



# Gransha *Lane*

OFF GRANSHA ROAD  
BANGOR

Nestled just off the Gransha Road, in the charming seaside city of Bangor, the exclusive new development of Gransha Lane provides homeowners with the once in a lifetime chance to experience comfortable and luxury living all within a convenient and accessible, sought-after location.

Situated on the spectacular shores of Belfast Lough, Bangor City has been long hailed as one of Northern Ireland's most desirable places to live. With its stunning coastal location and breathtaking scenic landscapes, the natural beauty of this area is sure to appeal to a wide variety of prospective residents. For those who enjoy spending time in the great outdoors, Gransha Lane provides direct access to a multitude of green, open spaces. Whether it's the array of opportunities for walking and cycling along the picturesque coastline, the lush fairways of Bangor Golf Club, the impressive grounds at Bangor Castle Walled Garden, or the sandy shores of the nearby Helen's Bay beach, the possibilities for exploration are endless.

Boasting a convenient location at the heart of County Down, the homes at Gransha Lane offer easy access to everything a homeowner may need. With an abundance of amenities nearby, residents certainly don't have far to travel to reach the very best facilities. From the selection of shops at Bloomfield Shopping Centre, to the variety of locally situated cafés, pubs and

restaurants, Gransha Lane is just a stones throw away from the hub of activity that can be found within Bangor City. A number of excellent schools, both primary and secondary, are positioned just a short distance away, including the highly regarded Bangor Grammar School which is located right on the doorstep.

With plenty of opportunities to engage in recreational activities, Gransha Lane is at the gateway to a life of excitement and adventure. Notably, the Bangor Marina not only offers homeowners a chance to slow down and appreciate the impressive medley of docked boats while partaking in an afternoon stroll, but also affords residents the chance to experience life on the water thanks to the numerous possibilities for sailing at Ballyholme Yacht Club and countless prospects for participation in many other water activities.



North Down Museum



Open House Festival, Bangor



SUP Hub NI at Bangor Marina



Bangor Marina at Sunset



Bangor Golf Club

SOMETHING  
TO OFFER FOR  
EVERYONE



Showcasing a collection of thoughtfully designed and expertly crafted residences, the homes at Gransha Lane are truly in a league of their own. Offering a selection of nine detached properties, Gransha Lane is the ideal choice for a range of buyers, including young professionals and growing families wishing to settle down in an unparalleled area with a tight-knit community.

Striking the perfect blend of spaciousness, elegance and comfort, it goes without saying that these residences reflect an outstanding living environment. Boasting generous layouts, each home provides ample space for modern family life. Featuring contemporary design elements throughout, the properties at Gransha Lane have a fresh and inviting atmosphere, perfect for hosting and entertaining guests, as well as kicking back and relaxing at the end of a long day. Equipped with a luxury turn-key finish, everything is in place for homeowners to make an immediate and seamless move, ensuring that residents of Gransha Lane feel right at home from day one within their new property.

Perfectly positioned for those making the daily commute, the homes at Gransha Lane are situated just a short drive away from the neighbouring towns of Newtownards and Holywood, in addition to benefitting from a close proximity to Belfast's city centre. With excellent road links, and easy access to Bangor Train Station providing public rail transport, homeowners can experience hassle-free travel wherever they may need to visit. If a commute to further afield is required, the George Best City Airport can be found in just over a twenty-minute drive.



Computer Visual

## WELCOME HOME



Site Layout



Computer Visual

Site 1



Computer Visual

## Type A1

Sites 1 & 8  
Total Floor Area: 1,540 sq. ft. Approx.  
Site 8 includes a Garage



### Ground Floor

Entrance Hall	
Lounge (plus bay)	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	

### First Floor

Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"



Site 8

Computer Visual

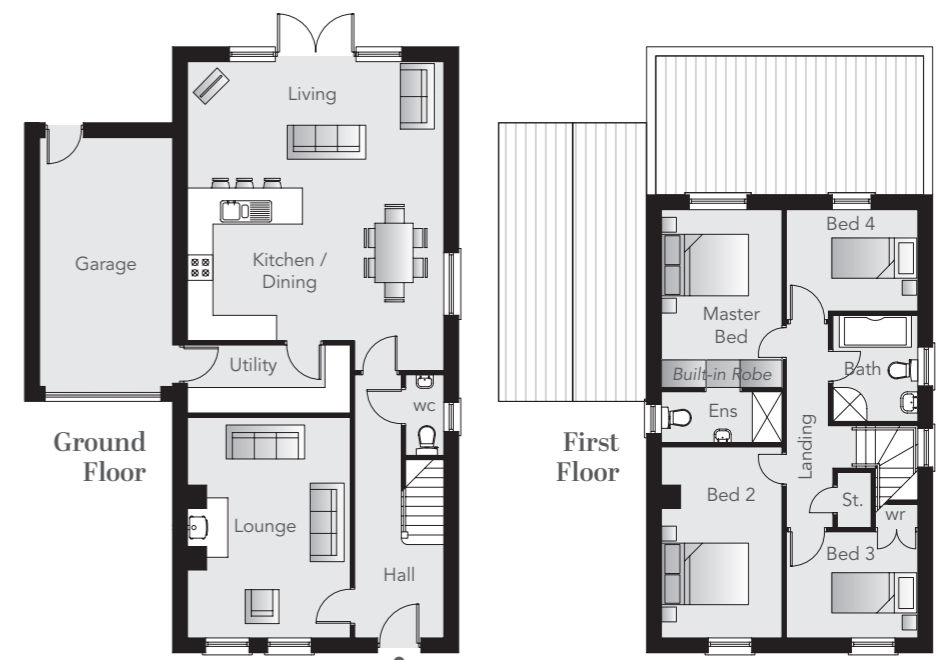


Site Layout

## Site 2

Total Floor Area: 1,530 sq. ft. Approx.  
Plus Garage

## Type B



### Ground Floor

Entrance Hall	
Lounge	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	
Garage	

### First Floor

Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"



Site Layout



Computer Visual

## Type C

Site 3

Total Floor Area: 1,530 sq. ft. Approx.  
Plus Garage



### Ground Floor

Entrance Hall	
Lounge (plus bay)	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	
Garage	

### First Floor

Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"



Site Layout



Computer Visual

## Type D

Site 4

Total Floor Area: 1,540 sq. ft. Approx.  
Plus Garage



### Ground Floor

Entrance Hall	
Lounge (plus bay)	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	
Garage	

### First Floor

Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"



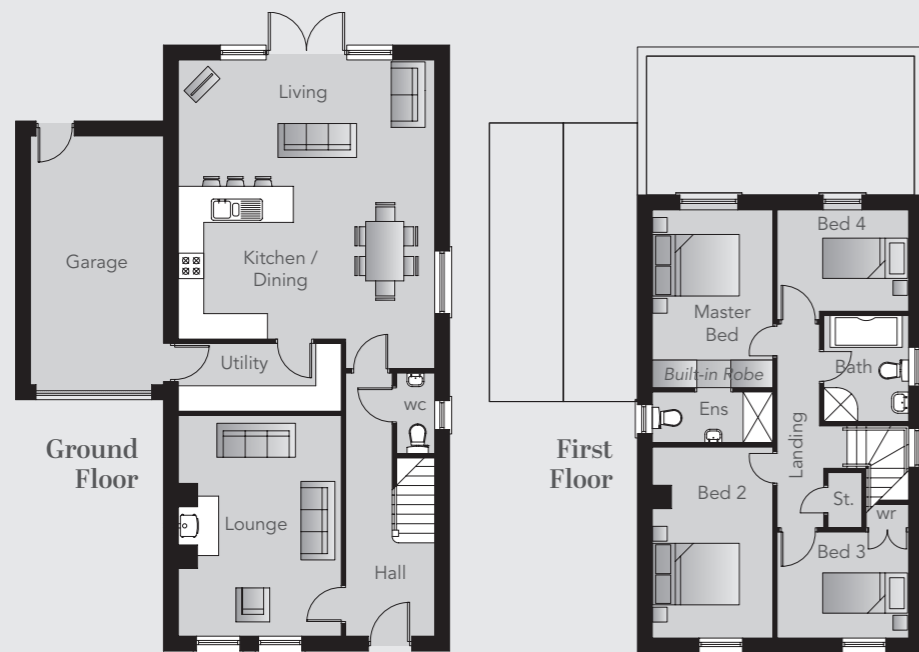
Site Layout



## Type E

Site 5

Total Floor Area: 1,530 sq. ft. Approx.  
Plus Garage



### Ground Floor

Entrance Hall	
Lounge	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	
Garage	

### First Floor

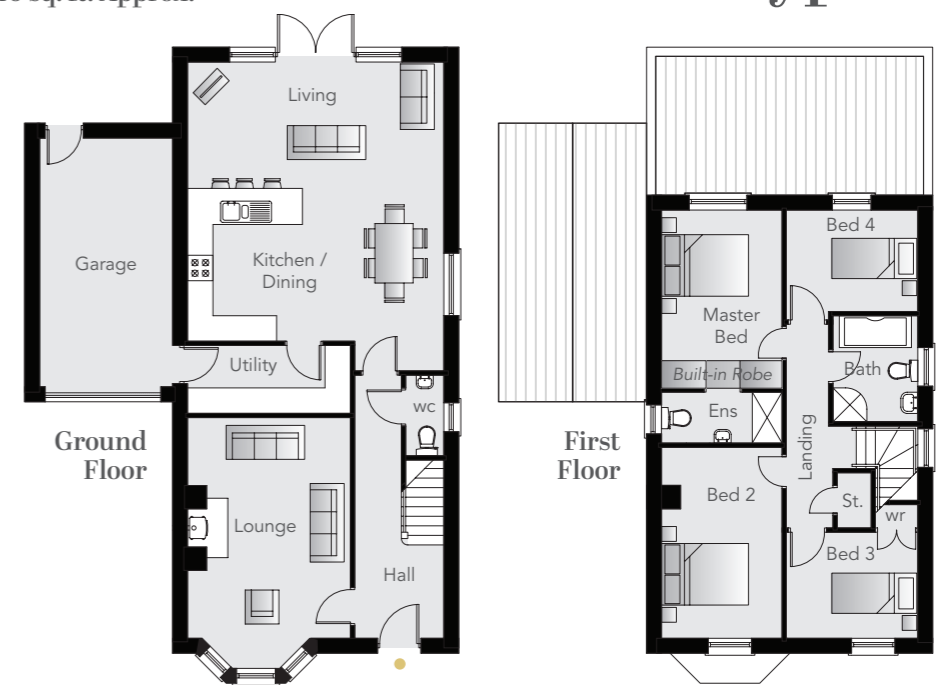
Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"



## Type A

Site 6

Total Floor Area: 1,540 sq. ft. Approx.  
Plus Garage



### Ground Floor

Entrance Hall	
Lounge (plus bay)	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	
Garage	

### First Floor

Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"

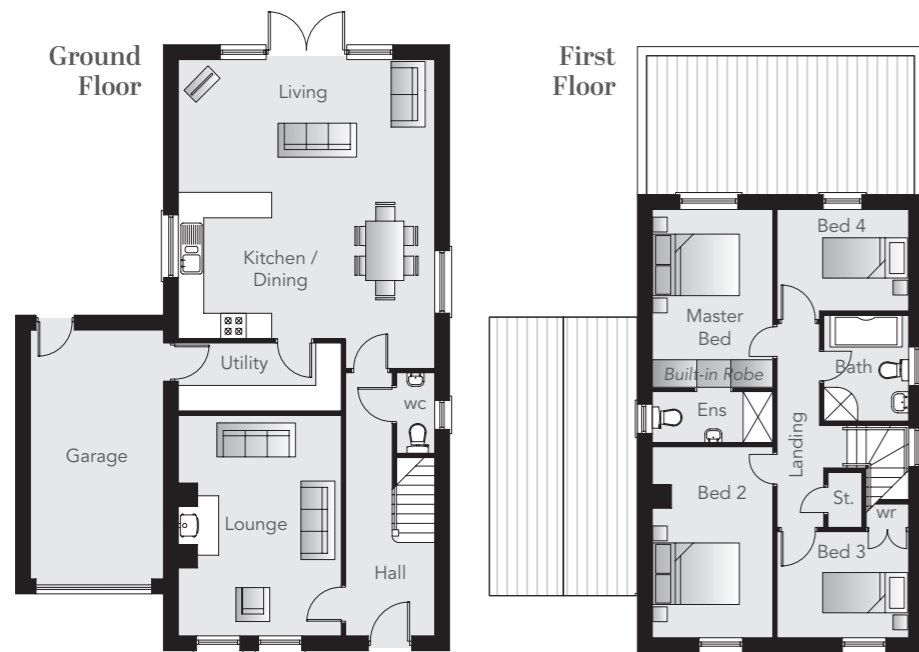




## Type B1

Site 7

Total Floor Area: 1,530 sq. ft. Approx.  
Plus Garage

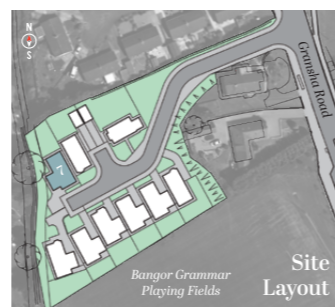


### Ground Floor

Entrance Hall	
Lounge	16'11" x 12'5"
Kitchen / Dining	19'7" x 11'3"
Living	19'7" x 10'2"
Utility Room	12'5" x 5'2"
WC	
Garage	

### First Floor

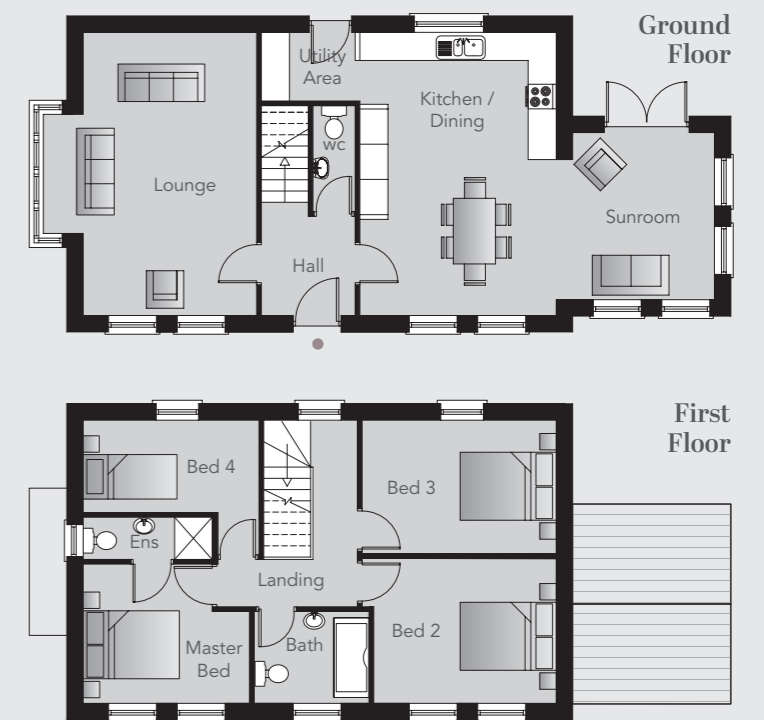
Master Bedroom	13'7" x 9'2"
Ensuite	9'2" x 3'11"
Bedroom 2	14'8" x 9'2"
Bedroom 3	10'1" x 8'1"
Bedroom 4	10'1" x 8'4"
Bathroom	8'2" x 6'5"



## Type F

Site 9

Total Floor Area: 1,450 sq. ft. Approx.  
Plus Detached Garage



### Ground Floor

Entrance Hall	
Lounge (plus bay)	19'7" x 12'0"
Kitchen / Dining	19'7" x 13'7"
Utility Area	8'0" x 6'10"
Sunroom	11'6" x 9'10"
WC	

### First Floor

Master Bed (max)	11'6" x 9'7"
Ensuite	9'7" x 4'3"
Bedroom 2 (min)	12'8" x 10'0"
Bedroom 3	13'6" x 9'3"
Bedroom 4	9'7" x 7'5"
Bathroom	8'0" x 6'4"



# LUXURY TURNKEY SPECIFICATION



Computer Visual of Exorna Kitchen for Sites 1-8

## KITCHEN & UTILITY

- Impressive high quality modern units with Blum Antaro soft close drawers & doors, Exorna flat slab handleless doors and 12mm stone work surfaces
- Integrated electrical appliances to include induction hob, NEFF hide / slide oven, microwave, integrated undermount extractor fan, integrated 70/30 Indesit fridge/freezer and integrated Indesit dishwasher
- Under wall unit lighting
- High Neck Chrome or Brushed steel taps
- 100mm matching upstands to worktops + splashback
- Soft close pull out bin
- 40mm laminite tops to utility

## BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Sanitaryware package with vanity unit to ensuite and illuminated mirrors to bathroom and ensuite
- Full wall tiling to bathroom and ensuite

## HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Underfloor heating to ground floor of houses with radiators to first floor and towel radiators to bathroom and ensuite
- Thermostatically controlled radiators

## FLOORING

- Floor tiling to Kitchen and utility areas, bathroom and ensuite floors
- Laminate wooden floors to entrance hall, ground floor WC and sunroom area to rear of property
- Carpets to lounge, stairs, landings and bedrooms

## INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Contemporary internal doors with quality ironmongery
- Recessed energy efficient LED downlighting to kitchen, WC, bathroom and ensuite
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen, sunroom and master bedroom
- TV connections to lounge, kitchen / dining, all bedrooms and sunroom (where applicable)
- Smoke, heat and carbon monoxide detectors
- Certified Burgular alarm

## EXTERNAL FEATURES

- Facing brick to front elevation of some houses with a 600mm return to both sides
- Roughcast render to all garages, render houses and all other elevations as per CGIs
- Grey uPVC windows and doors to all houses and garages outside, white pvc inside
- Plaster Bands and Recon Stone arches to around front doors
- Flat Anthracite concrete roof tiles to houses and garages with complementary ridges
- Uninsulated manual roller doors to all garages
- In Roof 2.4kW Solar PV Installation to each house
- Electric car charging point available as an optional extra
- Feature external lighting to front door
- External lighting to sunroom and garage door

## WARRANTY

- NHBC 10 year home warranty



Images are for illustrative purposes only and represent the style of finish at Gransha Lane.







## Need to Commute?

Bangor City Centre	1 Mile
Newtownards	5 Miles
Hollywood	9.5 Miles
Belfast	14.5 Miles
George Best Belfast City Airport	11.5 Miles
Belfast International Airport	32.5 Miles

## Location Map

PRINCIPAL CONTRACTOR



SELLING AGENT

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