



WHITEHARE AVENUE

JUBLIEE ROAD
BALLYCLARE

EXCLUSIVE FAMILY HOMES



WELCOME

AN EXCLUSIVE NEW COMMUNITY
OF 18 QUALITY HOMES FEATURING
A PREMIUM LEVEL OF FINISH

A LIFESTYLE WITH A BREATH OF FRESH AIR

Enjoying a tranquil location just off Jubilee Road, bordered to the rear by mature trees and the pitches of Ballyclare RFC, Whitehare Avenue is a small, exclusive development of only 18 three and four bedroom family homes featuring a premium level of finish that has been thoughtfully considered in every detail.

Whitehare Avenue will become a small community where families can gather to socialise and neighbours become friends - a sustainable development thriving side by side with the natural elements that surround it.

The fantastic location on the outskirts of Ballyclare offers easy accessibility to every amenity that a modern family requires - schools, nurseries, high street retailers, local speciality shops, supermarkets and sports facilities.

Commuting to Belfast by car or bus couldn't be easier with the newly completed Jubilee Road, which is 4 minutes drive from the M2 motorway junction at Templepatrick.

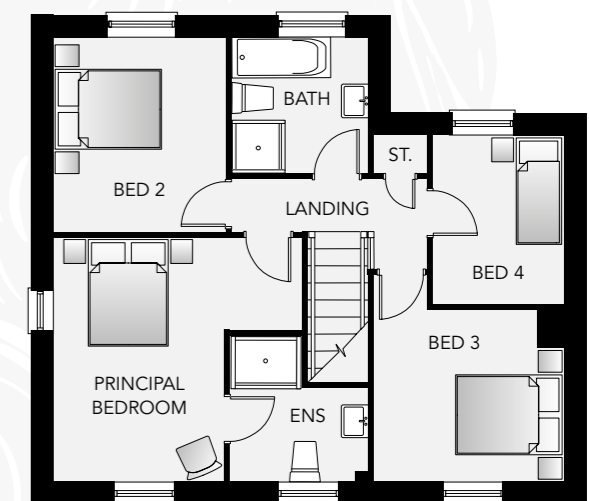
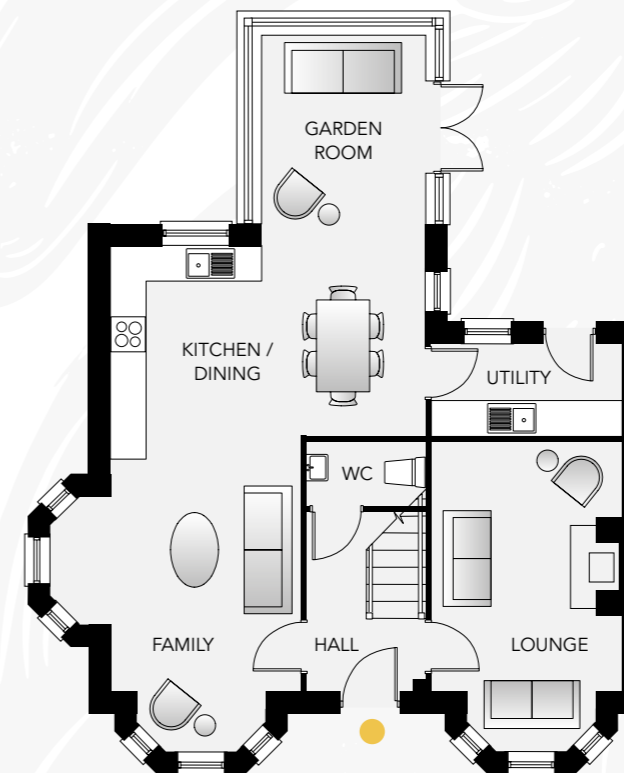




THE LENNOX

4 BEDROOM DETACHED FAMILY HOME

Total Floor Area: 1520 sq. ft. Approx.
 Sites: 1 & 8 finished in Render and 9 finished in Brick



GROUND FLOOR

	Feet & Inches	Metres
Entrance Hall with separate WC		
Lounge (inc. bay)	17'6" x 10'9"	5.33 x 3.27
Family (inc. bays)	17'10" x 14'2"	5.43 x 4.31
Kitchen / Dining	17'8" x 14'1"	5.40 x 4.29
Garden Room	11'10" x 9'3"	3.60 x 2.81
Utility	10'9" x 5'2"	3.27 x 1.58

FIRST FLOOR

	Feet & Inches	Metres
Principal Bed (max)	14'0" x 13'9"	4.27 x 4.20
Ensuite	8'3" x 7'9"	2.51 x 2.36
Bedroom 2	11'0" x 9'8"	3.35 x 2.96
Bedroom 3 (max)	11'8" x 10'9"	3.57 x 3.27
Bedroom 4	9'6" x 7'4"	2.90 x 2.25
Bathroom	7'8" x 7'7"	2.35 x 2.34



Floor Plans and Site Layout not to scale.

Computer visuals for illustrative purposes only. Image above shown in Render and image opposite finished in Brick.
 NOTE: Sites 1 & 8 will be handed versions of the floor plans shown.

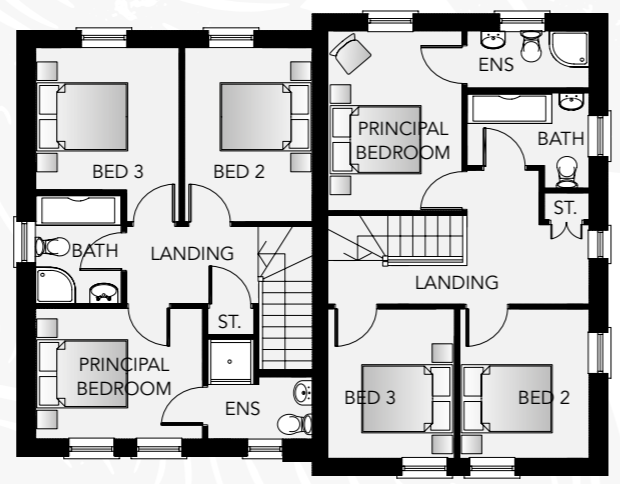
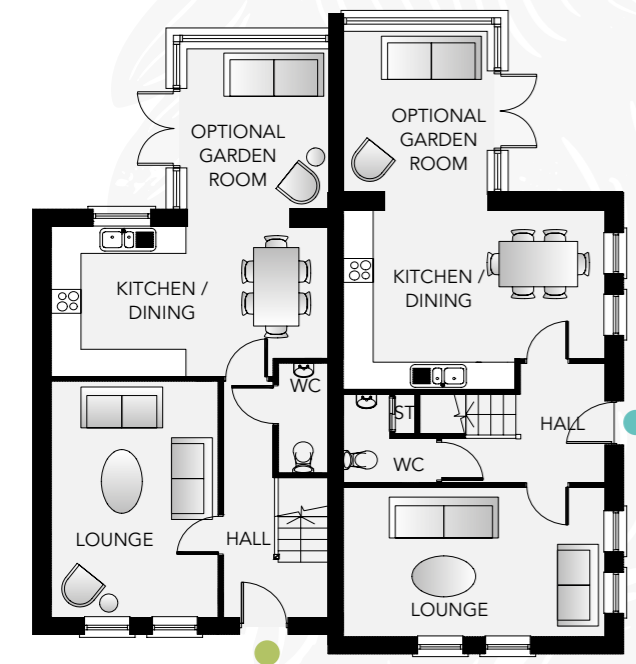


THE MCMEEKIN & THE DUGAN

3 BEDROOM SEMI DETACHED FAMILY HOMES

THE MCKEEKIN - Total Floor Area: 1028 sq. ft. Approx.
 Total Floor Area with Garden Room: 1128 sq. ft. Approx.
 Sites: 10 & 16 finished in Render and 3 & 7 finished in Brick

THE DUGAN - Total Floor Area: 1060 sq. ft. Approx.
 Total Floor Area with Garden Room: 1160 sq. ft. Approx.
 Sites: 11 & 15 finished in Render and 2 & 6 finished in Brick



GROUND FLOOR

THE MCKEEKIN	Feet & Inches	Metres
Entrance Hall with separate WC		
Lounge	17'0" x 11'0"	5.19 x 3.35
Kitchen / Dining	18'3" x 10'9"	5.55 x 3.31
Optional Garden Room	10'7" x 9'6"	3.23 x 2.90

THE DUGAN	Feet & Inches	Metres
Entrance Hall with separate WC		
Lounge	17'2" x 10'8"	5.24 x 3.29
Kitchen / Dining	17'2" x 10'9"	5.24 x 3.29
Optional Garden Room	10'7" x 9'6"	3.23 x 2.90

FIRST FLOOR

THE MCKEEKIN	Feet & Inches	Metres
Principal Bed	11'0" x 9'5"	3.35 x 2.87
Ensuite	6'10" x 5'10"	2.10 x 1.78
Bedroom 2	12'7" x 8'4"	3.83 x 2.56
Bedroom 3 (max)	12'7" x 9'6"	3.85 x 2.90
Bathroom	7'10" x 5'9"	2.40 x 1.72

THE DUGAN	Feet & Inches	Metres
Principal Bed	13'0" x 8'10"	3.96 x 2.69
Ensuite	8'0" x 4'2"	2.45 x 1.26
Bedroom 2	10'9" x 8'4"	3.28 x 2.54
Bedroom 3	10'9" x 8'6"	3.28 x 2.59
Bathroom	8'1" x 6'10"	2.45 x 2.10



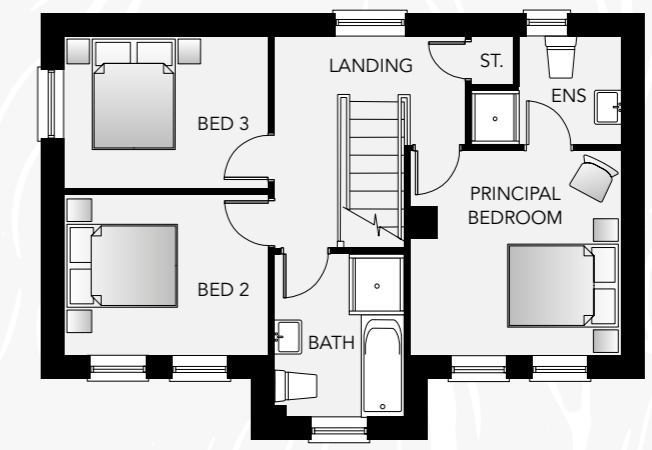
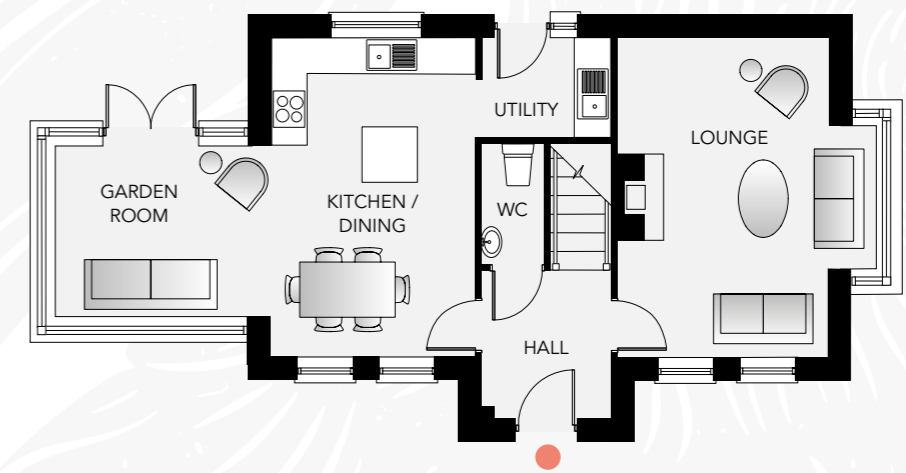
Computer visuals for illustrative purposes only. Image above shown in Render and image opposite finished in Brick.
 NOTE: Sites 6 & 7 will be handed versions of the floor plans shown.

Floor Plans and Site Layout not to scale.

THE PURDEY

3 BEDROOM DETACHED FAMILY HOME

Total Floor Area: 1239 sq. ft. Approx.
Sites: 14, 17 & 18



GROUND FLOOR

	Feet & Inches	Metres
Entrance Hall with separate WC		
Lounge (inc. bay)	17'4" x 14'1"	5.29 x 4.29
Kitchen / Dining	17'4" x 11'2"	5.29 x 3.39
Garden Room	11'8" x 9'3"	3.56 x 2.82
Utility	7'0" x 5'4"	2.14 x 1.63

FIRST FLOOR

	Feet & Inches	Metres
Principal Bed	11'2" x 11'6"	3.39 x 3.50
Ensuite	5'11" x 5'7"	1.80 x 1.70
Bedroom 2	11'2" x 8'9"	3.39 x 2.67
Bedroom 3	11'2" x 8'3"	3.39 x 2.52
Bathroom	8'9" x 7'0"	2.70 x 2.14

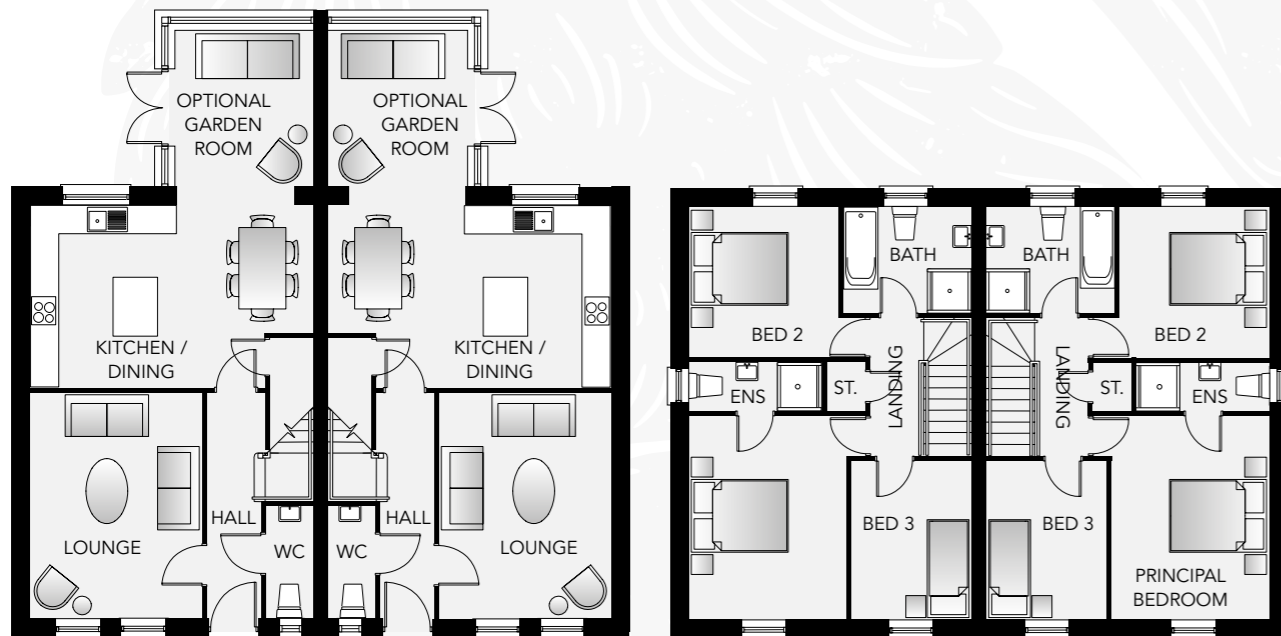
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THE TURNER

3 BEDROOM SEMI DETACHED FAMILY HOMES

Total Floor Area: 1081 sq. ft. Approx.
 Total Floor Area with Garden Room: 1181 sq. ft. Approx.
 Sites: 4, 5, 12 & 13



GROUND FLOOR

	Feet & Inches	Metres
Entrance Hall with separate WC		
Lounge	15'4" x 11'9"	4.68 x 3.57
Kitchen / Dining	19'3" x 12'4"	5.87 x 3.77
Optional Garden Room	10'7" x 9'5"	3.23 x 2.87

FIRST FLOOR

	Feet & Inches	Metres
Principal Bed	13'9" x 10'9"	4.21 x 3.27
Ensuite	9'1" x 3'3"	2.77 x 1.00
Bedroom 2	10'4" x 10'3"	3.14 x 3.12
Bedroom 3	10'9" x 8'3"	3.29 x 2.50
Bathroom	8'8" x 7'3"	2.65 x 2.21



SUPERB QUALITY IN EVERY DETAIL

THE SPECIFICATION DETAILED FEATURES A PREMIUM LEVEL OF FINISH, CREATING CONTEMPORARY SPACES THAT EXUDE ELEGANCE AND LUXURY

KITCHEN

- Superior traditional or modern fitted kitchen with a choice of doors, worktops and handles
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights
- One feature pendant light

UTILITY (where applicable)

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble dryer

SANITARYWARE

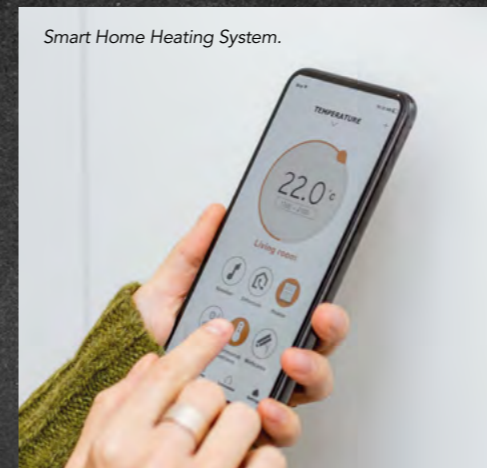
- Choice of luxury, contemporary white sanitaryware and elegant fittings to bathrooms, ensuites and wcs from nominated supplier
- Low profile shower tray with contemporary glass panels and doors to ensuites
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights to ensuites

FLOORING

- Colour choice of premium carpet and underlay in lounge, bedrooms, stairs and landing from nominated supplier
- Choice of tiled floor to kitchen / dining, utility, bathroom, ensuite and wc from nominated supplier

HEATING

- High energy efficient gas boiler
- Underfloor heating to ground floor and radiators to first floor
- Smart home technology app to control heating
- PIV ventilation system - helps prevent condensation and mould growth
- PV solar panels

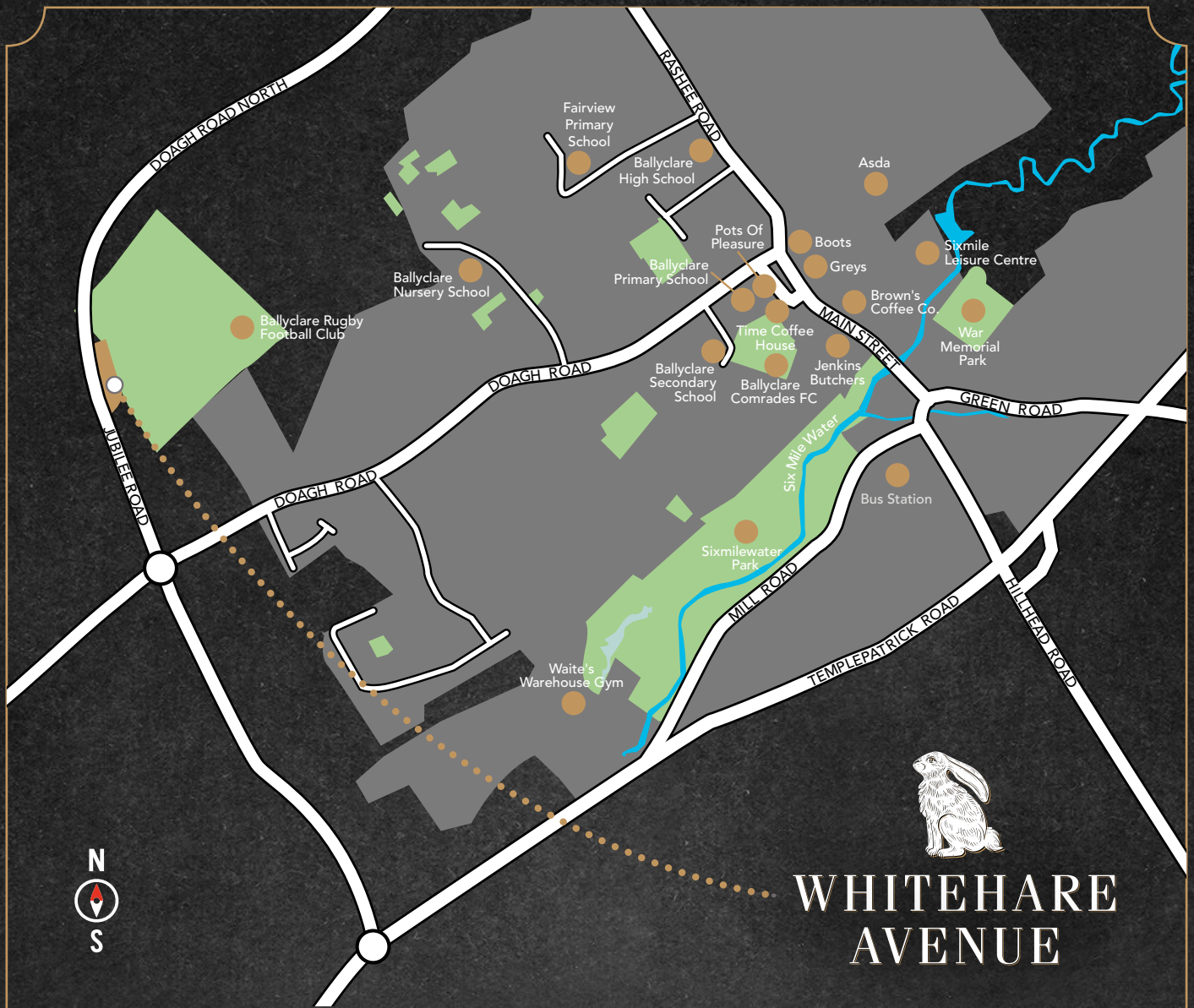


EXTERNAL FEATURES

- Front gardens turfed and rear gardens sown in grass seed
- Planting to include hedging and trees to selected areas within the development
- Estate railings to selected areas
- Flagged patio areas and paths
- Tarmac driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows in anthracite frames
- Outside power supply
- Garages available as an optional extra on selected sites
- Structural provision for shed / home office available as optional extra
- Smart home door bell

INTERNAL FEATURES

- Extra high 2.65m ceiling heights
- Painted internal walls and ceilings in white emulsion
- Pre finished internal doors with quality ironmongery
- Painted skirting boards and architraves
- Extensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- Mains smoke, heat and carbon monoxide detectors
- Wood burning stove in The Purdey and The Lennox
- Focal point electric fire in The Turner, The McMeekin and The Dugan
- USB sockets to kitchen and bedrooms



WHITEHARE AVENUE

LOCATION MAP

Not to scale.

SELLING AGENT



51 Main Street, Ballyclare
028 9334 0726
 country-estates.com

FIRST CLASS EDUCATION	miles
Ballyclare Primary	0.7
Ballyclare Nursery	0.7
Ballyclare Secondary	0.7
Ballyclare High	1.1
Fairview Primary	1.1

SOCIALISING	miles
Pots of Pleasure	0.8
Time Coffee Shop	0.9
Browns Coffee Co.	0.9
Greys	0.9

SHOPPING	miles
Boots	1.0
Asda	1.1
Jenkins Butchers	1.1

OUT & ABOUT	miles
Templepatrick	4.9
Glengormley	6.7
Antrim	9.4
Belfast	13.6
Ballymena	14.9
North Coast	43

GETTING ACTIVE	miles
Ballyclare Rugby Club	0.5
Sixmilewater Park	0.8
Ballyclare Football Club	0.9
Ballyclare Hockey Club	1.1
Waites Warehouse Gym	1.2
Sixmile Leisure Centre	1.4
Zest Gym	1.4

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