

A close-up photograph of a blue-painted train wheel with a brass coupling mechanism. The wheel has many spokes and is mounted on a track. The coupling is a brass-colored metal piece with a circular end and a rectangular end. The background is dark and out of focus.

BALLYCULLEN HALT

SCRABO ROAD • NEWTOWNARDS



A



B



D



C



E



BALLYCULLEN HALT

Ballycullen Halt is a small exclusive new development of contemporary homes, situated just off the highly sought after Scrabo Road, Newtownards. These unique homes will certainly appeal to purchasers who recognise quality.

With a superb range of modern detached, semi detached and apartments, all cleverly incorporated in a delightfully planned site layout, this landmark development offers an unrivalled specification and introduces a whole new choice of stylish living to this part of Newtownards.

The local area boasts several excellent golf courses including Scrabo Golf Course, superb sailing on Strangford Lough along with many beautiful forest parks and coastal walks along the shore. There are a number of excellent primary schools, nurseries, and grammar schools in Newtownards and the ideal location close to the town centre ensures that residents could not be better situated to enjoy all the superb facilities that this wonderful historic town has to offer.

Dixons Homes and their architect have invested much time and effort into designing homes which are both functional and aesthetically pleasing. Combine this with generous living spaces which meet the needs of modern lifestyles and you get homes which are beautiful, both inside and outside. The craftsmanship, thought and attention to detail that has gone in to these homes will make them notable for their style and external finish, enhancing the beautiful ambience of the area, and providing a development that will maintain its appeal for decades.

Ballycullen Halt will be an address in which to live and relax in style.

- A** Cycling on Strangford's Shores
- B** Mount Stewart
- C** Scrabo Tower
- D** Sailing on Strangford Lough
- E** McKee's Farm Shop



THE KITSON

3 Bedroom | Semi Detached | Total Area: 1065 sq ft

THE CONWAY

3 Bedroom | Semi Detached | Total Area: 1076 sq ft

BALLYCULLEN HALT



GROUND FLOOR - THE KITSON

Entrance Hall with WC			
Living plus bay	16'9" x 11'2"	5.13	x 3.43
Kitchen Dine max	18'1" x 11'10"	5.57	x 3.63

FIRST FLOOR - THE KITSON

Master Bedroom	12'2" x 11'2"	3.72	x 3.33
Ensuite	8'6" x 4'11"	2.60	x 1.50
Bedroom 2	11'10" x 8'10"	3.60	x 2.70
Bedroom 3	8'10" x 8'2"	2.70	x 2.50
Bathroom	7'11" x 6'7"	2.40	x 2.00

GROUND FLOOR - THE CONWAY

Entrance Hall with WC			
Living	18'1" x 11'2"	5.50	x 3.40
Kitchen Dining	18'1" x 11'2"	5.50	x 3.40

FIRST FLOOR - THE CONWAY

Master Bedroom	12'2" x 11'2"	3.70	x 3.40
Ensuite	7'7" x 5'7"	2.30	x 1.70
Bedroom 2	11'2" x 8'4"	3.40	x 2.55
Bedroom 3	11'2" x 9'4"	3.40	x 2.85
Bathroom	7'10" x 6'7"	2.40	x 2.00

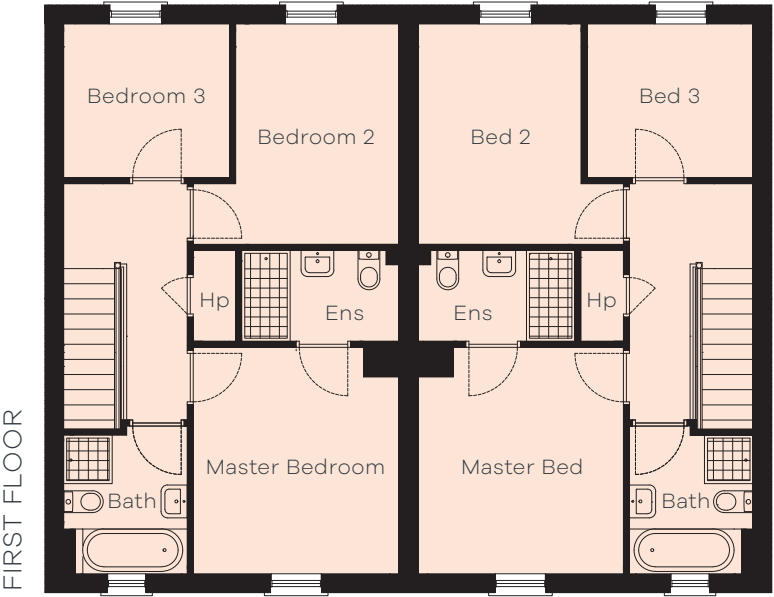
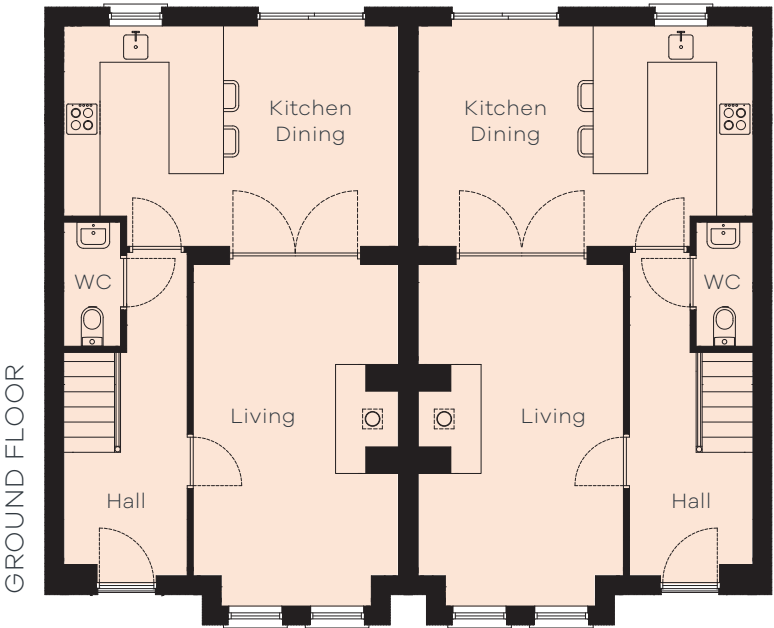


Sites 3 | 4 | 5 | 6 | 10 | 11

THE BEYER

3 Bedroom | Semi Detached | Total Area: 1065 sq ft

BALLYCULLEN HALT



GROUND FLOOR

Entrance Hall with WC			
Living plus bay	16'9" x 11'2"	5.10	x 3.40
Kitchen Dine max	18'1" x 11'10"	5.50	x 3.60

FIRST FLOOR

Master Bedroom	12'2" x 11'2"	3.70	x 3.40
Ensuite	8'6" x 4'11"	2.60	x 1.50
Bedroom 2 max	11'10"x 8'10"	3.60	x 2.70
Bedroom 3	8'10" x 8'2"	2.70	x 2.50
Bathroom	7'11" x 6'7"	2.40	x 2.00

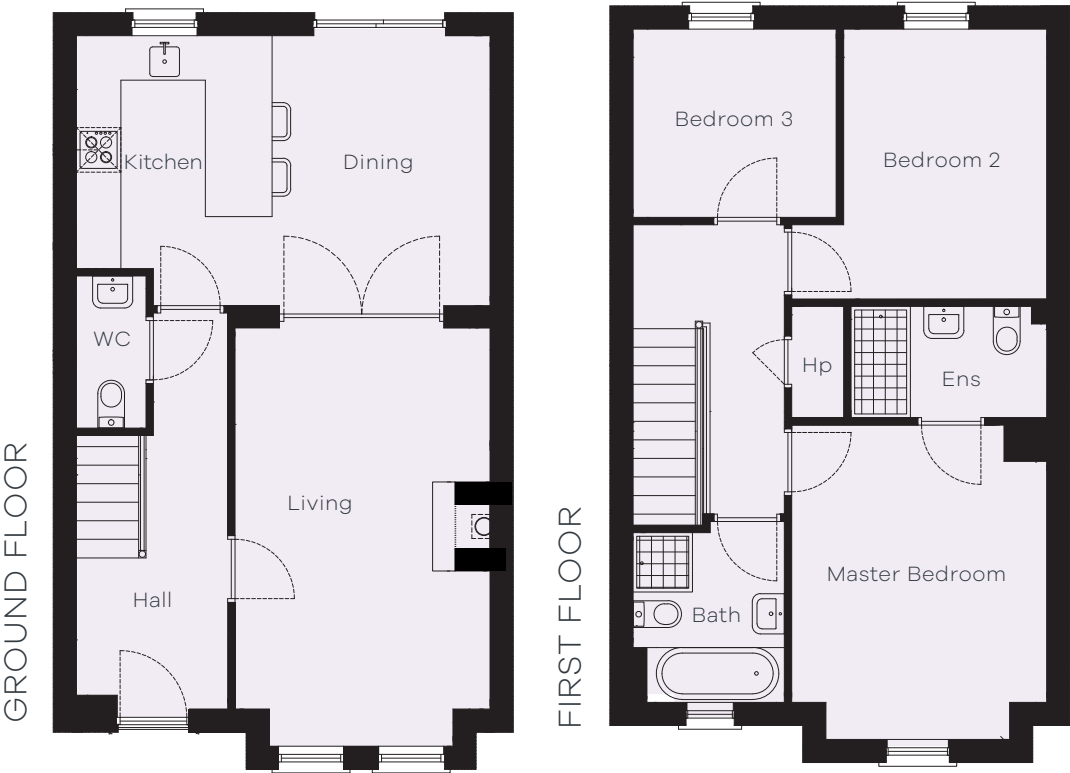


Site 9

THE NEWTON

3 Bedroom | Detached | Total Area: 1065 sq ft

BALLYCULLEN HALT



GROUND FLOOR

Entrance Hall with WC			
Living plus bay	16'9" x 11'2"	5.10	x 3.40
Kitchen Dine max	18'1" x 11'10"	5.50	x 3.60

FIRST FLOOR

Master Bedroom	12'2" x 11'2"	3.70	x 3.40
Ensuite	8'6" x 4'11"	2.60	x 1.50
Bedroom 2	11'10" x 8'10"	3.60	x 2.70
Bedroom 3	8'10" x 8'2"	2.70	x 2.50
Bathroom	7'11" x 6'7"	2.40	x 2.00



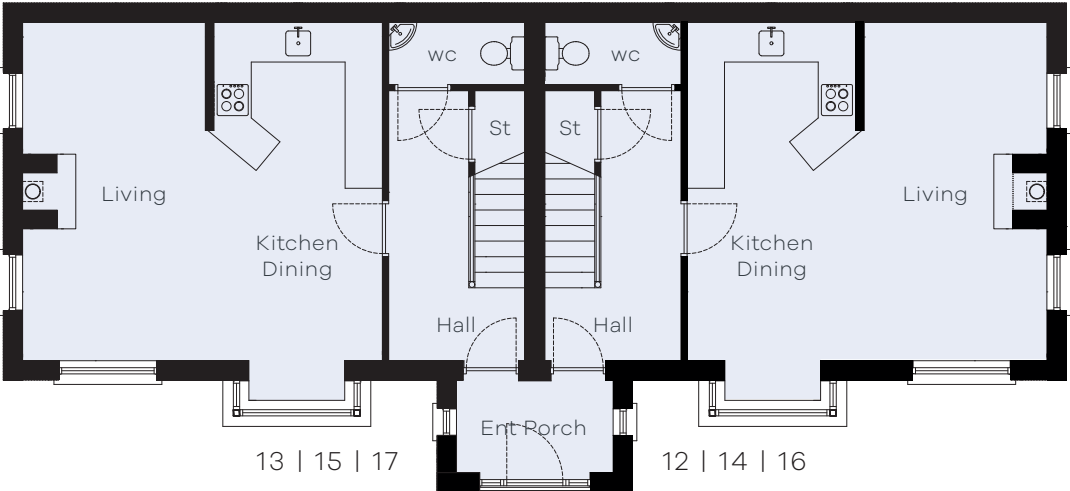
Sites 12 | 13 | 14 | 15 | 16 & 17

THE INGLIS

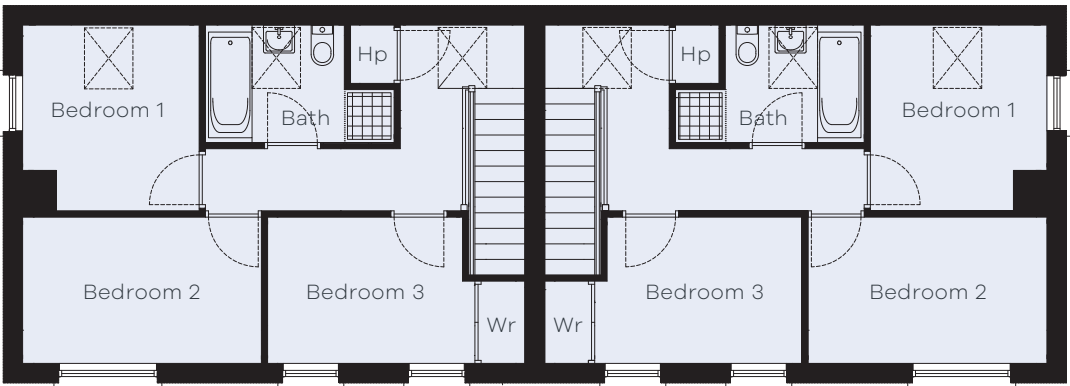
3 Bedroom | Semi Detached | Total Area: 935 sq ft

BALLYCULLEN HALT

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with WC			
Living	17'7" x 9'8"	5.35 x 2.93	
Kitchen Dine <small>plus bay</small>	17'7" x 8'11"	5.35 x 2.70	

FIRST FLOOR

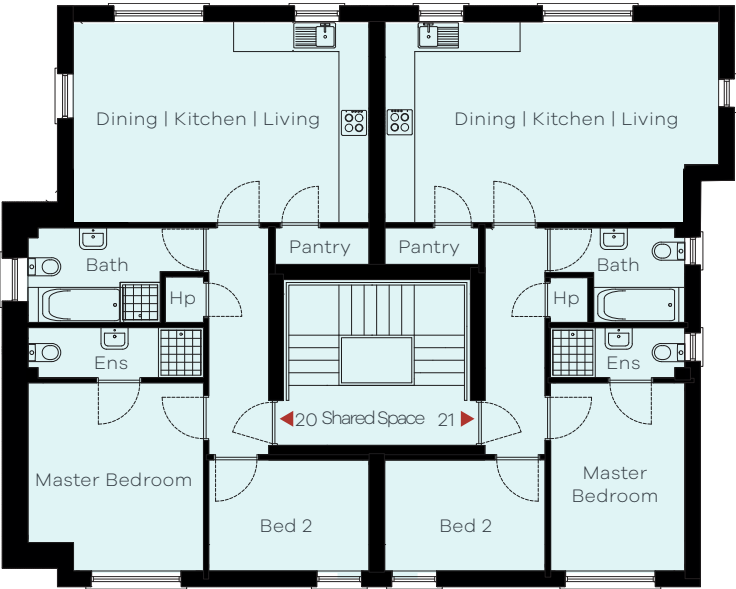
Bedroom 1	9'6" x 9'3"	2.90 x 2.83	
Bedroom 2	12'6" x 7'8"	3.83 x 2.35	
Bedroom 3	11'0" x 7'8"	3.33 x 2.35	
Bathroom <small>max</small>	9'7" x 6'2"	2.95 x 1.88	

BALLYCULLEN HALT

THE ERIN APARTMENTS

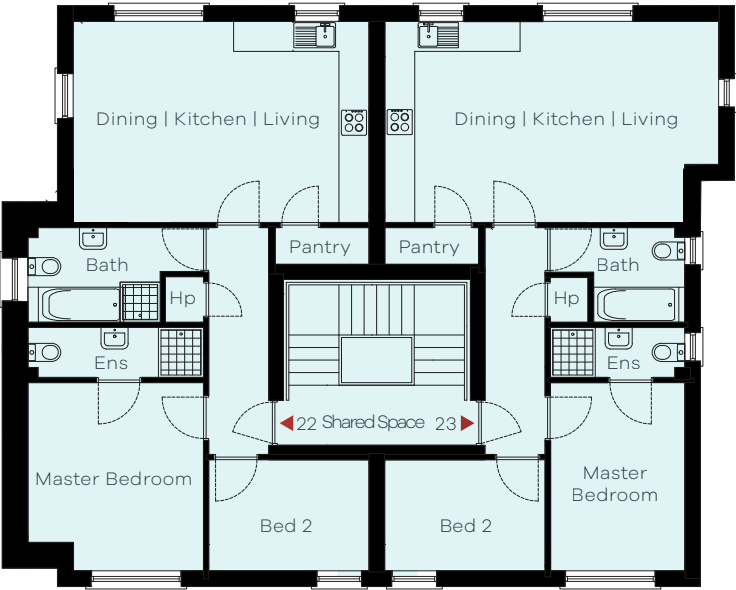
2 Bedroom | Apartment | Total Area: 667 sq ft

Sites 18 - 23



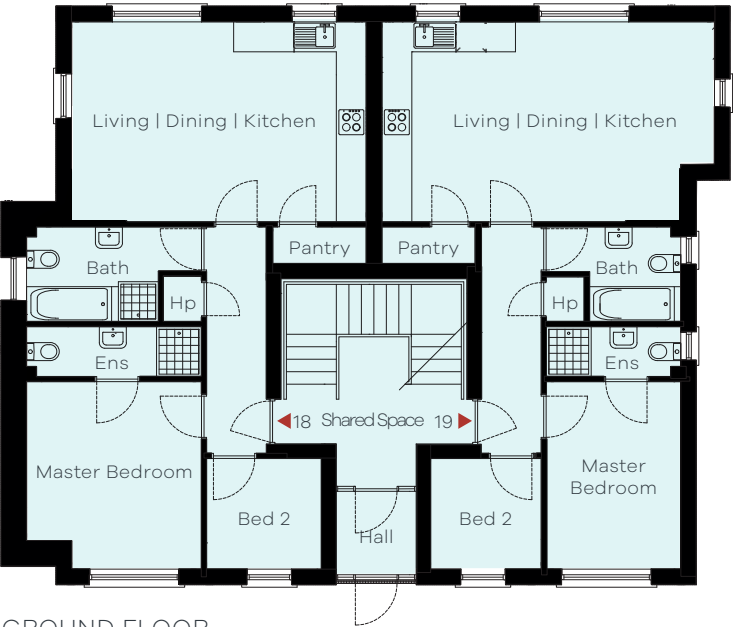
FIRST FLOOR APT 20				
Entrance Hall				
Kitchen Dine	13'2" x 8'9"	4.00x	2.65	
Living	13'2" x 10'7"	4.00x	3.25	
Master Bed _{max}	12'1" x 11'6"	3.68x	3.50	
Ensuite	11'6" x 3'3"	3.50x	1.00	
Bedroom 2	10'6" x 7'3"	3.20x	2.20	
Bathroom _{max}	8'6" x 6'3"	2.63x	1.89	

FIRST FLOOR



FIRST FLOOR APT 21				
Entrance Hall				
Kitchen Dine	3'2" x 8'9"	4.00x	2.67	
Living	13'0" x 13'2"	4.00x	3.98	
Master Bed _{max}	12'4" x 8'10"	3.75x	2.69	
Ensuite	8'10" x 3'3"	2.69x	1.00	
Bedroom 2	10'6" x 7'3"	3.20x	2.20	
Bathroom _{max}	6'3" x 6'0"	1.89x	1.82	

SECOND FLOOR



GROUND FLOOR

GROUND FLOOR APT 18				
Entrance Hall				
Kitchen Dine	13'2" x 8'9"	4.00x	2.65	
Living	13'2" x 10'7"	4.00x	3.25	
Master Bed _{max}	12'1" x 11'6"	3.68x	3.50	
Ensuite	11'6" x 3'3"	3.50x	1.00	
Bedroom 2	7'7" x 7'3"	2.30x	2.21	
Bathroom _{max}	8'6" x 6'3"	2.63x	1.89	

GROUND FLOOR APT 19				
Entrance Hall				
Kitchen Dine	13'2" x 8'9"	4.00x	2.67	
Living	13'0" x 13'2"	4.00x	3.98	
Master Bed _{max}	12'4" x 8'10"	3.75x	2.69	
Ensuite	8'10" x 3'3"	2.69x	1.00	
Bedroom 2	7'3" x 7'3"	2.21x	2.21	
Bathroom _{max}	6'3" x 6'0"	1.89x	1.82	

Images are for illustration purposes only

Plans are not to scale and all dimensions are approximate



SPECIFICATION

INTERNAL FEATURES

- Internal decor, walls and ceilings painted along with the internal woodwork
- Moulded skirting boards and architrave
- Modern internal doors with quality ironmongery
- Woodburning stove (houses)
- Focal point fire (apartments)
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and terrestrial channels
- Fibre optic broadband in place
- Provision made for future satellite connections
- Phoenix Gas heating with energy efficient boiler and hot water on demand
- Thermostatically Controlled Radiators
- Zoned Security Alarm

KITCHENS

- A choice of quality kitchen doors, work top colours and handles
- Integrated appliances to include gas hob, electric oven, extractor unit, fridge/ freezer and dishwasher
- Washing machines and tumble dryers are included. Depending on house type these can be stand alone units or combined washer/dryers
- Energy efficient downlighting to ceilings

BATHROOMS AND ENSUITES

- Contemporary white sanitary ware with chrome fittings

- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Energy efficient downlighting to ceilings

FLOOR COVERS AND TILING

- Ceramic floor tiling to kitchen/ dining areas
- Ceramic floor tiling to bathrooms, ensuites and WCs (where appropriate)
- Full height tiling to shower enclosures and around baths
- Splash back tiling to bathroom, ensuite and WC basins
- Lounge, bedrooms, hall, stairs and landings will all be carpeted

EXTERNAL FEATURES

- Timber frame constructed walls and finished in a range of brick, render and stone
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where applicable)
- Bitmac/brick paviour driveways
- Maintenance free composite front doors
- Rear gardens top soiled and seeded
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door



SELLING AGENT



NEWTOWNARDS

028 9181 4144

DEVELOPER



ARCHITECT



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