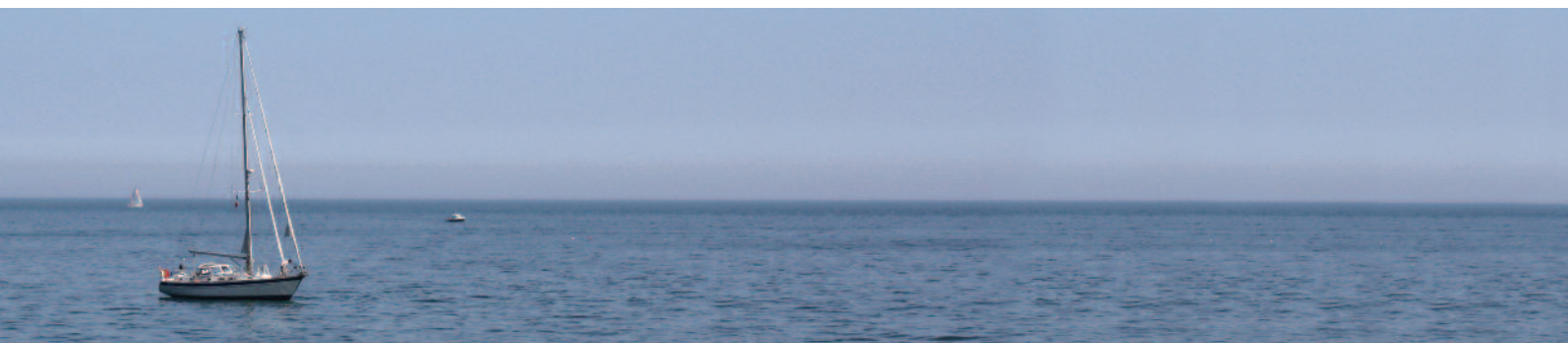




Boland Reilly Homes Collection



*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 Cloughie, 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, Cloughie



The Darkin

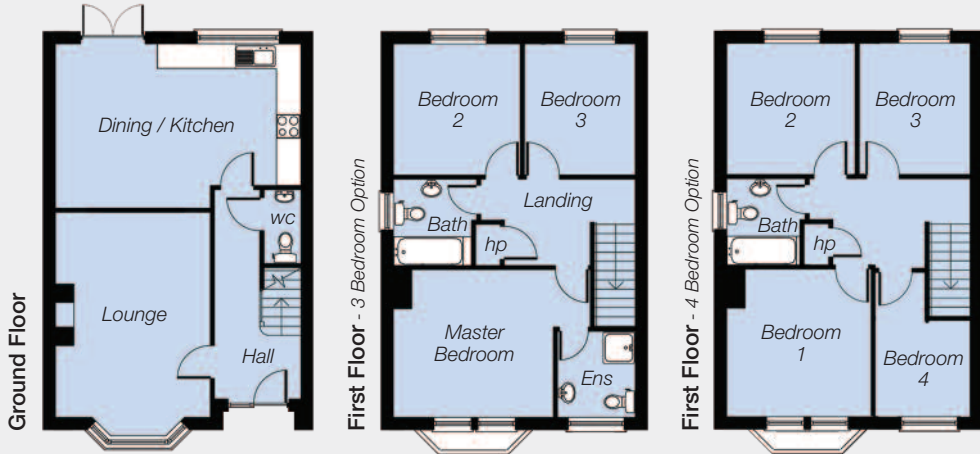
Total Floor Area
1130 sq. ft. approx.

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.

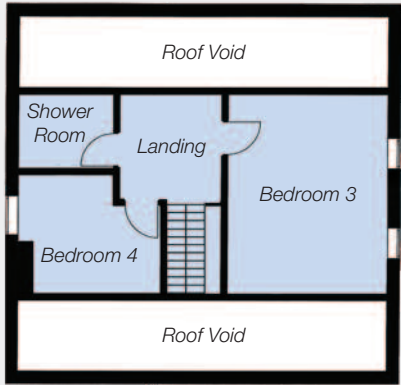
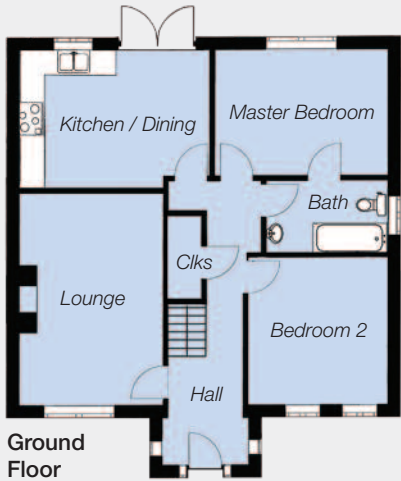
Available at - St. Andrews Point,
Oliver's Close & Shorelands



Ground Floor
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



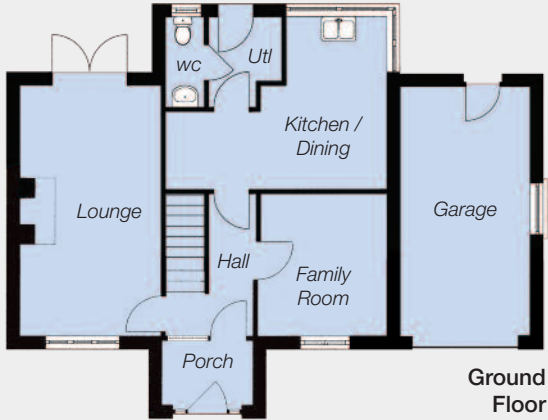
First Floor Conversion

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			

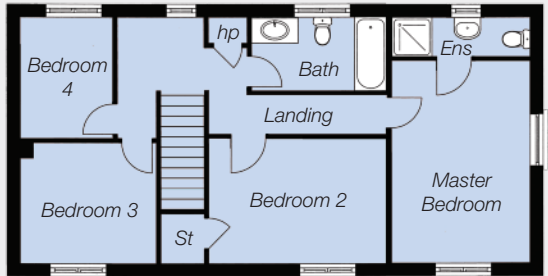


The Downey

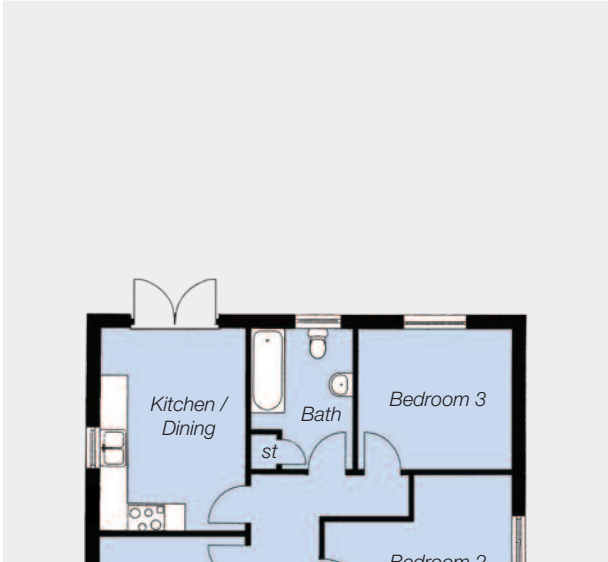
Total Floor Area
1370 sq. ft. approx.
(Excluding Garage)

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	



First Floor



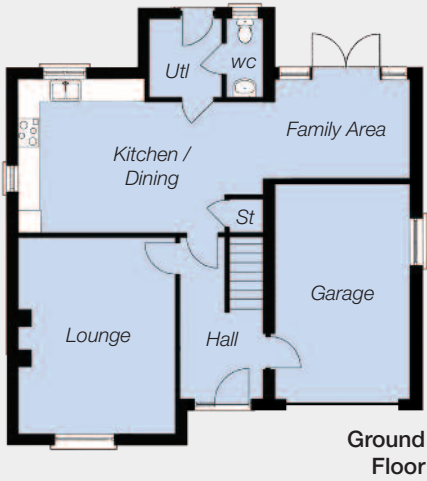
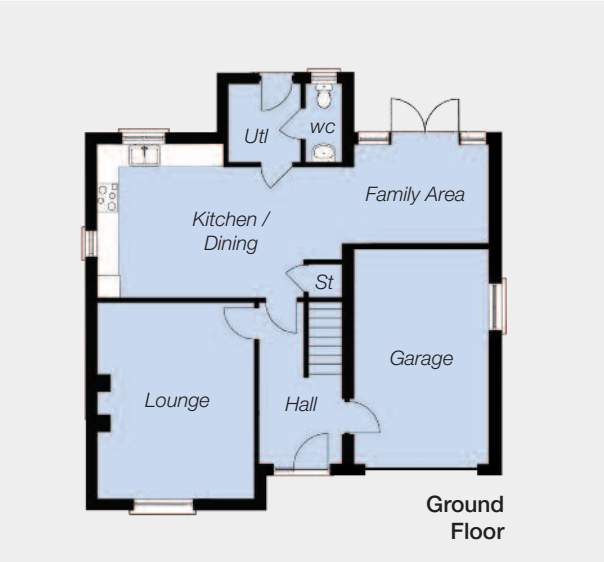
Ground Floor

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	



Ground Floor



First Floor

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.

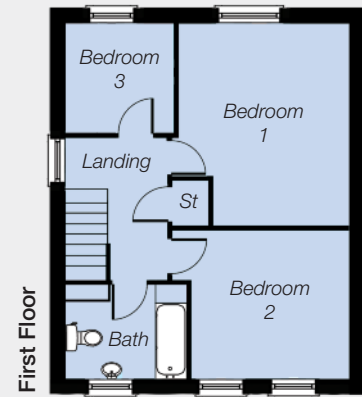
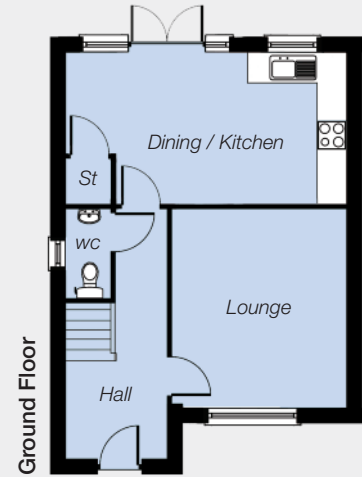
Available at -
St. Andrews Point, Oliver's Close & Shorelands

Ground Floor

Lounge 13'4" x 11'2"
Kitchen / Dining (max) 18'4" x 10'0"
WC

First Floor

Bedroom 1 (max) 13'5" x 10'0"
Bedroom 2 9'11" x 9'9"
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 ensembles
- 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

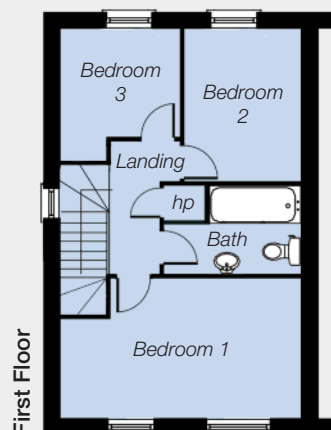
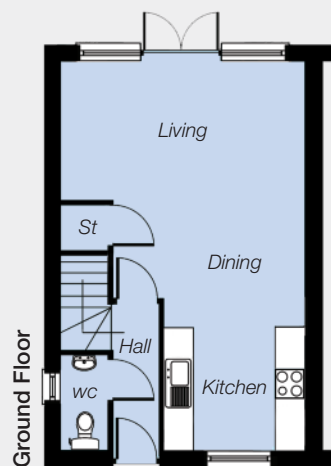
- Tiled floor to kitchen, bathroom, cloakroom and ensuite (where applicable)
- Natural weaved carpets to lounge, stairs, landing and all bedrooms
- Laminate oak flooring to hall
- Oil fired central heating system with condensing boiler
- Quality electrical specification

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'



Images used are from previous Boland Reilly show homes.



The Audley

Total Floor Area
800 sq. ft. approx.

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

Ground Floor

Living 15'5" x 9'0"
Kitchen / Dining (max) 14'9" x 11'10"
WC

Ground Floor

Bedroom 1 (max) 15'4" x 8'7"
Bedroom 2 10'5" x 7'5"
Bedroom 3 (max) 9'0" x 7'7"
Bathroom

DEVELOPER



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Email: sales@bolandreillyhomes.com
www.bolandreillyhomes.com

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Email: newtownards@reedsrains.co.uk
www.reedsrains.co.uk



84 Main Street, Bangor
Telephone: 028 9140 4050
Email: info@skylinerealestate.co.uk
www.skylinerealestate.co.uk

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