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# Ballyreagh House

CRAIGANTLET



We are proud to have provided generations of families with homes of distinction, designed and built by craftsmen and award winning master builders.

Our family has been building quality homes and creating new communities in Northern Ireland for over 80 years, and our aim is simple: to build great houses, so that you can make them great homes.

**We are Dunlop Homes**





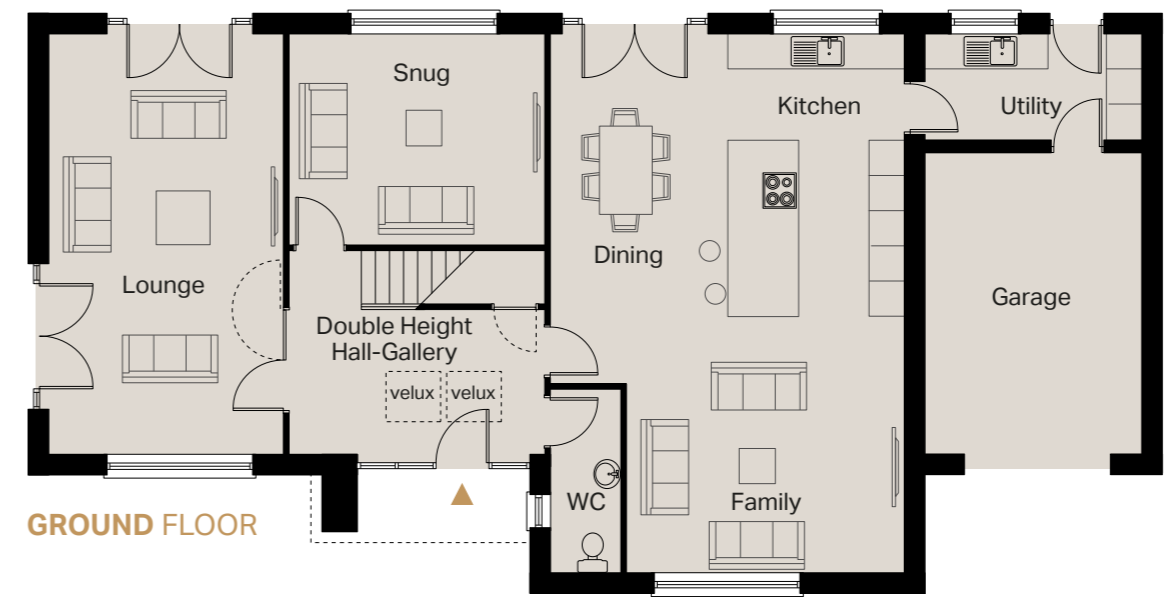
## Welcome to the good life

Ballyreagh House offers a rare opportunity to enjoy life in a semi rural, yet highly convenient location.

Light and airy interior space are complemented by beautiful landscaped gardens, ideal for contemporary family living.

Ballyreagh House is superbly positioned close to the plentiful amenities of the popular town of Newtownards, surrounded by open countryside yet only 12 miles from the centre of Belfast.

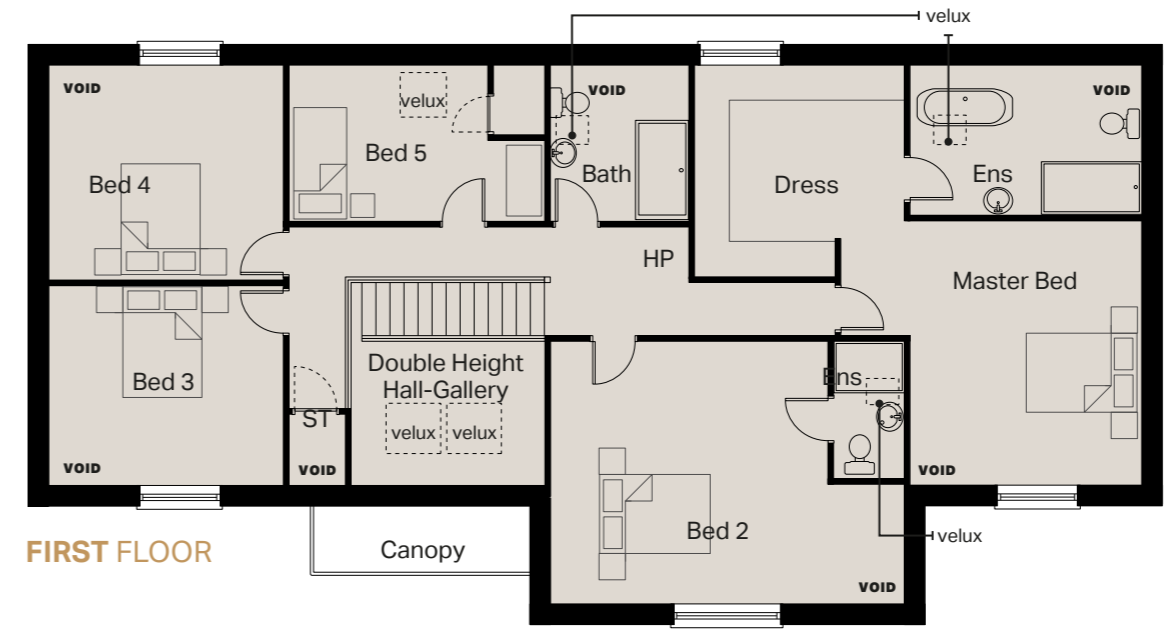
Built to our award winning standards with an exceptional specification, it's time to enjoy the best of both worlds.



**GROUND FLOOR**

**GROUND FLOOR** Ft/Inches Metres

Double Height Gallery Entrance Hall		
Kitchen Dining	30'1" x 19'8"	9.18 x 6.04
Snug	14'3" x 11'8"	4.35 x 3.60
Utility	12'1" x 5'9"	3.70 x 1.81
Lounge	23'5" x 13'1"	7.16 x 4.00
Garage	16'8" x 12'1"	5.13 x 3.70
Cloaks	10'2" x 3'9"	3.12 x 1.20



**FIRST FLOOR**

**FIRST FLOOR** Ft/Inches Metres

Master Bedroom	14'7" x 14'1"	4.49 x 4.29
Master Ensuite	10'5" x 4'9"	3.20 x 1.50
Bedroom 2	15'5" x 12'10"	4.71 x 3.95
Bedroom 3	11'8" x 11'7"	3.60 x 3.58
Ensuite	12'10" x 5'2"	3.95 x 1.60
Bedroom 4	13'1" x 11'2"	4.00 x 3.41
Bedroom 5	13'1" x 11'10"	4.00 x 3.65
Bedroom 6	11'1" x 8'7"	3.39 x 2.65
Bathroom	7'7" x 6'2"	2.36 x 1.90

CGI shown for illustration purposes only. Floor plans are not to scale.



## Urban chic meets country living

You've arrived.

The electric gates sweep aside, ushering you inside your private sanctuary.

The impressive front doors open onto a spacious double height hallway, leading to a large formal sitting room with French door, giving the room an abundance of natural light. The hall also leads to the generously sized kitchen/dining room complete with a snug/family room - the perfect room for entertaining or relaxing with the family. You'll also find a WC, utility room and access to the integral garage on the ground floor.

Upstairs, the impressive master suite benefits from a luxurious en suite bathroom and separate dressing room, plus bedroom two is equally well proportioned, and comes with its own en suite shower room. The family bathroom serves the further three bedrooms, making life a little easier in the mornings.

Outside, the gardens have been landscaped to enhance privacy whilst creating beautiful areas that are ideal for outdoor entertaining.

Welcome home.

## QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

### KITCHEN

- Choose your luxury kitchen from our nominated supplier
- Kitchen will include an island unit
- We have tailored the layout design to optimise the unit and worktop space in your bespoke kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

### UTILITY ROOM

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

### SANITARY WARE

- Deluxe white sanitary ware with quality chrome fittings to bathrooms, ensuites and wcs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Low profile slate finish shower tray with contemporary glass panels and doors to ensuite
- Heated chrome towel rails to bathroom and ensuites
- Heated anti-steam illuminated wall mirror to bathrooms and ensuites
- Low voltage down lights

### FLOORING

- Premium carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Entrance / Reception Hall, Kitchen, Dine, Garden Room, Utility, Cloakroom and WC

### HEATING

- Gas fired central heating
- Energy efficient boiler

### HEATING (cont...)

- Underfloor heating throughout ground floor
- Radiators on first floor
- Heat recovery unit

### FLOORING

- Painted internal walls and ceilings
- Beam vacuum system
- Contemporary white internal doors with quality ironmongery
- Painted skirting boards and architraves
- Multi fuel stove in Sun Room and gas fire in Lounge
- Comprehensive range of electrical sockets, switches and telephone points including 5 amp sockets to Lounge
- USB charging point to Kitchen and Master Bedroom
- Master TV point in roofspace with feeder point connections in Sun Room, Living Room, Kitchen, Master Bedroom, Bedroom 2 and Bedroom 3
- Security alarm fitted
- Mains smoke and carbon monoxide detectors
- Virgin Media connection available immediately on completion

### EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas and paths
- Pavior driveway
- Estate railing to driveway
- Front and rear external lighting
- Front and rear outside water supply
- uPVC double glazed windows
- Decorative chimney stacks and pots





## Your sanctuary from the city

Take advantage of Ballyreagh House's prime location - the city, coast and countryside are all within easy reach.

Newtownards is home to small independent shops and fashionable eateries. You'll also find major brands at the popular Ards Shopping Centre, as well as a large Tesco and other high street names at the Castlebawn Retail Park.

This bustling town brings plenty of opportunities to get out and about, with miles of mountain [bike trails](#) and walks to explore at Scrabo and Killynether Country Parks plus Kiltonga Nature Reserve and Mount Stewart a short drive away. There are fun family activities at The Ark Farm, Castle Espie Wetlands Centre and The Dundonald Ice Bowl.

You can also relax or exercise as much as you like at the new Blair Mayne Wellness and Leisure Centre or David Lloyd Club in Dundonald, or perhaps choose from a host of well-regarded golf courses, including Scrabo, Clandeboye, Knock and Mahee Island. You'll also find superb sailing, windsurfing and kite surfing on Strangford Lough, or spread your wings and take to the skies at Ards Flying Club.

Contemporary family living

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# DUNLOP HOMES

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

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**B L O C K**

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