

THE GROVE

NEW TOWNARDS



FOR YOU, FOR NOW, FOREVER

DUNLOP HOMES

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.





FOREVER..

MORE SPACE TO LIVE, MORE ROOM TO GROW

Situated in a quiet and leafy pocket of Newtownards, yet only a few minutes from the town centre, you'll find The Grove: an exclusive development of spacious, luxury homes.

Surrounded by mature trees and with views to Strangford Lough, our homes come with that all too rare commodity: space.

Well proportioned living spaces are complemented by generously sized gardens. The sense of space is enhanced by the surrounding countryside, including Scrabo Country Park, only a few steps away.

The Grove provides the perfect setting for families looking for their forever home, as well as city commuters looking for an enviable lifestyle that's only 12 miles from the centre of Belfast.

The life you've always dreamed of.

WELCOME TO THE GROVE



THE GROVE



VIEW FROM THE TOP

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

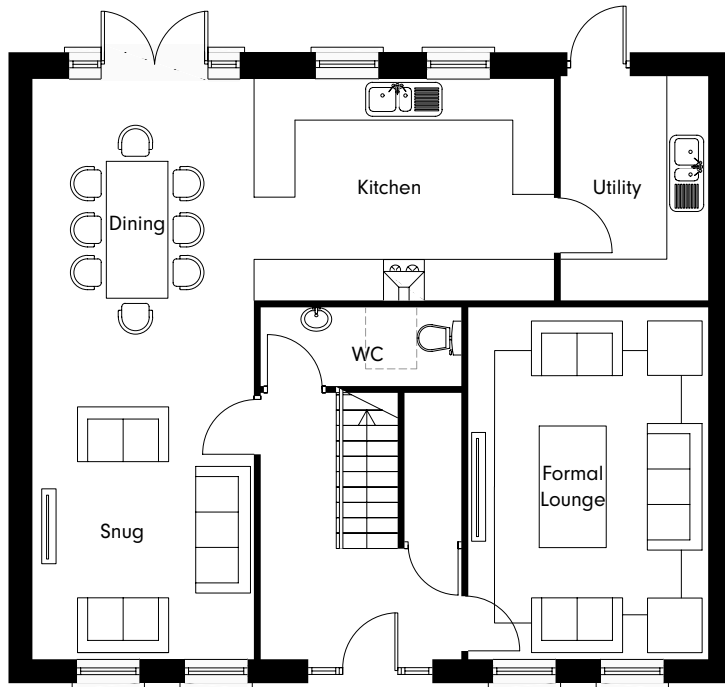
Newtownards is home to small independent shops and fashionable eateries. You'll also find major brands at the popular Ards Shopping Centre, as well as a large Tesco and other high street names at the Castlebawn Retail Park.

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 (literally on your doorstep) 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, Clondeboye, 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.

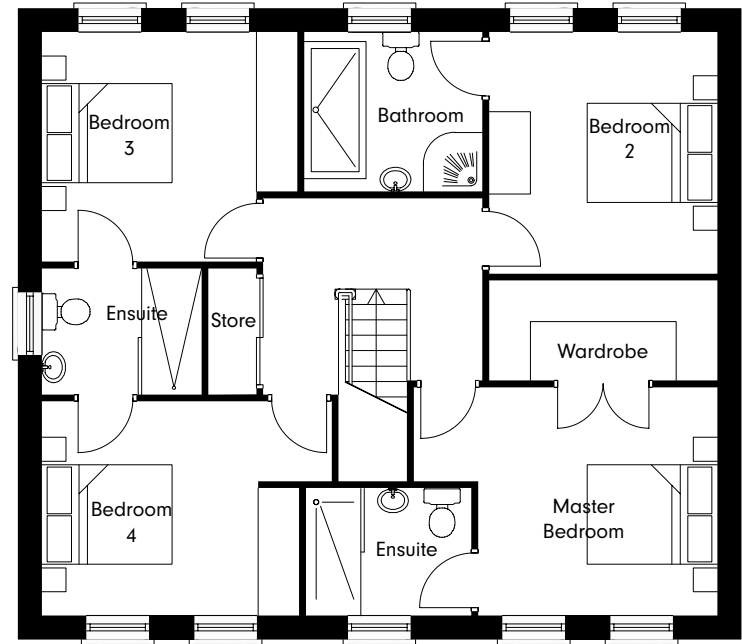


INTERNAL LAYOUT



| GROUND FLOOR | FT/INCHES | METRES |
|-------------------------------------|------------------|-------------|
| Kitchen Dining | 25' x 10' 6" | 7.61 x 3.23 |
| Snug Dining | 12' 9" x 14' 9" | 3.23 x 8.47 |
| Formal Lounge | 16' 10" x 11' 5" | 3.50 x 5.14 |
| Utility | 7' x 10' 6" | 2.15 x 3.23 |
| Entrance Hall, Separate WC & Cloaks | | |

*5 bedroom layout available on request. CGI shown for illustration purposes only. Floor plans are not to scale.

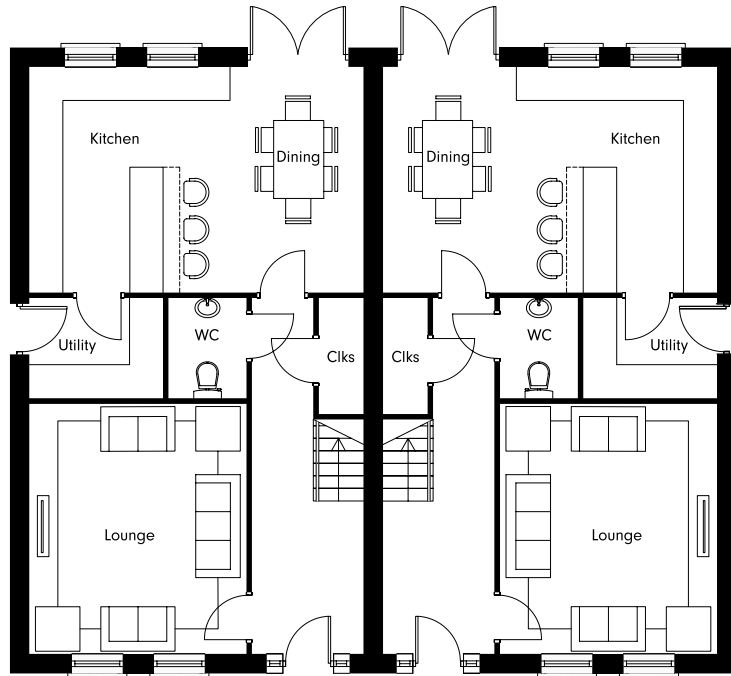


| FIRST FLOOR | FT/INCHES | METRES |
|------------------|------------------|-------------|
| Master Bedroom | 14' 6" x 10' 11" | 4.43 x 3.33 |
| Ensuite | 7' 11" x 6' 1" | 2.41 x 1.86 |
| Walk-in Wardrobe | 10' 10" x 5' 6" | 3.33 x 1.71 |
| Bedroom 2 | 10' 10" x 10' 9" | 3.33 x 3.27 |
| Bathroom | 8' 6" x 7' 4" | 2.60 x 2.25 |
| Bedroom 3 | 12' 3" x 10' 9" | 3.73 x 3.27 |
| Bedroom 4 | 14' 2" x 10' 6" | 4.33 x 3.20 |
| Ensuite | 7' 8" x 6' | 2.33 x 1.84 |



THE KILLYNETHER
4/5 BEDROOM DETACHED 1820 SQFT

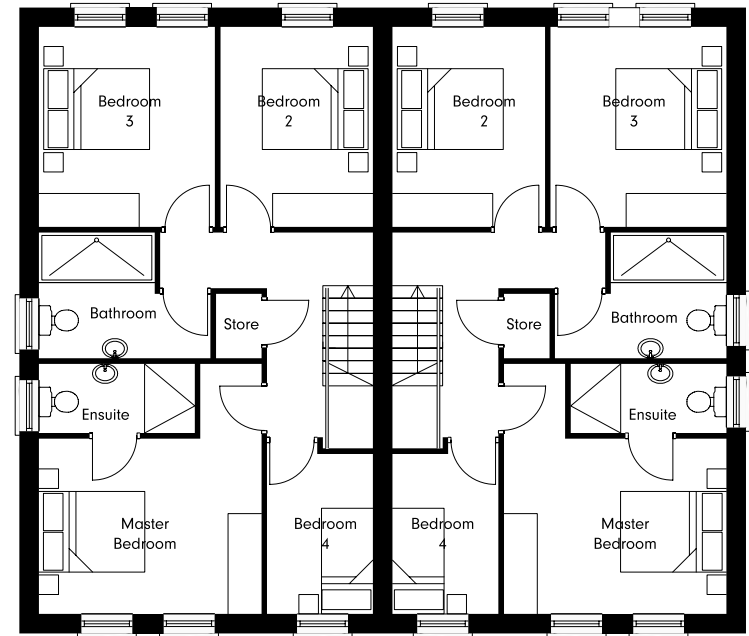
INTERNAL LAYOUT



| GROUND FLOOR | FT/INCHES | METRES |
|------------------|-----------------|-------------|
| Kitchen Dining | 19' 8" x 13' 3" | 5.99 x 4.05 |
| Lounge | 12' 9" x 14' 9" | 3.89 x 4.49 |
| Utility | 7' 10" x 5' 11" | 2.39 x 1.79 |

Entrance Hall, Separate WC & Cloaks

*3 bedroom layout available on request. CGI shown for illustration purposes only. Floor plans are not to scale.



| FIRST FLOOR | FT/INCHES | METRES |
|----------------|---------------------|-------------|
| Master Bedroom | 12' 9" x 14' 8" max | 3.89 x 4.49 |
| Ensuite | 9' 1" x 4" | 2.79 x 1.24 |
| Bedroom 2 | 9' x 11' 9" | 2.73 x 3.59 |
| Bedroom 3 | 10' 4" x 11' 9" | 3.15 x 3.59 |
| Bedroom 4 | 6' 6" x 9' 5" | 2.00 x 2.87 |
| Bathroom | 10' x 7' 5" | 3.07 x 2.25 |



THE SCRABO

3/4 BEDROOM SEMI-DETACHED 1360 SQFT

QUALITY, ATTENTION TO DETAIL & A SUPERIOR SPECIFICATION

KITCHEN & UTILITY

- High quality units with a choice of worktop, doors and handles
- Integrated appliances to include hob, electric oven, extractor fan, fridge/freezer and dishwasher
- Free standing washing machine included
- Concealed under unit lighting in kitchen

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Separate shower in bathroom (where applicable) or shower over bath
- Mirror with LED lights
- Chrome towel radiators
- Vanity unit to bathroom and ensuite

CARPET AND TILING

- Carpet to lounge, stairs, landing and all bedrooms
- Floor tiling to hall, kitchen, utility, cloakroom, bathroom and en-suite
- Wall tiling to shower enclosures, around the bath and splash backs to all wash hand basins

HEATING

- Gas fired central heating
- Energy efficient boiler fitted which provides hot water on demand
- Thermostatically controlled radiators fitted throughout

INTERNAL FEATURES

- Walls, ceilings, doors and woodwork painted throughout
- Generous electrical specification to include power points, TV points to all bedrooms and phone points
- Houses wired for security alarm and entertainment packages
- French doors leading to patio area
- Down lights to kitchen, WC, bathroom and en-suite

EXTERNAL FEATURES

- Extensive landscaping throughout the development - Asphalt driveway
- Patio area flagged and paved paths around the house
- Hedging and painted railings to selected sites
- Lawns laid in turf to rear and front gardens where applicable - External water tap
- High quality front door and uPVC windows
- Concrete tile roof
- Houses finished with painted render
- Optional garages available with all properties

WARRANTY

- All homes come with 10 year NHBC Home Warranty.





THE GROVE





SITE MAP



THE KILLYNETHER
4/5 BEDROOM
DETACHED
1820 SQFT



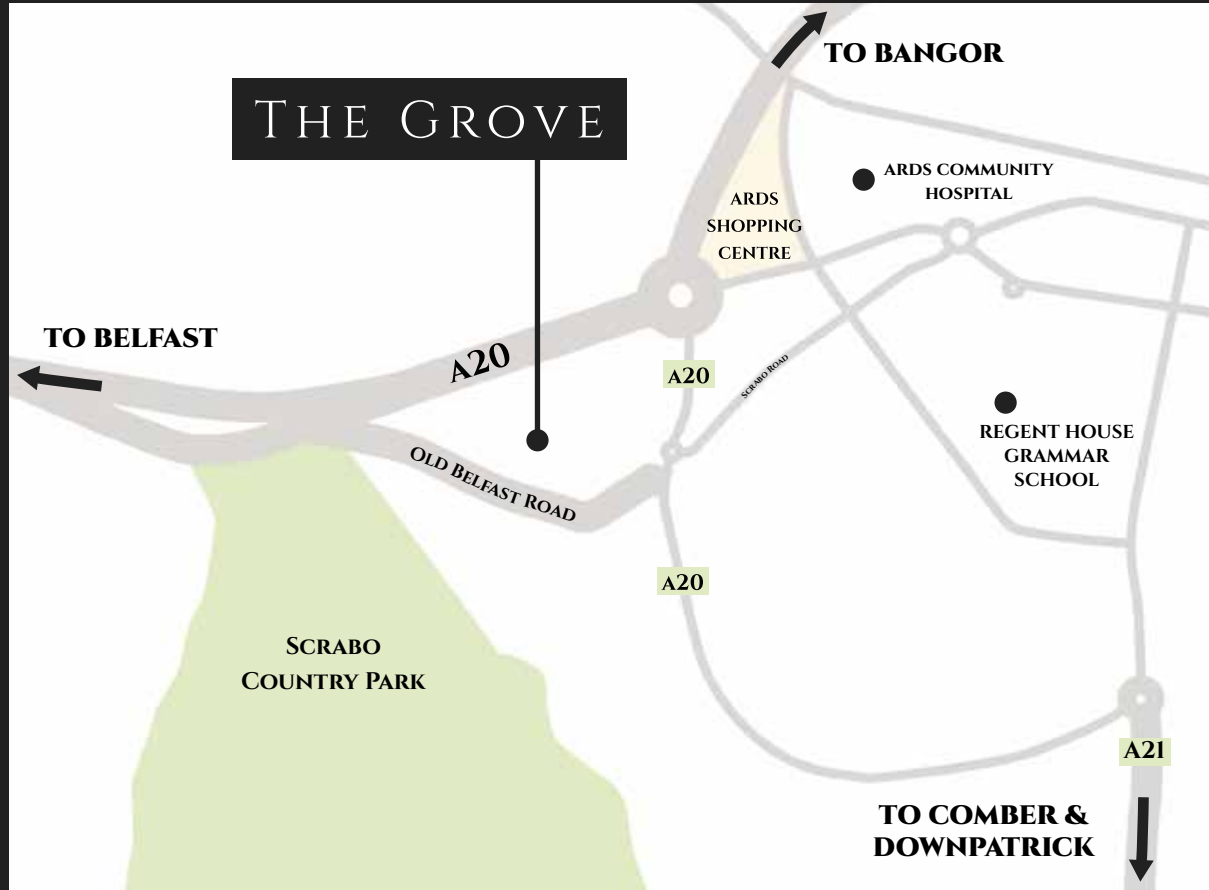
THE SCRABO
3/4 BEDROOM
SEMI-DETACHED
1360 SQFT

GARAGES AVAILABLE
UPON REQUEST



SPECIAL SITE





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