



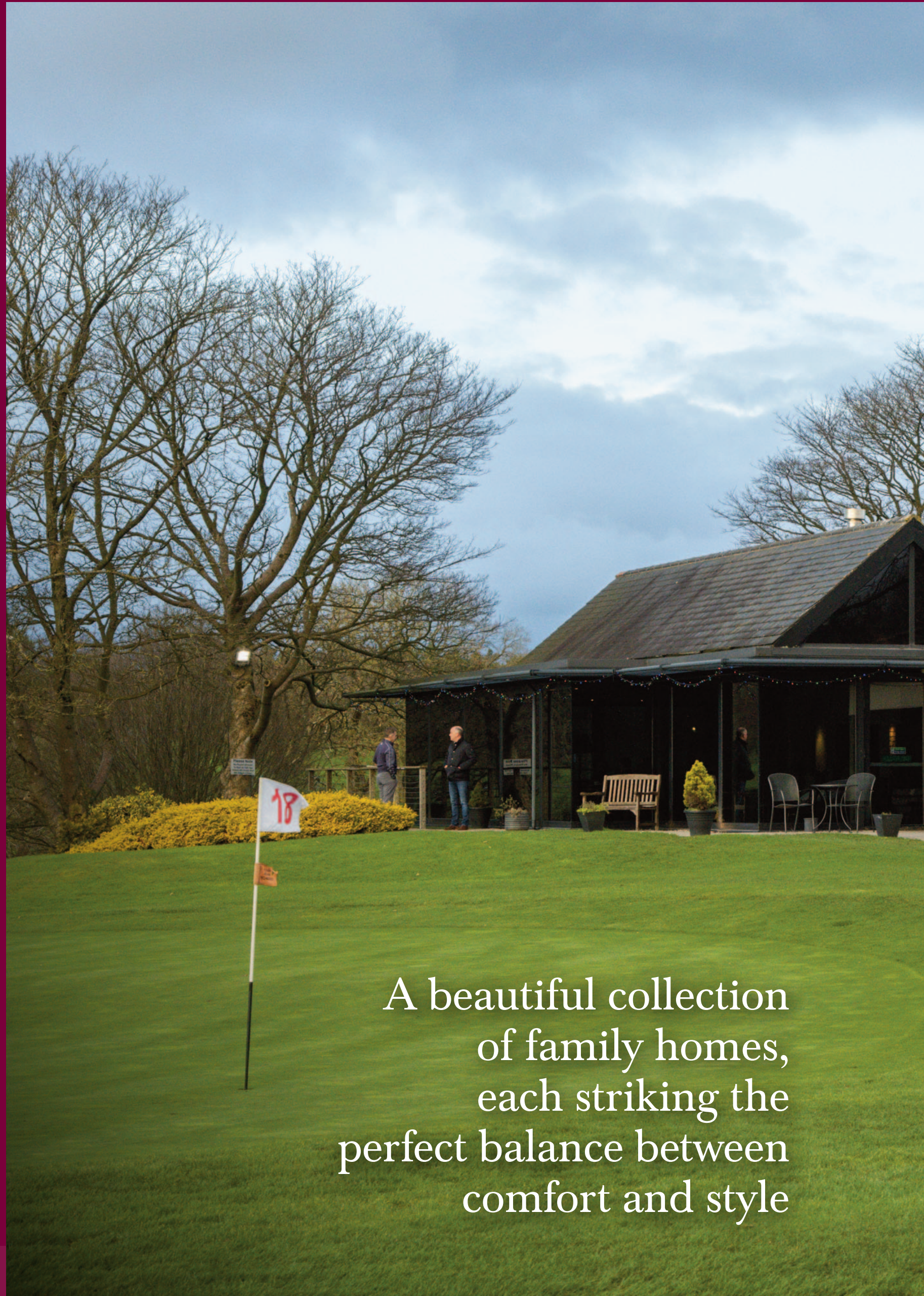
# BLACK QUARTER MEADOW

BALLYNAHINCH ROAD  
CARRYDUFF



ROSEMOUNT  
HOMES





A beautiful collection  
of family homes,  
each striking the  
perfect balance between  
comfort and style

Rockmount Golf Club, Carryduff



Rockmount Golf Club, Carryduff



Victoria Square, Belfast



Lets Go Hydro, Carryduff





District Café, Belfast



Forestside Cookery School



General Merchants, Belfast



French Village, Lisburn Road, Belfast



Rowallane House & Gardens, Saintfield



Lough Moss Leisure Centre, Carryduff



The Square, Hillsborough



Barnett Demesne, Belfast



Lets Go Hydro, Carryduff

# A New Beginning

Perfectly placed in the city-suburb area of Carryduff, the homes at Black Quarter Meadow are truly in a league of their own. Situated just minutes away from Belfast's thriving City Centre, Carryduff provides easy access to the motorway network, offering the ideal balanced lifestyle for the modern commuter. Carryduff has outstanding transport links and benefits from the Cairnshill Park and Ride facility located close by, and offers excellent bus services travelling to Belfast and further afield. Not only does Black Quarter Meadow showcase the friendliness associated with a tight-knit outer city community, it also boasts the vast benefits of Belfast City living.

With a wealth of green, open spaces located just a stone's throw away, the homes at Black Quarter Meadow are ideal for those who love the great outdoors. Whether it's hitting a ball on the lush fairways of Rockmount Golf Course, admiring the picturesque scenery at the grounds of Montalto Estate, or making use of the exceptional amenities at Lough Moss Leisure Centre, this unbeatable location provides everything a homeowner may need.

A number of fantastic local parks are positioned nearby, including Belvoir Forest Park, Barnett Demesne and the highly regarded Sir Thomas and Lady Dixon Park. What's more, thanks to the popular Forestside Shopping Centre situated just a short drive away, not forgetting the wealth of shopping opportunities available at Belfast's City Centre, homeowners can experience the very best in local retail facilities.



Montalto Estate, Ballynahinch

# A wealth of green, open spaces just a stone's throw away



# A Beautiful New Home



Rosemount Homes follow the ‘Consumer Code for Homebuilders’ and ensure that our customer service is consistently high.



Showcasing a collection of striking Detached, Semi-Detached homes and apartments, the exceptional development of Black Quarter Meadow truly speaks for itself. From young professionals to growing families alike, these homes are sure to appeal to a wide variety of buyers hoping to settle down in an accessible, yet comfortable residence.

Immaculately designed, the new homes at Black Quarter Meadow certainly don't sacrifice comfort for style, ensuring an outstanding property that will make you proud. Benefitting from a full turn-key package, and featuring high-quality fixtures and fittings throughout, homeowners are guaranteed to enjoy an unparalleled living experience. With a convenient location comes easy access to an abundance of all-important amenities.

From creches, local primary schools and transport links providing easy access to a range of grammar and secondary schools, to local convenience stores, a first-class leisure centre, nearby cafés, pubs and restaurants, and excellent entertainment services, residents of Black Quarter Meadow can discover an impressive selection of facilities positioned right on their doorstep.



# Homes of Prestige



# An Unparalleled Living Experience





# Luxury Turnkey Specification



## Kitchen / Utility

- Choice of kitchen doors, work tops and handles
- Integrated electrical appliances to include gas hob & electric oven, extractor unit, fridge freezer, dishwasher and washing machine (in kitchen or utility room depending on house type)
- Splash back between hob and extractor fan with worktop up-stands
- Concealed lighting to kitchen units

## Bathroom / Ensuite & WCs

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with shower screen (except where separate shower enclosure is provided in main bathroom)
- Thermostatically controlled shower in ensuite
- Chrome towel radiators in bathroom and ensuite
- Electric LED mirror in master bedroom ensuite

## Wall and Floor Coverings

- Lounge, bedrooms, stairs and landings carpeted with quality carpet and underlay
- Floor tiling to hall, kitchen / dining, utility room, WC, bathroom, ensuite and sun room (where applicable)
- Full height tiling to shower enclosures in ensuite and bathroom (where applicable)
- Splash back tiling to bathroom, ensuite and WC

## Heating

- Energy efficient natural gas fired central heating with combination boiler
- Thermostatically controlled radiators
- Zoned central heating system

## Selections

- All selections to be made from the developer's nominated suppliers only

## Windows / Exterior Doors

- Double glazed uPVC windows
- High performance front door

## Internal Features

- Internal Décor - walls and ceilings painted with a choice of colours from a select list
- Moulded skirting and architrave painted white
- Painted internal doors with contemporary ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets throughout including TV and telephone points
- Recessed LED spotlights to kitchen / dining, ensuite, bathroom and sun room (where applicable)
- Security alarm system
- USB double socket in kitchen, living room and master bedroom

## External features

- Traditional masonry and brickwork construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Tarmac driveways with ample car parking space
- Feature estate railing (where applicable)
- Front and rear gardens turfed with landscaping to selected areas
- Timber fencing or walling to rear (where applicable)
- External lighting to front and rear doors
- Outside water tap
- A management company will be formed to organise the upkeep and wellbeing of the common areas

## Warranty

- NHBC 10 year Build-Mark warranty cover
- 2 Year defects liability period by Rosemount Homes



Featuring high quality fixtures and fittings throughout, homeowners are guaranteed to enjoy an unparalleled living experience.





# Traditional Designs Built to the Highest Standards, in Key Locations



The Highways, Larne



Marlborough Manor, Carrickfergus



Ballyhenry Manor, Comber



Ormonde Gardens, Belfast



Ballyhenry Manor, Comber

Traditional designs, built to the highest standards, in key locations. We recognise that our customers are at the core of our business and therefore, pride ourselves on providing the highest levels of customer service. You will be proud to call your home a Rosemount Home.

Rosemount Homes is a diverse family owned private house builder and benefits from the management team of one of Northern Ireland's leading construction companies, with a wealth of experience in the local house building industry.

We have completed a number of successful, high quality developments in Northern Ireland and our aim is to grow to be the most respected in the industry.

We pride ourselves on our company values; **Trust, Respect, Caring, Being Open, and Honest.**



Marlborough Manor, Carrickfergus



Lios Na Greine, Letterkenny



Fortfield Manor, Greenisland



Rosemount Homes are committed to quality construction and customer satisfaction in every home we build.

*A selection of our current & previous developments*

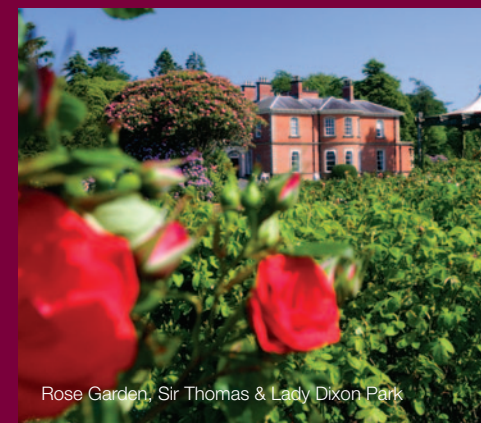
- Marlborough Manor, Carrickfergus
- Ballyhenry Manor, Comber
- Lios Na Greine, Letterkenny
- Fortfield Manor, Greenisland
- Ormonde Gardens, Belfast
- The Highways, Larne



Ormonde Gardens, Belfast



# Location Map



## Just a Short Drive Away;

|                                |           |                                  |            |
|--------------------------------|-----------|----------------------------------|------------|
| Carryduff                      | 0.6 miles | Saintfield                       | 5.4 miles  |
| Cairnshill Park & Ride         | 3.0 miles | Belfast City Centre              | 6.8 miles  |
| Tesco Superstore, Newtownbreda | 4.0 miles | Comber                           | 7.3 miles  |
| Forestside Shopping Centre     | 4.8 miles | Lisburn                          | 9.9 miles  |
| Ormeau Park                    | 5.8 miles | Hillsborough                     | 10.3 miles |
| Lisburn Road                   | 7.4 miles | George Best Belfast City Airport | 10.3 miles |
| Victoria Square                | 7.5 miles | Belfast International Airport    | 24.2 miles |
| Ballyhackamore                 | 7.5 miles |                                  |            |



ROSEMOUNT  
HOMES

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# Welcome Home



A DEVELOPMENT BY



ROSEMOUNT  
HOMES

[www.rosemonthomes.com](http://www.rosemonthomes.com)

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