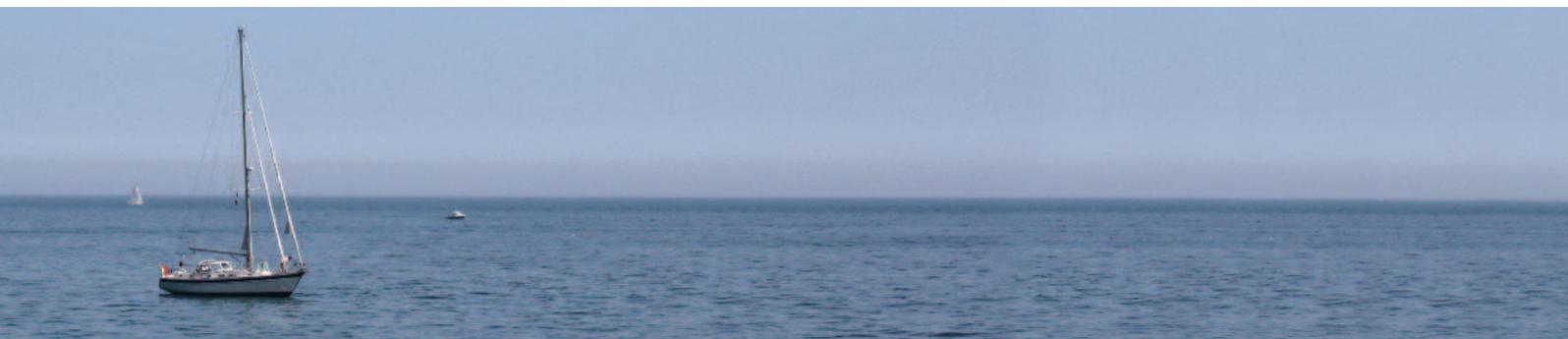




# Boland Reilly Homes Collection



*St. Andrews  
Point*

Shore Road  
**Ballyhalbert**

SHORELANDS

Main Road  
**Cloughey**

 **LIVER'S  
CLOSE**

Ballygalget  
**Portaferry**

# Award winning builders in North Down and the Ards Peninsula.

Boland Reilly Homes have a track record of highly successful developments built with a distinct touch of elegance based upon traditional workmanship and stylish design.

The Boland Reilly name in house building is synonymous with exceptionally high quality. Every project we undertake is distinguished by the achievement of awards for the highest standards of design, construction, finishes and landscaping. No expense is spared in providing purchasers with a house they can be proud of. This attention to detail has been widely praised and is one of the reasons for the success of our developments over the years. Boland Reilly have completed some of the best and most successful developments in County Down in recent years. These include Shorelands in Cloughy, Ashfield Manor in Bangor and Demesne in Ballywalter.

Boland Reilly's success has been recognised by the NHBC Pride in the Job Awards and also Daily Express British Housebuilder Award, winning the prestigious Gold Award in 3 consecutive years (2005, 2006 & 2007) for their developments at Ashfield Manor and The Demesne.



www.bolandreillyhomes.com



St. Andrews Point  
Ballyhemlin, Ballyhalbert



Oliver's Close  
Ballygalget, Portaferry



Shorelands  
Main Street, Cloughy



## The Darkin

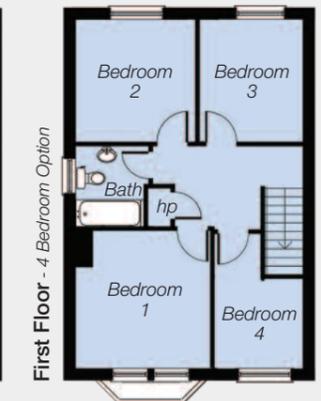
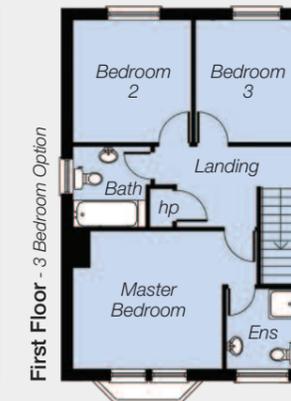
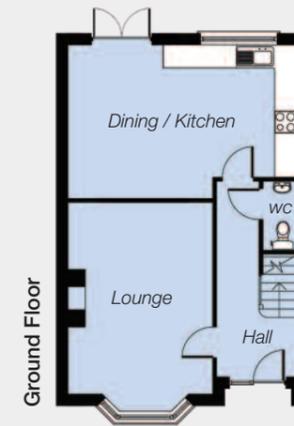
Total Floor Area  
1130 sq. ft. approx.

Available at - St. Andrews Point,  
Oliver's Close & Shorelands

**Ground Floor**  
Lounge (inc. bay) 18'0" x 11'9"  
Dining / Kitchen (max) 19'0" x 13'1"  
WC

**First Floor - 3 Bedroom Option**  
Master Bedroom 11'9" x 11'9"  
Ensuite  
Bedroom 2 10'6" x 10'4"  
Bedroom 3 10'4" x 8'2"  
Bathroom

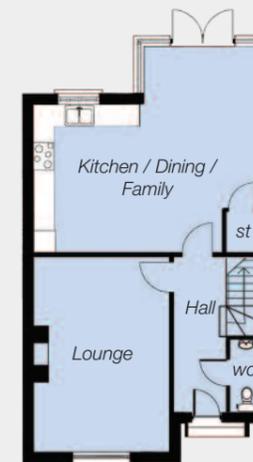
**First Floor - 4 Bedroom Option**  
Bedroom 1 11'9" x 10'9"  
Bedroom 2 10'6" x 10'4"  
Bedroom 3 10'4" x 8'2"  
Bedroom 4 (max) 11'9" x 8'0"  
Bathroom



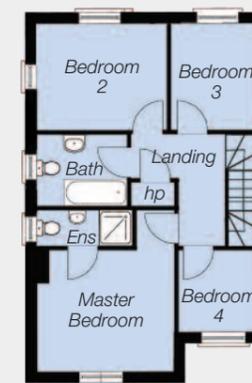
## The Sketrick

Total Floor Area  
1270 sq. ft. approx.

Available at - St. Andrews Point,  
Oliver's Close & Shorelands



Ground Floor



First Floor  
4 Bedroom Option



First Floor  
3 Bedroom Option

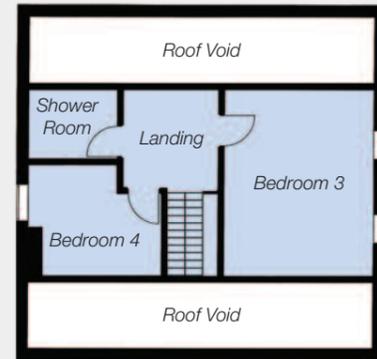
**Ground Floor**  
Lounge (inc. bay) 18'0" x 12'5"  
Kitchen / Dining / Family (max) 20'2" x 17'11"  
WC

**First Floor - 4 Bedroom Option**  
Master Bedroom 12'5" x 10'6"  
Ensuite  
Bedroom 2 11'2" x 9'8"  
Bedroom 3 10'0" x 8'6"  
Bedroom 4 8'0" x 7'5"  
Bathroom

**First Floor - 3 Bedroom Option**  
Master Bedroom 16'11" x 11'6"  
Ensuite  
Bedroom 2 10'6" x 9'8"  
Bedroom 3 9'4" x 7'4"  
Bathroom



Ground Floor



First Floor Conversion

# The Taggart

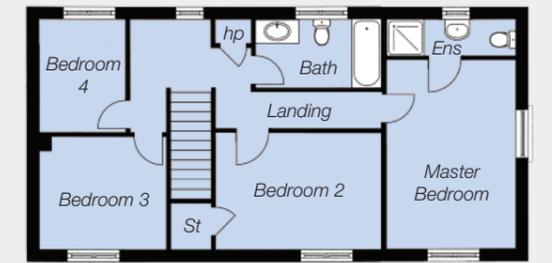
Total Floor Area  
1405 sq. ft. approx.

Available at -  
St. Andrews Point, Oliver's Close & Shorelands

Ground Floor		First Floor Conversion	
Lounge	17'4" x 11'9"	Bedroom 3	16'5" x 14'3"
Kitchen / Dining (max)	15'9" x 11'4"	Bedroom 4	11'10" x 9'6"
Master Bedroom	14'3" x 10'4"	Shower Room	
Bedroom 2	12'0" x 11'5"		
Bathroom			



Ground Floor



First Floor

# The Downey

Total Floor Area  
1370 sq. ft. approx.  
(Excluding Garage)

Available at -  
St. Andrews Point & Shorelands

Ground Floor		First Floor	
Lounge	18'7" x 10'10"	Master Bedroom	13'7" x 10'0"
Kitchen / Dining (max)	16'6" x 14'6"	Ensuite	
Family Room	9'8" x 8'8"	Bedroom 2	13'4" x 9'6"
Utility Room		Bedroom 3	10'10" x 9'2"
WC		Bedroom 4	8'6" x 7'6"
Garage	18'8" x 10'0"	Bathroom	



Ground Floor



Ground Floor



First Floor

# The Gilpin

Total Floor Area  
900 sq. ft. approx.

Available at -  
St. Andrews Point, Oliver's Close & Shorelands

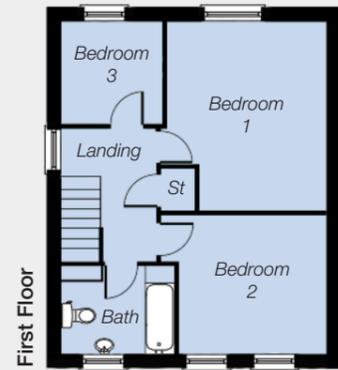
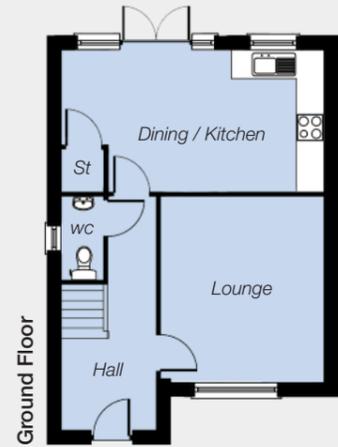
Ground Floor	
Lounge	14'9" x 10'4"
Kitchen / Dining	14'2" x 10'4"
Bedroom 1 (max)	13'4" x 10'4"
Bedroom 2 (max)	13'4" x 8'8"
Bedroom 3 (max)	11'0" x 9'7"
Bathroom	

# The Boretree

Total Floor Area  
1570 sq. ft. approx.  
(Excluding Garage)

Available at -  
St. Andrews Point, Oliver's Close & Shorelands

Ground Floor		First Floor	
Lounge	16'11" x 11'7"	Master Bedroom	16'11" x 11'6"
Kitchen / Dining / Family (max)	30'4" x 12'11"	Ensuite	
Utility Room		Bedroom 2	10'6" x 9'8"
WC		Bedroom 3 (max)	13'4" x 10'8"
Garage	18'0" x 10'0"	Bedroom 4	13'8" x 10'8"
		Bedroom 5 (max)	9'4" x 7'4"
		Bathroom	



# The Braddock

Total Floor Area  
920 sq. ft. approx.

Available at -  
St. Andrews Point, Oliver's Close & Shorelands

<b>Ground Floor</b>		<b>First Floor</b>	
Lounge	13'4" x 11'2"	Bedroom 1 (max)	13'5" x 10'0"
Kitchen / Dining (max)	18'4" x 10'0"	Bedroom 2	9'11" x 9'9"
WC		Bedroom 3	8'0" x 7'1"
		Bathroom	



## Specification

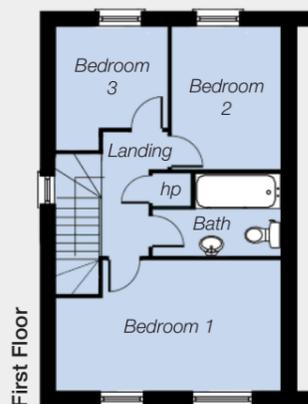
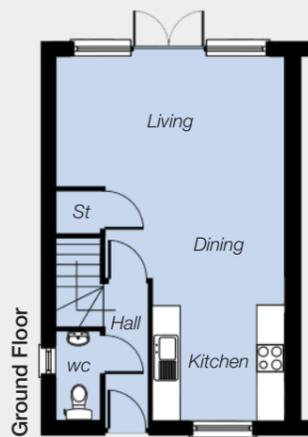
### Internal Specification

- Quality custom fitted kitchen units with choice of door, worktop and handles
- Range of appliances to include oven, hob, extractor hood, fridge Freezer and washing machine
- Contemporary white sanitary Fittings with chrome taps to bathroom, cloakroom and ensuite where applicable
- Pressurised domestic hot water system
- Shower enclosure, shower wall and thermostatic shower to all ensuites
- Ceramic tiled wall panels to wet areas around wash hand basins & baths
- All walls and ceilings to be painted in a modern neutral colour
- Moulded MDF architraves & skirtings painted white finish
- Oak finish panelled doors with quality chrome door handles
- Oak handrail with softwood spindles finished in white gloss paintwork

- Tiled floor to kitchen, bathroom, cloakroom and ensuite (where applicable)
- Natural weaved carpets to lounge, stairs, landing and all bedrooms
- Laminate oak flooring to hall
- Oil fired central heating system with condensing boiler
- Quality electrical specification

### External Specification

- Brick finish
- Rendered finish at Oliver's Close
- White uPVC windows, doors, fascia and soffit
- Oak finish uPVC windows, doors, fascia and soffit at Galloway Phase, St. Andrew's Point
- Brick pavior driveway to front line of house with beige pebbles
- Turfed lawns to front and rear
- Tall fencing between rear gardens
- External lighting to front and rear doors
- Outside water tap
- NHBC 10 year 'Structural Warranty'



# The Audley

Total Floor Area  
800 sq. ft. approx.

Available at -  
St. Andrews Point, Oliver's Close & Shorelands

<b>Ground Floor</b>		<b>Ground Floor</b>	
Living	15'5" x 9'0"	Bedroom 1 (max)	15'4" x 8'7"
Kitchen / Dining (max)	14'9" x 11'10"	Bedroom 2	10'5" x 7'5"
WC		Bedroom 3 (max)	9'0" x 7'7"
		Bathroom	



DEVELOPER



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