



# BEN EADAN WOOD

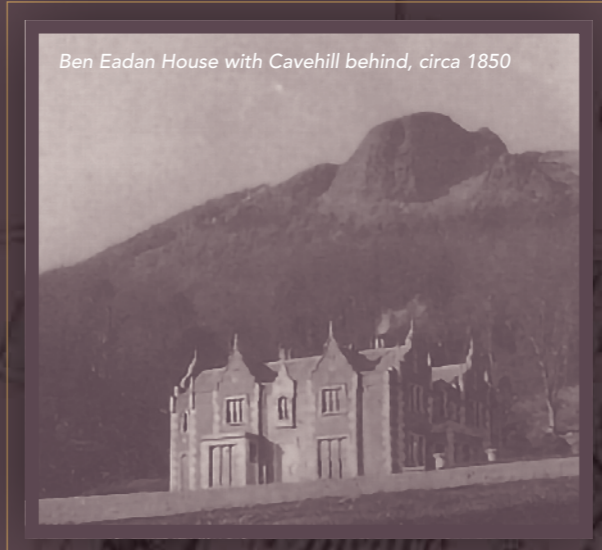
A N T R I M   R O A D  
B E L F A S T

P H A S E   O N E





Belfast Castle



Ben Eadan House with Cavehill behind, circa 1850

Set on a beautiful elevated site where the private Ben Eadan House resided from 1849

Showcasing a collection of beautifully designed detached and semi-detached homes, Ben Eadan Wood is sure to appeal to a wide variety of prospective buyers. From young couples to growing families, each of the homes at Ben Eadan Wood has been created with your needs in mind.

Featuring spacious interiors, these properties guarantee large living areas for the entire family to kick back and relax at the end of a long day. With an open plan design included in each of the homes, residents of Ben Eadan Wood will find themselves with plenty of room to host larger gatherings and entertain guests. Energy efficient by design, homeowners can benefit from modern systems which not only guarantee easy operation and maintenance, but also ensure that costs are kept to a minimum.

Completed to an impeccably high standard, the properties at Ben Eadan Wood have been designed to reflect the requirements of modern family living. Finished to a luxury turnkey specification, each home boasts contemporary

fittings and sleek fixtures, alluding style, sophistication and elegance throughout. These aesthetically pleasing features are also replicated in the exterior of the properties, ensuring an exceptionally attractive house in which residents are proud to call home.

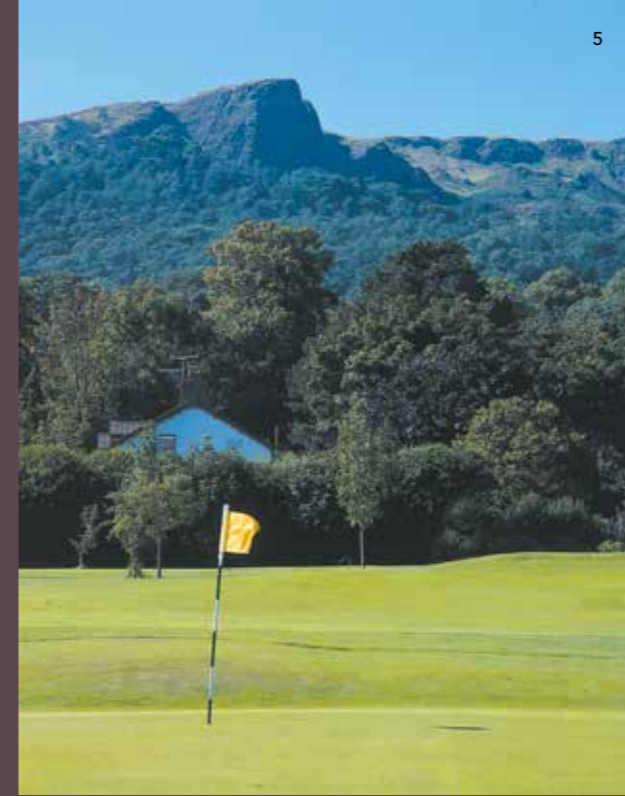
Surrounded by a range of all important amenities, homeowners can find everything they may need just a short distance away. With a number of shops, stores, eateries, and entertainment facilities easily accessed by foot or car, Ben Eadan Wood boasts convenience and ease for its residents. Several pre-schools, primary and secondary schools can also be found within the surrounding area, perfect for families hoping to settle down within a tight-knit community.



# BEN EADAN WOOD

ANTRIM ROAD  
BELFAST

- 1. Dominican College, Fortwilliam
- 2. Transport links to Belfast City Centre and beyond
- 3. Belfast Royal Academy
- 4. Spar Madigans Court
- 5. Fortwilliam Golf Club
- 6. The Coronation Garden, Hazelbank Park,
- 7. Lansdowne Hotel
- 8. Belfast Zoo
- 9. Belfast Castle & Gardens



The perfect balance of city centre living, whilst boasting privacy and tranquillity in a secluded area.

Surrounded by breathtaking scenery, the positioning of Ben Eadan Wood is unique in its ability to afford homeowners with the opportunity to enjoy the great outdoors, all the while being situated just a short distance away from Belfast City Centre.

With Belfast Castle and Gardens, and Fortwilliam Golf Club located just a twenty minute walk away, residents of Ben Eadan Wood can spend an afternoon appreciating the

open, green spaces and scenic landscapes. Belfast Zoo and Cavehill are also positioned nearby, ensuring a variety of activities for every member of the family to enjoy.

Thanks to excellent road and public transport links, and a convenient bus stop situated right outside the Ben Eadan Wood development, homeowners can find themselves in Belfast's bustling city centre within minutes. Benefitting from all that the city has to offer, residents are spoilt

for choice when it comes to things to see and do in the surrounding area. Ben Eadan Wood is also ideally connected to a number of neighbouring towns, including Holywood, Glengormley and Antrim, ensuring hassle free travel for those making the daily commute, no matter the distance.

For commuters required to travel further afield, both George Best City Airport and Belfast International Airport can be easily accessed.

# Multi Award Winning Home Builders

“We respect our clients and homebuyers, and it is our goal to hand them not just a new house, but a superbly built home they can be proud of.”

**Martin Brannigan; MD & Founder of Alskea**



With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since it's inception, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

## What can you expect from your new home in Ben Eadan Wood?

**Quality:** A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

**Security:** With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

**Efficiency:** High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

**Warranty:** The industry leaders in Buildmark cover; NHBC will provide a ten-year warranty for all homes in Ben Eadan Wood.

**After Sales:** Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our most recent developments include;

- Cromlyn Wood – Hillsborough
- Admin House – Belvoir Park
- West House – Belvoir Park
- Hazelbank House – Belvoir Park
- Oakfield Park – Jordanstown
- Demesne Mews – Holywood
- Demesne Manor – Holywood
- Seahill – Holywood
- Foxleigh Wood – Lurgan
- Balmoral Park Mews – Belfast
- Ferry Park Gardens – Donaghmore
- The Chapel – Belfast
- Eden Wood – Belfast
- Finaghy Park Gardens – Belfast
- Donegall Park Gardens – Belfast
- Forest Gate – Belfast
- Balmoral Park Gardens – Belfast



Oakfield Park, Jordanstown

Our Awards



Supreme Award Winner 2023  
Regional Award Winner 2020, 2022, 2023



NHBC Pride in the Job  
2014, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024



Master Builder Awards including Medium & Small Renovation and Heritage  
2012, 2015, 2017, 2019, 2021



Construction Excellence Award Private Housing Project of the Year 2022



Belfast Telegraph Property Awards  
Winners 2019, 2022, 2023, 2024  
Highly Commended 2019



Cromlyn Wood, Royal Hillsborough

Donegall Park Gardens, Antrim Road, Belfast



Oakfield Park, Jordanstown

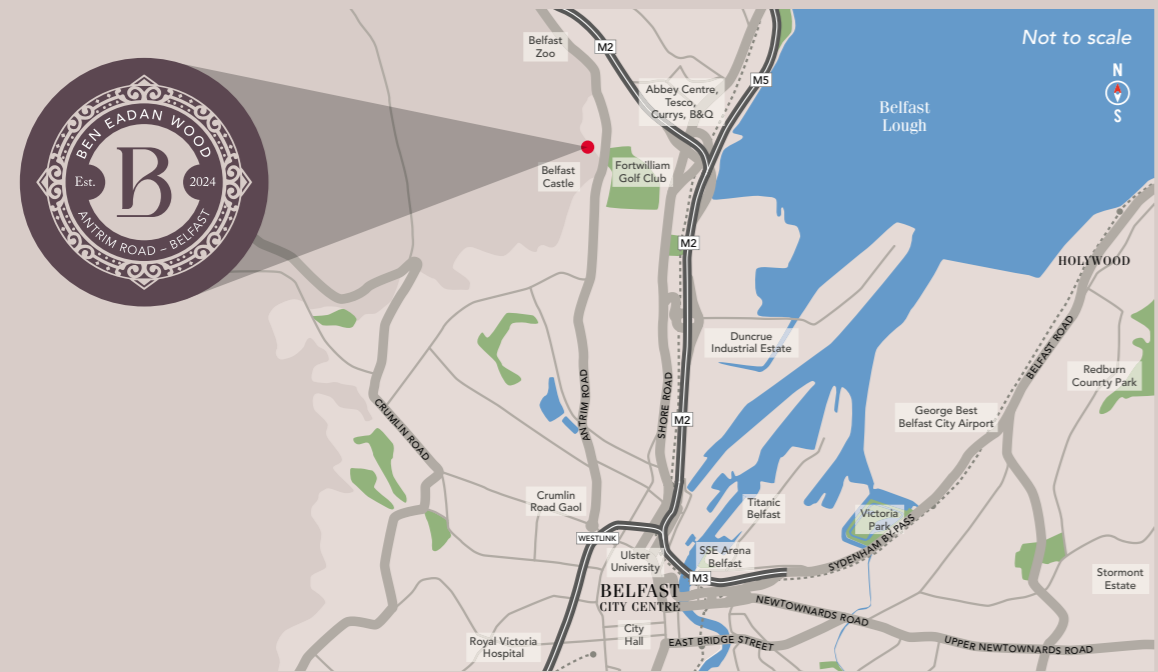


The Chapel, Belfast



Admin House, Belvoir Park, Belfast

# Location Map



## BY FOOT

Stepping Stones Pre School	5 Minutes
Bus Stop	7 Minutes
General Merchants	14 Minutes
Spar Madigan Court	15 Minutes
Cavehill Adventurous Playground	16 Minutes
Fortwilliam Golf Club	19 Minutes
Belfast Castle	21 Minutes

## BY CAR

Tesco	2 Miles
B&Q	2 Miles
Abbeycentre	2.5 Miles
Valley Leisure Centre	2.5 Miles
Glengormley	3 Miles
Belfast City Centre	5 Miles
SSE Arena	5 Miles
Grand Central Station	6 Miles
George Best Belfast City Airport	8 Miles
Hollywood	8.5 Miles
Antrim	16 Miles
Belfast International Airport	16.5 Miles

# Site Layouts



**Phase One Site Layout Key**

- The Adenmore – Site Number 1
- The Chiltern – Site Number 2
- The Baylis – Site Number 3
- The Dunsley – Site Number 4 & 5
- The Ashbridge – Site Number 6
- The Evelyn – Site Number 7-10
- The Flitcroft – Site Number 11
- G Detached Garage – Optional

ANTRIM ROAD

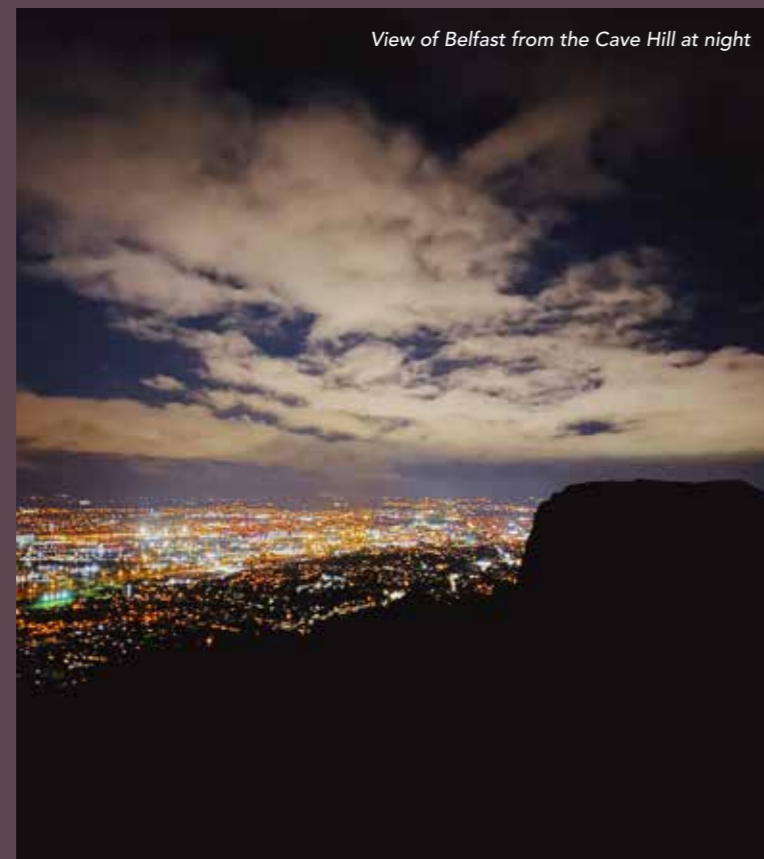
Amazing views stretching across Belfast Lough and beyond



View of Belfast from Cave Hill



View of Belfast from Cave Hill



View of Belfast from the Cave Hill at night



Computer Visual

Finished to a luxury turnkey specification, each home boasts contemporary fittings and sleek fixtures, alluding style, sophistication and elegance throughout



The Dunsley  
Site 5

The Dunsley  
Site 4

The Baylis  
Site 3



The Evelyn  
Site 8

The Evelyn  
Site 7

The Ashbridge  
Site 6

# THE ADENMORE

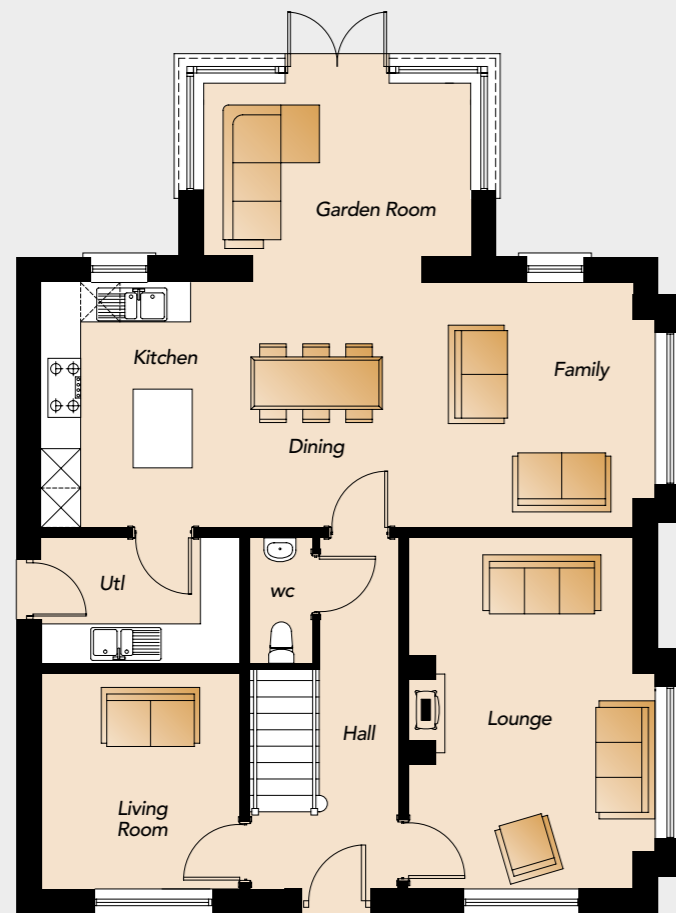
4 BEDROOM DETACHED HOME

SITE 1

TOTAL FLOOR AREA 1,967 FT<sup>2</sup> APPROX.

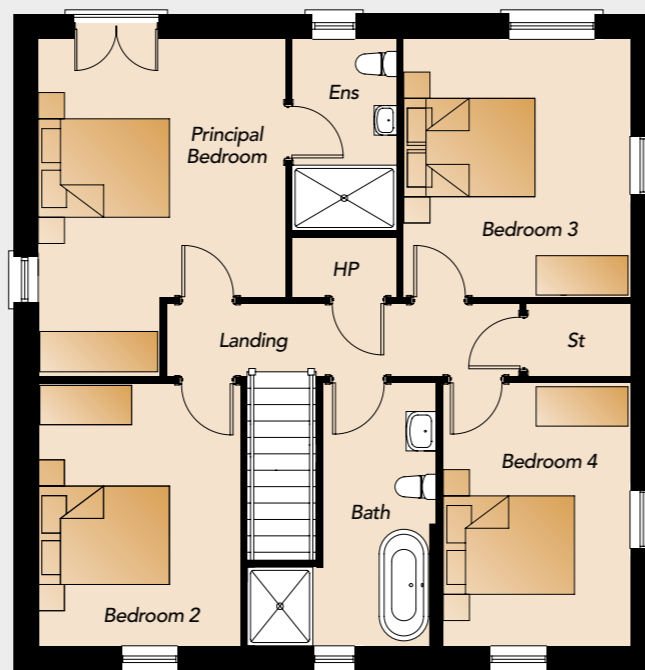
## GROUND FLOOR

Entrance Hall	
Lounge (max)	17'6" x 12'3"
Living Room (max)	10'8" x 9'9"
Kitchen / Dining / Family (max)	29'6" x 12'2"
Garden Room	13'3" x 8'6"
Utility Room	9'9" x 6'3"
WC	6'3" x 3'1"



## FIRST FLOOR

Principal Bed (max)	16'9" x 12'3"
Ensuite	9'6" x 5'2"
Bedroom 2	13'1" x 10'1"
Bedroom 3	12'9" x 11'3"
Bedroom 4	13'2" x 9'3"
Bathroom (min)	13'1" x 5'7"





# THE CHILTERN

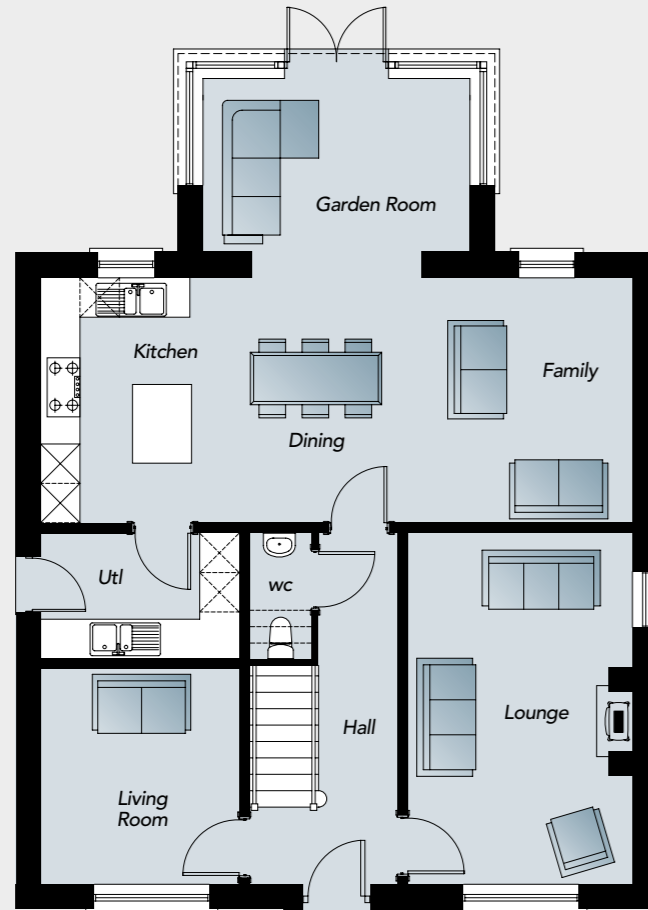
4 BEDROOM DETACHED HOME

SITE 2

TOTAL FLOOR AREA 1,948 FT<sup>2</sup> APPROX.

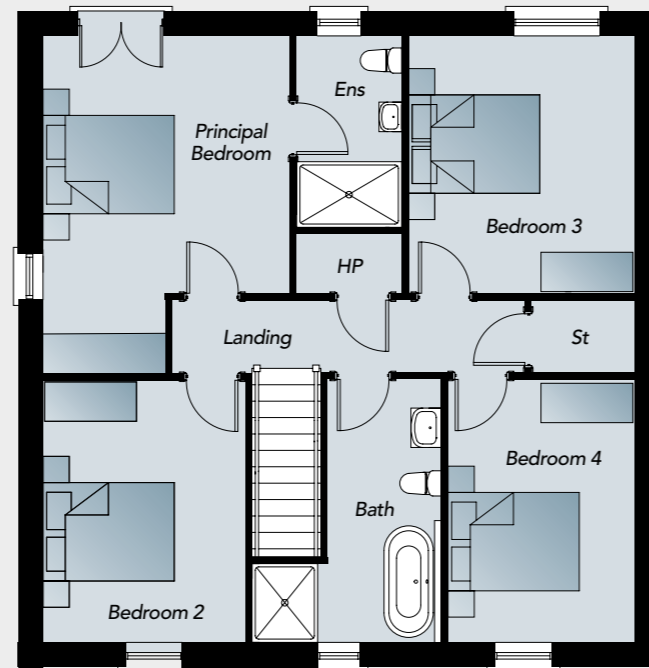
## GROUND FLOOR

Entrance Hall	
Lounge (max)	17'6" x 11'2"
Living Room (max)	10'8" x 9'9"
Kitchen / Dining / Family (max)	29'6" x 12'2"
Garden Room	13'3" x 8'6"
Utility Room	9'9" x 6'3"
WC	6'3" x 3'1"



## FIRST FLOOR

Principal Bed (max)	16'9" x 12'3"
Ensuite	9'6" x 5'2"
Bedroom 2	13'1" x 10'1"
Bedroom 3	12'9" x 11'3"
Bedroom 4	13'2" x 9'3"
Bathroom (min)	13'1" x 5'7"



# THE BAYLIS

4 BEDROOM DETACHED HOME INCLUDING GARAGE

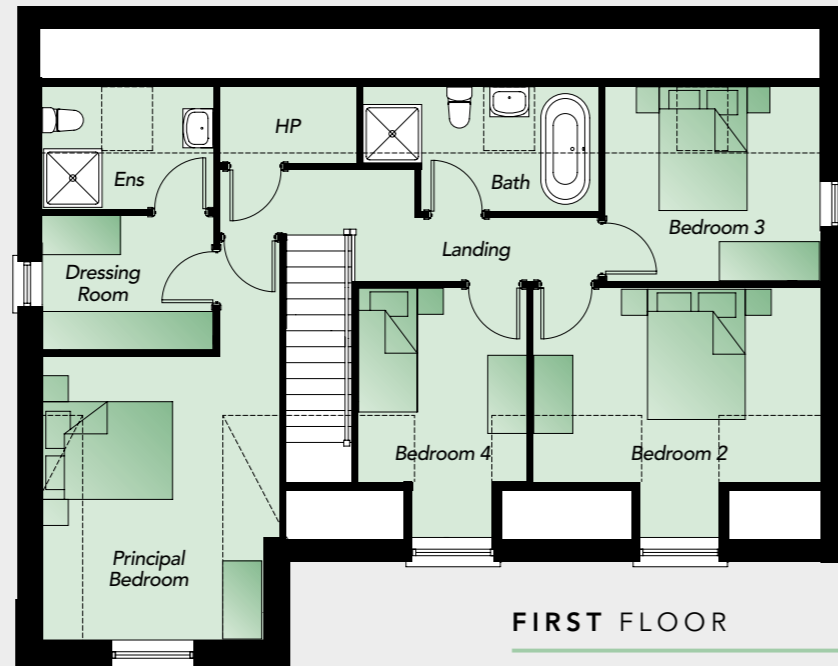
SITE 3

HOUSE FLOOR AREA 1,725 FT<sup>2</sup> APPROX.  
GARAGE FLOOR AREA 201 FT<sup>2</sup> APPROX.



## GROUND FLOOR

Entrance Hall	
Lounge (max)	16'3" x 11'8"
Kitchen / Dining / Living (max)	26'9" x 13'9"
Home Office	9'7" x 7'6"
Utility Room	11'7" x 5'3"
WC	7'2" x 3'7"
Garage	19'0" x 11'1"



## FIRST FLOOR

Principal Bed (min)	14'3" x 11'1"
Dressing Room	8'6" x 6'8"
Ensuite	8'6" x 6'1"
Bedroom 2 (max)	14'4" x 12'6"
Bedroom 3	10'8" x 9'8"
Bedroom 4 (max)	12'6" x 8'5"
Bathroom (max)	11'9" x 6'3"



# THE DUNSLEY

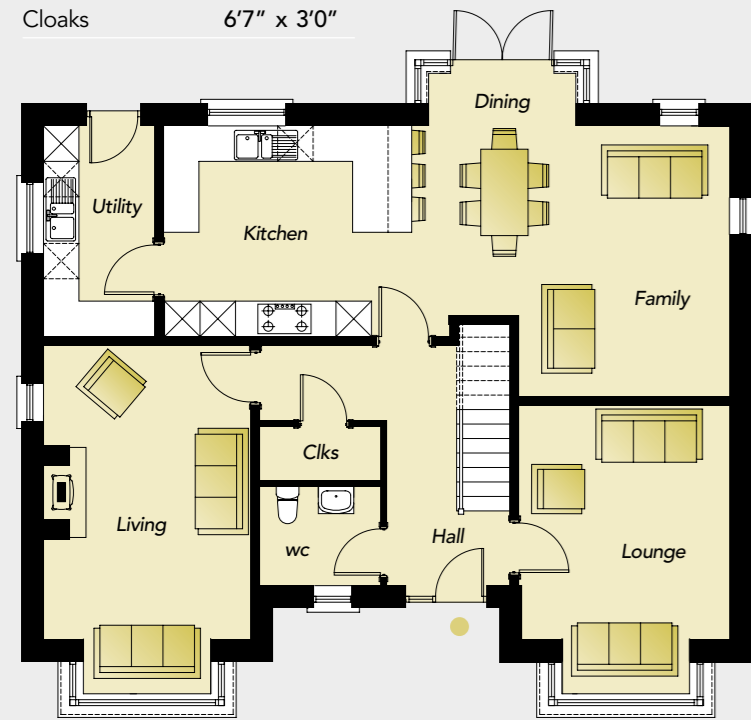
4 BEDROOM DETACHED HOME

SITES 4 & 5

TOTAL FLOOR AREA 2,012 FT<sup>2</sup> APPROX.

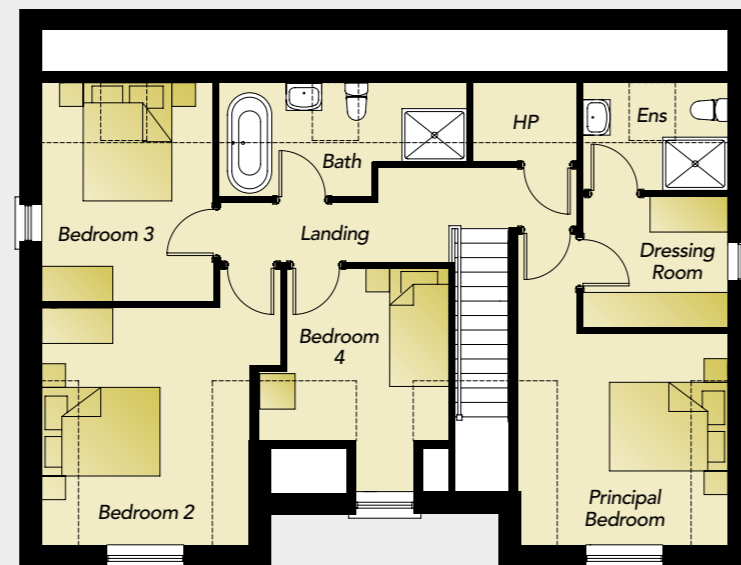
## GROUND FLOOR

Entrance Hall	
Living Room (max)	19'3" x 11'5"
Lounge (max)	16'0" x 11'7"
Kitchen / Dining / Family (max)	31'4" x 15'0"
Utility Room	11'7" x 6'1"
WC	6'7" x 5'5"
Cloaks	6'7" x 3'0"



## FIRST FLOOR

Principal Bed (max)	17'3" x 11'7"
Dressing Room	8'0" x 7'3"
Ensuite	8'0" x 6'0"
Bedroom 2 (max)	15'4" x 13'2"
Bedroom 3	12'2" x 9'5"
Bedroom 4 (max)	12'4" x 9'0"
Bathroom (max)	13'7" x 6'3"



# THE ASHBRIDGE

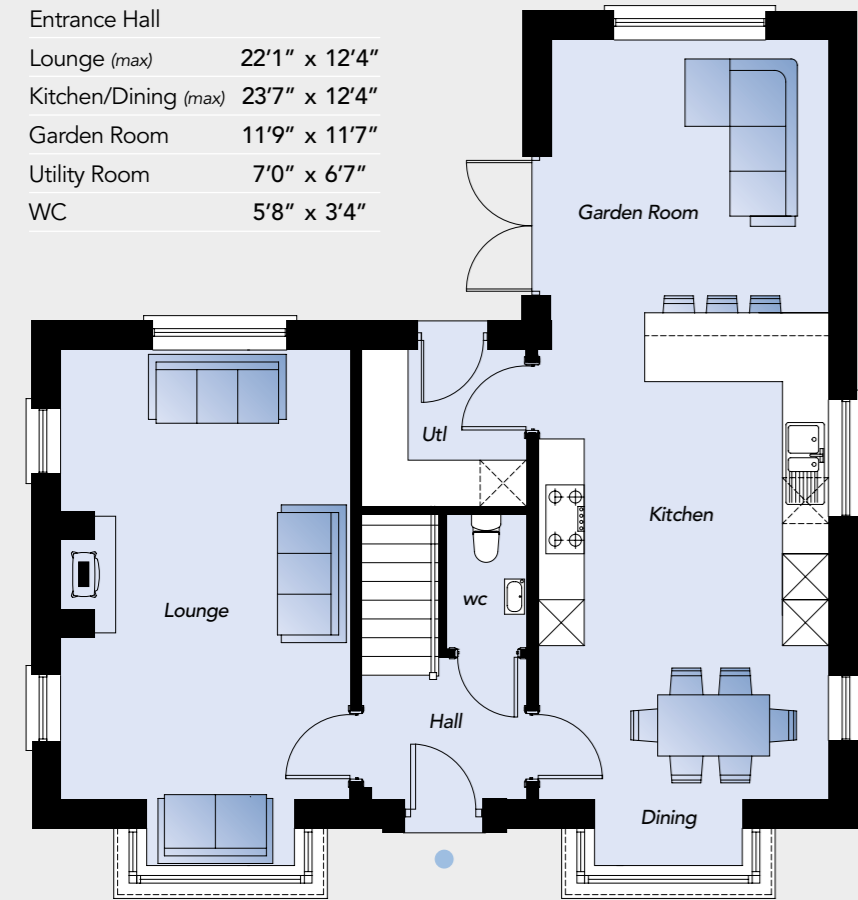
3 BEDROOM DETACHED HOME

SITE 6

TOTAL FLOOR AREA 1,453 FT<sup>2</sup> APPROX.

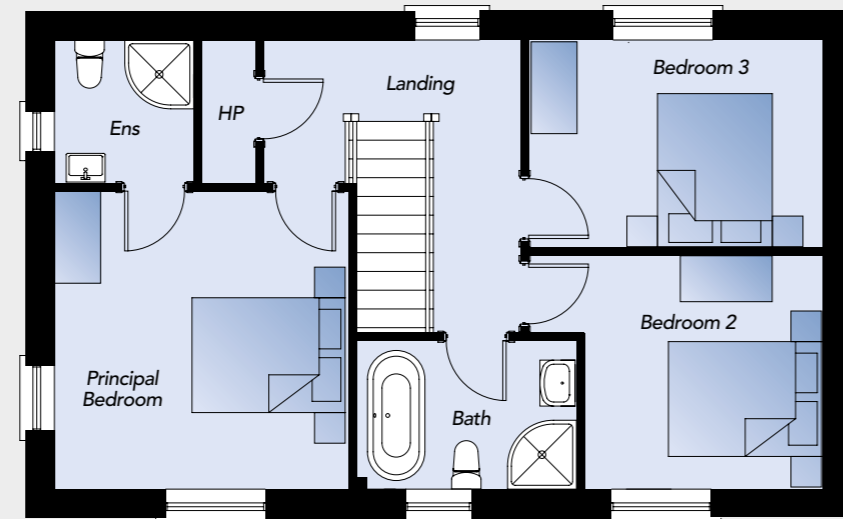
## GROUND FLOOR

Entrance Hall	
Lounge (max)	22'1" x 12'4"
Kitchen/Dining (max)	23'7" x 12'4"
Garden Room	11'9" x 11'7"
Utility Room	7'0" x 6'7"
WC	5'8" x 3'4"



## FIRST FLOOR

Principal Bed	12'8" x 12'6"
Ensuite	6'1" x 6'0"
Bedroom 2 (max)	10'2" x 10'0"
Bedroom 3	12'6" x 8'9"
Bathroom	9'5" x 6'4"



Computer Visual

# THE EVELYN

3 BEDROOM SEMI-DETACHED HOME

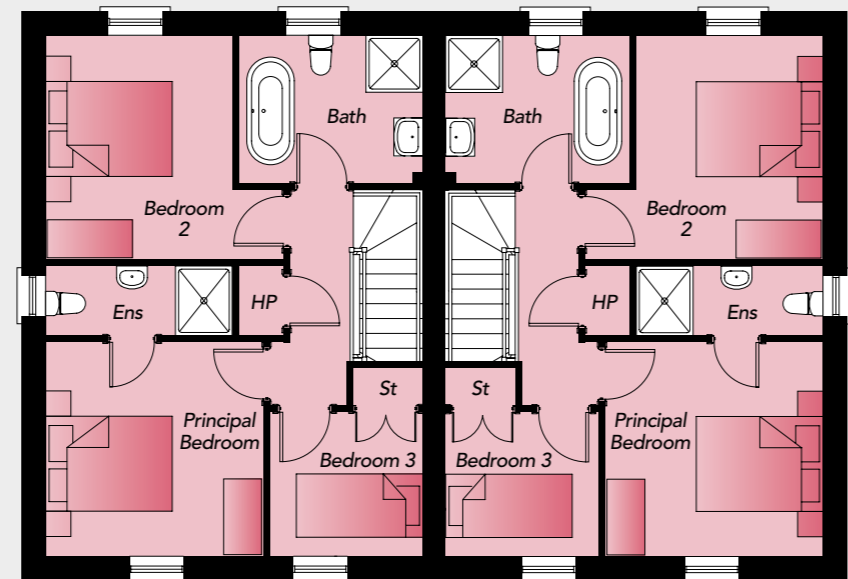
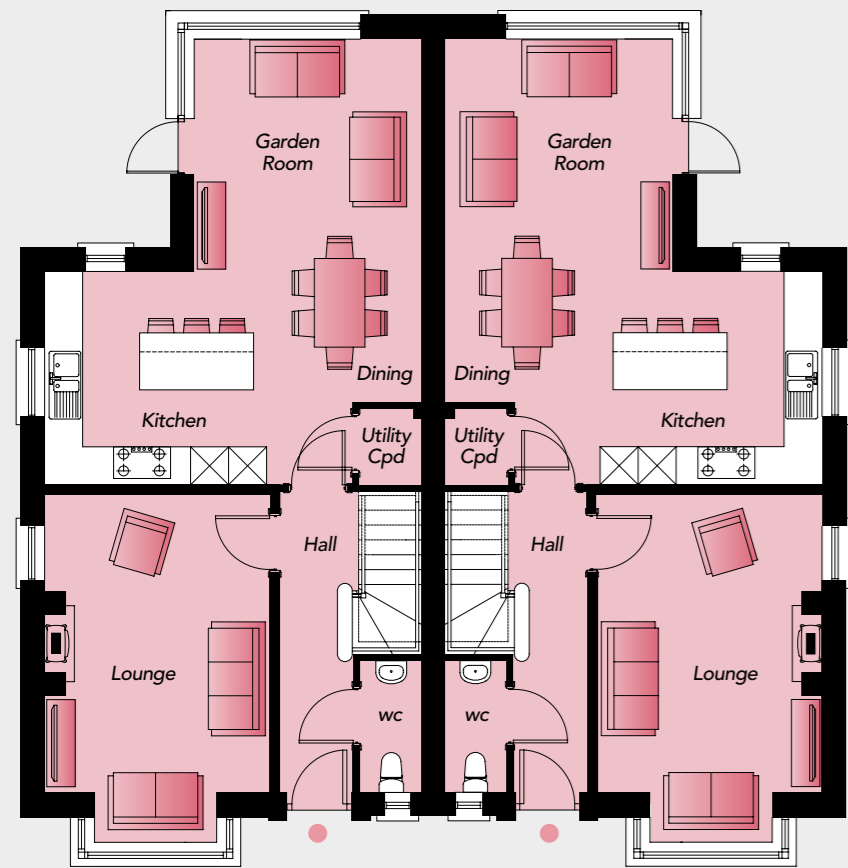
SITES 7, 8, 9 & 10  
TOTAL FLOOR AREA 1,236 FT<sup>2</sup> APPROX.

## GROUND FLOOR

Entrance Hall	
Lounge (max)	18'0" x 11'7"
Kitchen / Dining (max)	19'7" x 11'7"
Garden Room	12'0" x 11'8"
Utility Cupboard	3'9" x 3'3"
WC	6'8" x 3'2"

## FIRST FLOOR

Principal Bed	11'3" x 11'1"
Ensuite	9'7" x 3'6"
Bedroom 2 (min)	11'6" x 9'7"
Bedroom 3	7'9" x 7'5"
Bathroom	9'5" x 7'7"



# THE FLITCROFT

4 BEDROOM DETACHED HOME

SITE 11

TOTAL FLOOR AREA 1,614 FT<sup>2</sup> APPROX.

## GROUND FLOOR

Entrance Hall	
Lounge (max)	19'3" x 17'6"
Kitchen / Dining / Living (max)	24'4" x 16'0"
Utility Room	5'4" x 5'0"
WC	6'7" x 3'5"

## FIRST FLOOR

Principal Bed (max)	14'7" x 14'5"
Ensuite (max)	10'7" x 3'5"
Bedroom 2	13'6" x 9'9"
Bedroom 3	11'1" x 10'5"
Bedroom 4	9'5" x 9'2"
Bathroom	9'6" x 6'8"



# All in the Detail – Luxury House Specification

## KITCHEN

- High quality units with choice of traditional / contemporary doors with a range of colours and stainless steel handles.
- Island units dependent on house type.
- Choice of solid worktop, upstand and splashback.
- Soft closing drawers and doors.
- Branded integrated appliances to include; 4 zone induction hob, eye level electric single oven, combination microwave oven, fridge/freezer, dishwasher and extractor.
- Contemporary chrome monoblock tap.
- 1.5 bowl undermounted stainless steel sink.

## UTILITY ROOM (Where applicable)

- High quality units with choice of traditional / contemporary doors with a range of colours, laminate worktops, upstands and stainless steel handles.
- Range of low level and tall housing storage units (Where applicable).
- Single bowl stainless steel sink and taps (Where applicable).
- Plumbed for free standing washing machine and tumble dryer or washer / dryer combi (Where applicable).

## BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware.
- 4 piece contemporary bathroom suite.
- Free standing bath.
- Back to wall WC.
- Large inset feature mirror above bath.
- Wall hung vanity units.
- Low profile shower trays and toughened glass doors and panels throughout.
- Thermostatic bar showers with dual head: rain drench and separate hand held fitting.
- LED mirror light in Bathroom & Ensuite.

## FLOORING & TILES

- Choice of high quality ceramic floor tiles to Entrance Hall, Kitchen / Dining / Garden Room, Bathroom, Ensuited, WC and Utility (Where applicable).
- Choice of high quality timber laminate or carpet to Lounge and Bedrooms.
- Choice of high quality carpets to Stairs and Landings.
- Choice of full height tiling to shower enclosures.
- Choice of quality wall tiles to feature areas in Bathroom, Ensuite and WC.

## HEATING & VENTILATION

- Energy efficient natural gas fired central heating with high output radiators.
- Heated chrome towel rail to Bathroom and Ensuite (Where applicable).
- Gas stove in Lounge with granite hearth, trims and feature tiling.
- System boiler large capacity hot water cylinder.
- Heatmiser app-controlled heating system with digital thermostats.

## INTERNAL

- All walls to be painted.
- Ceilings and woodwork to be painted white.
- Classical moulded skirting boards and architrave with hockey stick.
- White painted internal doors with quality brushed stainless-steel ironmongery.
- Comprehensive range of electrical light fittings and electrical sockets throughout (x1 double socket with USB port to Kitchen / Dining / Lounge and selected Bedrooms) as well as TV points in Lounge, Kitchen and Bedrooms, data point in the Lounge for main BT connection and a light fitting in the roofspace.

- Recessed downlighters to open plan Kitchen / Dining, Garden Room, Bathroom and Ensuite (Where applicable).
- Pre-wired for BT Fibre Optic.
- Mains operated smoke, heat and carbon monoxide detectors.
- Fully installed security alarm.

## ENERGY EFFICIENCY

- Renewable energy technology with a panel photovoltaic system. The black panels will be installed flush within the roof resulting in a sleek and unimposing finish. The panels are connected to a high specification string inverter which converts energy generated by the panels into useable electricity within the home.

## EXTERNAL

- Traditional cavity wall construction with red multi blend brick facing walls, soldier course, blue base brick, render wall panels and precast door surrounds (Where applicable).
- Feature lighting to front and rear (Where applicable).
- Dual colour woodgrain uPVC double glazed windows with integral bars (black external frames & white internal frames).
- Natural slate roof.
- Black uPVC soffits, fascia and bargeboards.
- Black seamless aluminium guttering and extruded aluminium downpipes.
- Tegula paving around house and patio areas (Where applicable).
- External power socket.
- Vertical boarded timber fencing to garden areas (Where applicable).
- External water tap.

- Black (white internal frame) composite front door with 5 point multi-lock system and brushed stainless steel handle.
- uPVC patio and gable doors (black external and white internal frames).
- Decorative chimney stacks and pots.
- Bitmac driveways.
- Turfed lawns to front and rear gardens (Where applicable).
- Landscaping plan to include hedging, planting and black metal railing (Where applicable).

## OPTIONAL GARAGE (Where applicable)

- Traditional cavity wall construction with red multi blend brick facing walls and blue base brick.
- Dual colour woodgrain uPVC double glazed windows (black external frames and white internal frames).
- uPVC side service door (black external frames and white internal frames).
- Black aluminium roller door.
- Black seamless aluminium guttering and extruded aluminium downpipes.
- Light fitting and x2 double power sockets internally.
- Natural slate roofs.

## WARRANTY

- NHBC 10-year Warranty



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park

# All within easy reach



Proudly perched just off the Antrim Road in one of Northern Ireland's most sought-after places to live





SALES REPRESENTATION BY

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