 9' 2"
Bedroom 2	
3.40m x 3.47m	11' 1" x 11' 4"
Bedroom 3	
2.69m x 2.80m	8' 9" x 9' 2"
Bedroom 4	
2.60m x 2.80m	8' 6" x 9' 2"
Bathroom	
1.90m x 2.80m (max)	6' 2" x 9' 2" (max)

Style C2



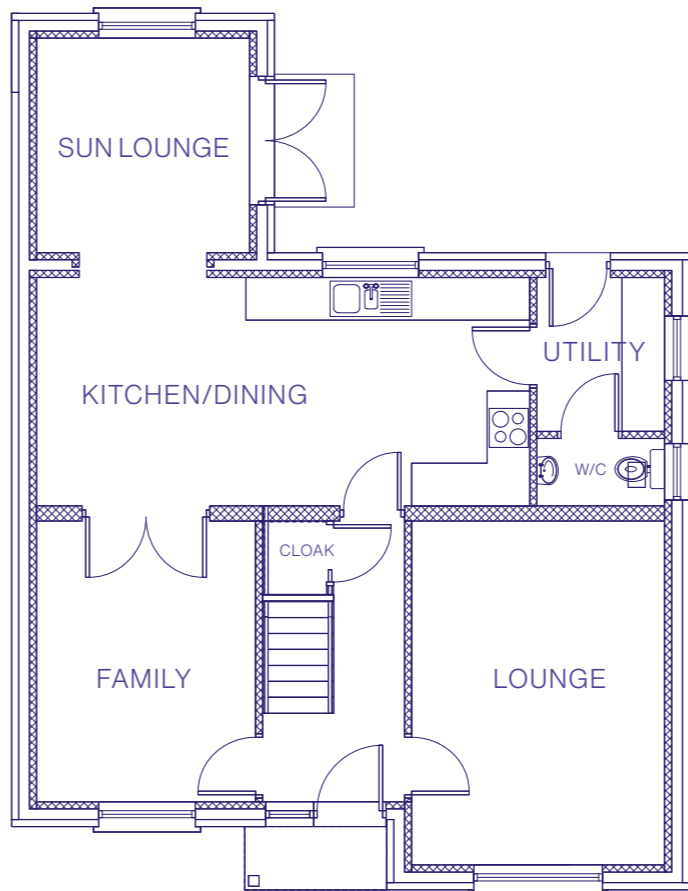
Style D

Four Bedroom Detached Home

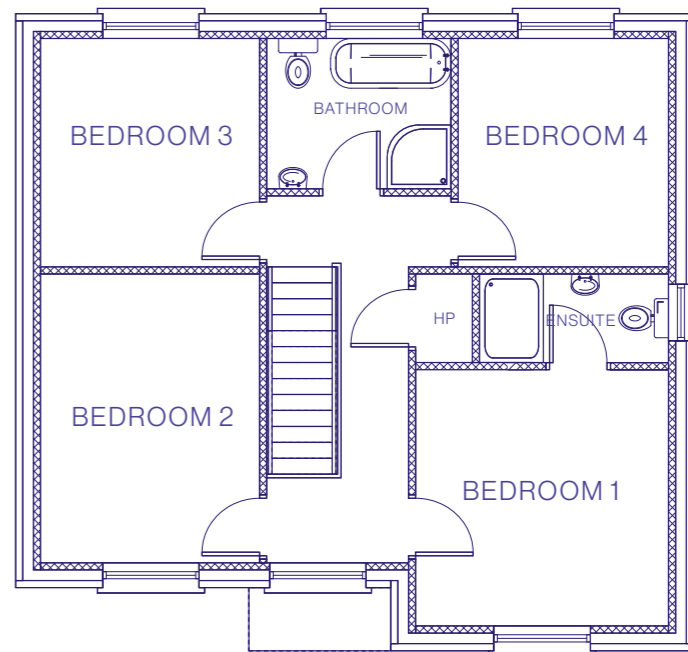
with spacious lounge, family room, open plan kitchen, dining, sun lounge with utility room leading through to rear access & WC off hallway. Upstairs benefits from 4 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Brick Finish
Site Numbers
2, 15, 19

Ground Floor



First Floor



Dimensions

Sun Lounge	
3.00m x 3.03m	9' 10" x 9' 11"
Family Area	
3.09m x 3.96m	10' 1" x 12' 11"
Kitchen/Dining	
6.95m x 3.22m	22' 9" x 10' 6"
Utility	
1.80m x 2.17m	5' 10" x 7' 1"
Lounge	
3.57m x 4.85m	11' 8" x 15' 10"
Bedroom 1	
3.57m x 3.61m	11' 8" x 11' 10"
Ensuite	
2.67m x 1.25m	8' 8" x 4' 1"
Bedroom 2	
3.09m x 4.07m	10' 1" x 13' 4"
Bedroom 3	
3.09m x 3.22m	10' 1" x 10' 6"
Bedroom 4	
2.96m x 3.22m	9' 8" x 10' 6"
Bathroom	
2.60m x 2.12m	8' 6" x 6' 11"

Style D



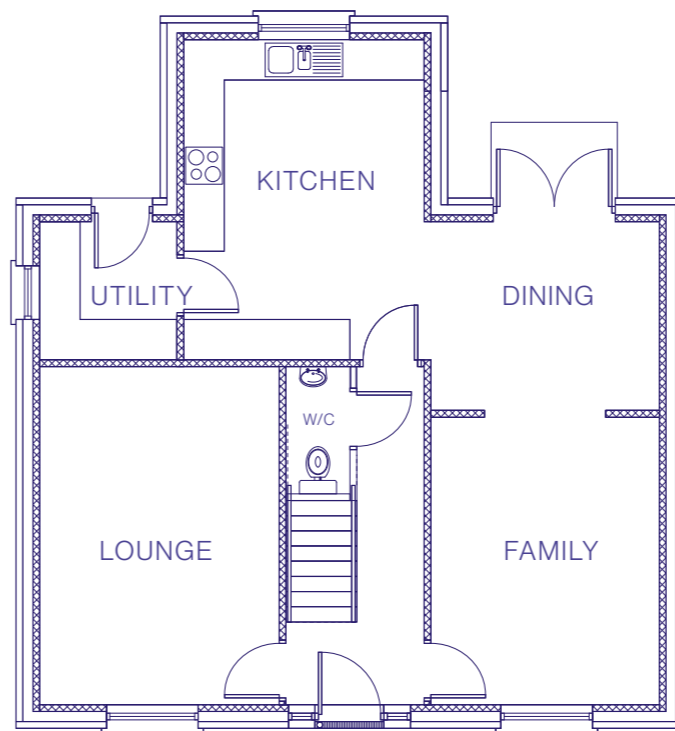
Style E

Four Bedroom Detached Home

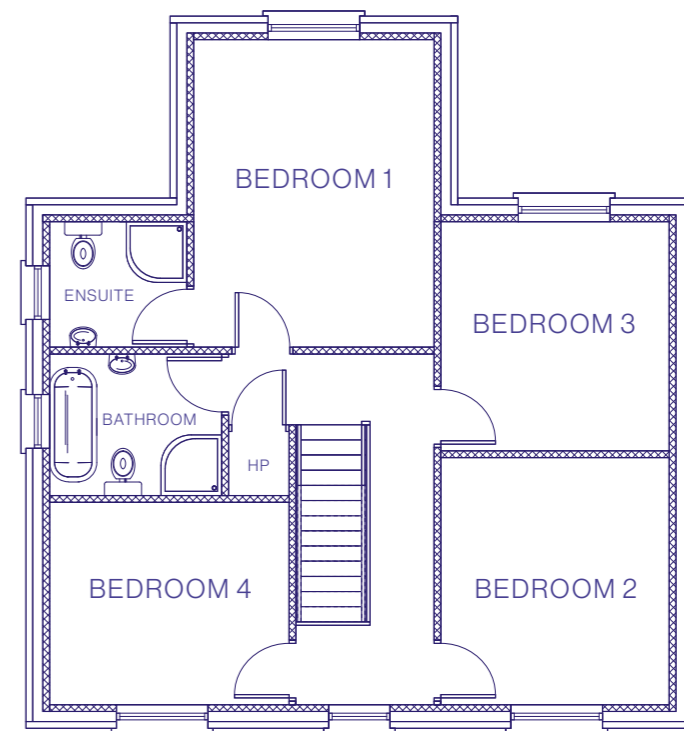
with spacious lounge, family room flows into open plan kitchen, dining, with utility room leading through to rear access & WC off hallway. Upstairs benefits from 4 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Brick Finish
Site Numbers
1, 4, 14, 18

Ground Floor



First Floor



Dimensions

Family		
3.39m x 4.27m	11' 1" x 13' 11"	
Kitchen/Dining		
7.05m x 4.75m (L-shaped)	23' 1" x 11' 8" (L)	
Utility		
2.04m x 2.05m	6' 8" x 6' 8"	
Lounge		
3.55m x 5.02m	11' 7" x 16' 5"	
Bedroom 1		
3.57m x 4.56m	11' 8" x 14' 11"	
Ensuite		
2.04m x 1.86m	6' 8" x 6' 1"	
Bedroom 2		
3.39m x 3.67m	11' 1" x 12' 0"	
Bedroom 3		
3.39m x 3.40m	11' 1" x 11' 1"	
Bedroom 4		
3.55m x 3.00m	11' 7" x 9' 10"	
Bathroom		
2.55m x 2.10m	8' 4" x 6' 10"	

Style E



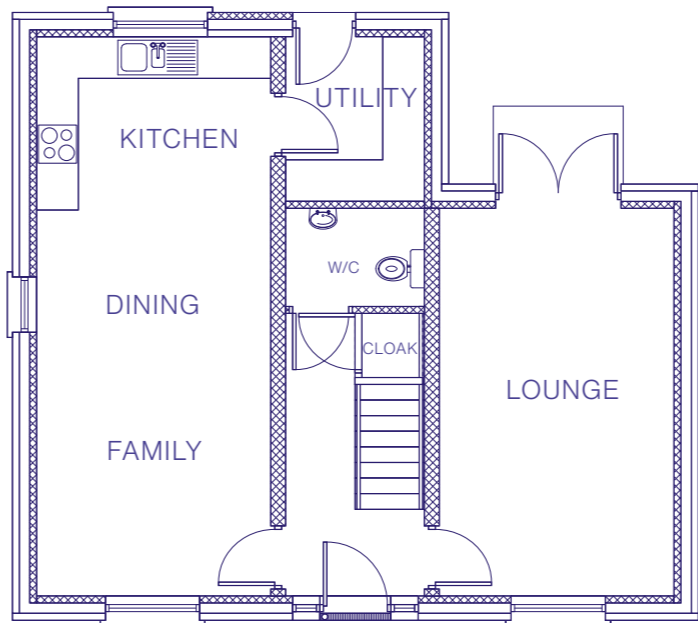
Style G

Four Bedroom Detached Home

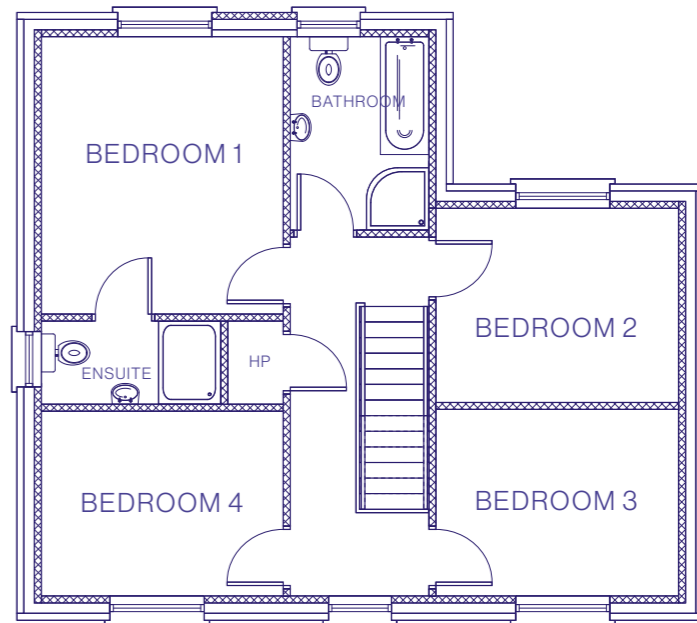
with spacious lounge, family room, open plan kitchen, dining, with utility room leading through to rear access & WC off hallway. Upstairs benefits from 4 spacious bedrooms with master incorporating en-suite shower room & separate family bathroom.

Brick Finish
Site Numbers
22

Ground Floor



First Floor



Dimensions

Kitchen/Living/Dining	
3.38m x 8.07m	11'0" x 26'5"
Utility	
2.00m x 2.38m	6'6" x 7'9"
Lounge	
3.39m x 5.59m	11'1" x 18'4"
Bedroom 1	
3.49m x 4.00m	11'5" x 13'
Ensuite	
2.59m x 1.20m	8'6" x 3'11"
Bedroom 2	
3.50m x 2.80m	11'5" x 9'2"
Bedroom 3	
3.50m x 2.69m	11'5" x 8'9"
Bedroom 4	
3.49m x 2.67m	11'5" x 8'8"
Bathroom	
2.00m x 2.79m	6'6" x 9'1"



Garage

Some styles have space which allow you to add a garage to your new home. Please ask our agents if your site is suitable.



Sun Lounge

Some styles also have a sun lounge added to allow you to enjoy open plan living. Please check your preferred site for details.

A warm welcome awaits you in Comber.

Comber is ideally located, just 10 miles east of Belfast, making it the perfect location for commuters and families alike. Live among the rich history, scenic beauty, and friendly community.

At Castlelodge Park everything you need is within walking distance. You also have fantastic transport links to take you further afield.

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Scenic Location

Comber is located in the picturesque countryside of County Down, which offers stunning views and plenty of outdoor activities like hiking, fishing, golfing and cycling.

Quality of Life

Comber is a quiet and peaceful town with a strong sense of community. Residents enjoy a high quality of life and a low cost of living compared to larger cities.

Education

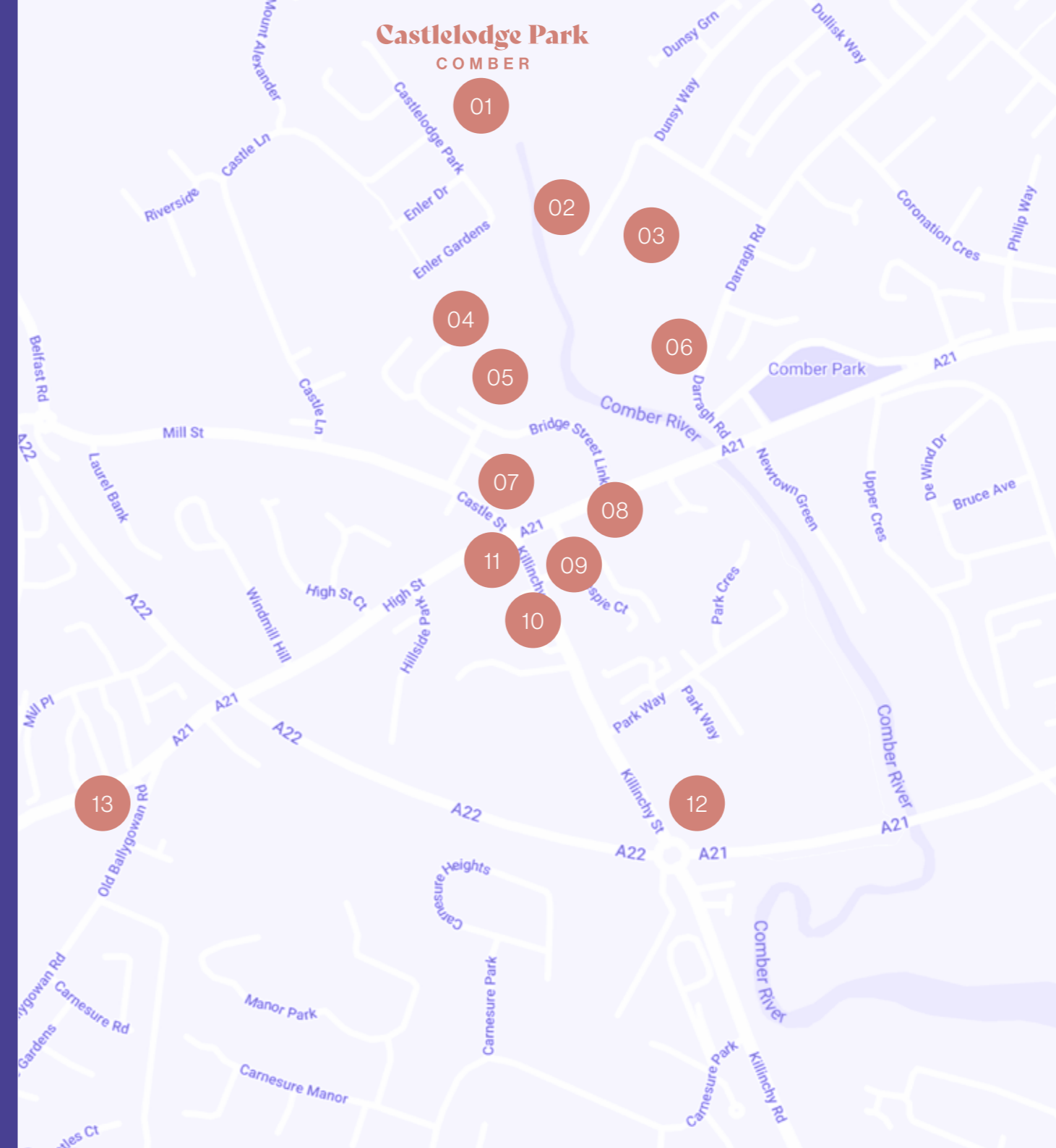
Comber has several highly rated and renowned primary and secondary schools as well as a further education college located nearby in Newtownards. Access to many of the top grammar schools in the surrounding and Greater Belfast area are easily accessible from Comber town centre.

Proximity to Belfast

Comber is located within easy commuting distance of the vibrant city of Belfast, by both car and public transport, which offers a wide range of employment opportunities, cultural attractions and entertainment options.

Historical Significance

Comber is steeped in history dating back to the 17th Century and is home to several historic landmarks and buildings. It is most famous for being the birthplace of Thomas Andrews, born in 1873, the RMS Titanic's shipbuilder, who died in the sinking of the Titanic in 1912.



On Your Doorstep

01. Castlelodge Park
02. Access to River Walk
03. Nendrum College
04. Comber Cricket Club
05. Comber Leisure Centre
06. Comber Primary School
07. Supermarket
08. No 14 Georgian House Restaurant
09. Comber Square
10. Sugarcane Cafe
11. McBride's on the Square
12. St Mary's Primary School
13. Andrew's Memorial Primary School

A Short Drive Away

Newtownards	5 miles
Killinchy	6 miles
Ulster Hospital	5 miles
City Airport	9 miles
Bangor	9 miles
Belfast	10 miles

Places of Interest

Comber Greenway	1 mile
Castle Espie	3 miles
Island Hill Causeway	3 miles
Poacher's Pocket	4 miles
Omniplex Dundonald	5 miles
Knock Golf Club	5 miles
Balloo House	6 miles
Daft Eddy's	7 miles

Specification of your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance.

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External Features

- Energy efficient traditional masonry construction with brick & render to selected areas
- Solid concrete floors to both ground and first floor maximising insulation and minimising sound transmission
- Black seamless aluminium rainwater goods, with black uPVC Downpipes
- Double glazed windows with sills
- GRP Composite front door with a 5 point system
- High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency
- Front garden landscaped
- Rear garden top soil and sown out
- Paved patio to rear
- Bitmac parking areas
- Timber fencing and walling to rear boundaries where appropriate
- Outside tap provided

Internal Features

Kitchen

Quality kitchen with choice of units, doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable. Feature downlighters.

Bathrooms

Pre-selected designer sanitary ware. Chrome towel radiators will be fitted in all bathrooms and ensuite areas.

Floor Coverings & Tiles

- Selection of high quality floor tiling and strategically placed wall tiling
- Choice of quality tiling to hallway, W.C, kitchen, dining, sun lounge and utility (If applicable)
- Choice of quality Wood effect laminate flooring in lounge
- Choice of quality carpets to bedrooms, stairs & landing

Internal Finishes

- Moulded Skirting & Architrave
- Painted internal doors with quality ironmongery
- Glazed door to lounge with quality ironmongery (if applicable)

- Stairs will incorporate timber stairs, painted newel posts, handrails and balustrades
- Internal walls, ceilings and woodwork painted
- Wall mounted, glass screen, electric, dancing flame effect fire in the lounge. This will have both heat and / or decorative flame options.

Heating & Plumbing

- Underfloor heating (To Detached Houses)
- Pressurised hot and cold water systems, gas fired central heating with energy efficient combi boiler and thermostatically controlled radiators / Heating with time clock

Electricity

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. Wiring for future satellite points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.

Fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to the provider you sign up with (broadband service/contract not included).

Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

Warranty

White goods carry a 1 year guarantee from date of installation
10 Year Buildmark warranty



Castlelodge Park
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Developed by:



www.ballygoodestates.com

Agents



028 9187 8956
www.timmartin.co.uk



Accelerating success.

028 9024 4000
www.colliersni.com

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