



# Red Hall Lane

CIRCULAR ROAD, BELMONT

Traditional, Sophisticated Family Living



# Welcome to Red Hall Lane

Featuring traditional architecture and sophisticated interiors, these premium residences offer an elevated, family living experience, minutes from the retail, culinary and schooling excellence of historic East Belfast







VICTORIA PARK



STORMONT ESTATE



GENERAL MERCHANTS



OLIVER'S, BELMONT



STRATHEARN SCHOOL



CAMPBELL COLLEGE

A unique & inspired living environment, perfectly placed, with excellent local amenities, superb schools and a wealth of activities on your doorstep

Whether it's a better work - family life balance or improved quality of life, at Red Hall Lane it all becomes achievable. Living here you can enjoy the tranquillity of village living in an established mature setting, with the benefits of being well connected. The vibrant social hubs of Ballyhackamore and Belmont are within very easy reach, and Belfast and Holywood are just a little further away.

The local area offers many of the city's most popular restaurants, coffee shops, bars and delicatessens, resulting in a bustling night time economy.

Leafy parkland walks and an abundance of sporting facilities make Red Hall Lane an ideal place to live - unwind after a busy day by taking a run or stroll through Stormont Park.

The high standard of education within a few miles will help your children grow and flourish. Some of the best Primary and Post Primary schools in Belfast mean your children will have the best possible education from a choice of outstanding schools.

A stunning place to come home to





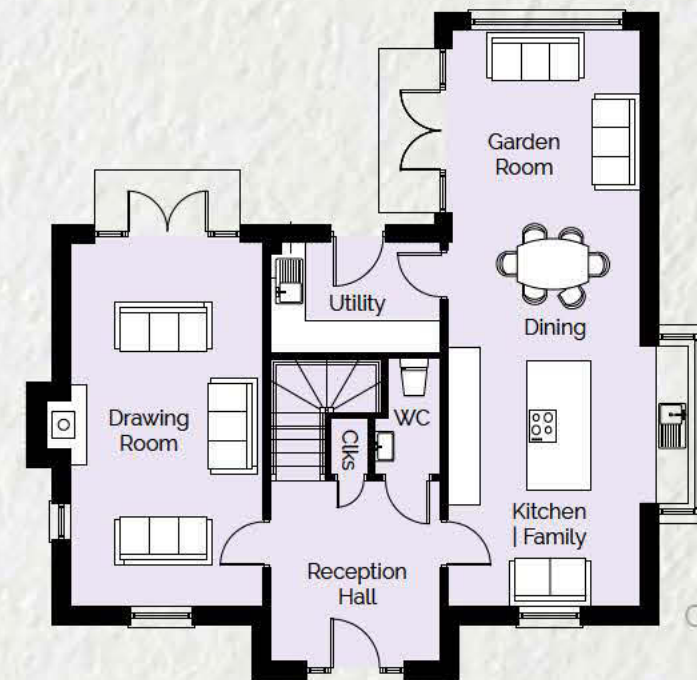
# The Alden

sites 1 & 8

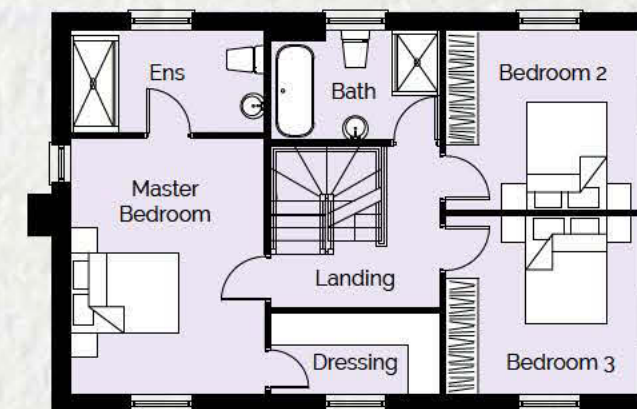
5 Bedroom Detached | 2433 sq ft approx



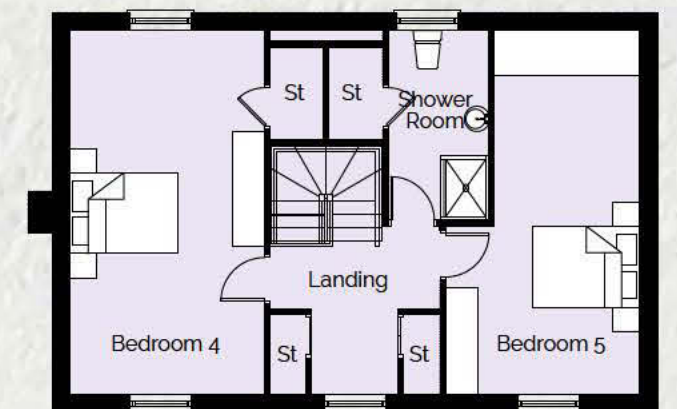
## The Alden | sites 1 & 8



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR	Metres	Ft/Inch
Reception Hall with separate WC & Cloaks		
Drawing Room	6.75 x 3.49	22'1" x 11'5"
Kitch   Dine   Fam	7.08 x 3.49	23'2" x 11'5"
Utility	3.15 x 2.04	10'3" x 6'7"
Garden Room	3.49 x 3.60	11'5" x 11'8"

FIRST FLOOR	Metres	Ft/Inch
Master Bedroom	4.76 x 3.61	15'6" x 11'8"
Ensuite	3.61 x 1.89	11'8" x 6'2"
Dressing Room	3.15 x 1.51	10'3" x 4'10"
Bedroom 2	3.61 x 3.34	11'8" x 10'10"
Bedroom 3	3.61 x 3.31	11'8" x 10'9"
Bathroom	3.15 x 2.04	10'3" x 6'7"

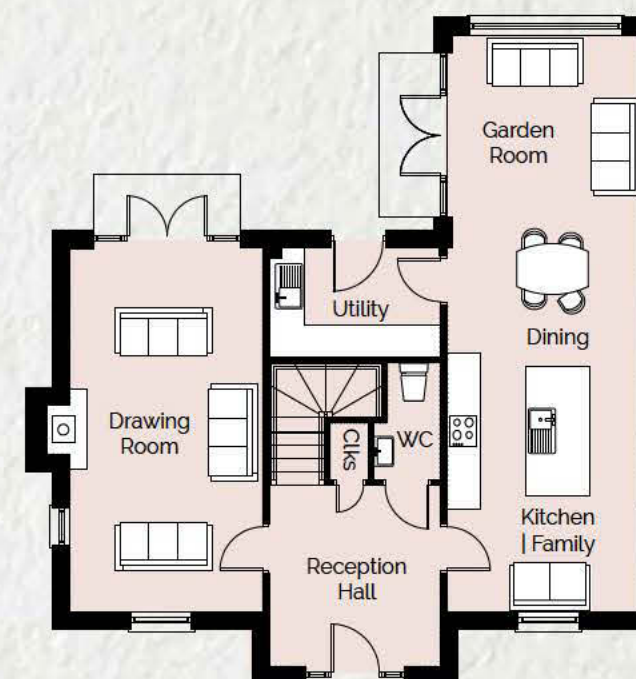
SECOND FLOOR	Metres	Ft/Inch
Bedroom 4	6.75 x 3.61	22'1" x 11'8"
Bedroom 5	6.75 x 3.61	22'1" x 11'8"
Shower Room	3.52 x 1.86	11'5" x 6'1"

NOTE: site 8 is a handed version of plans shown

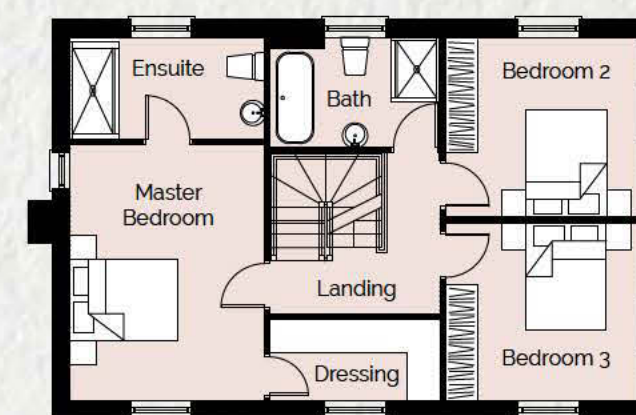




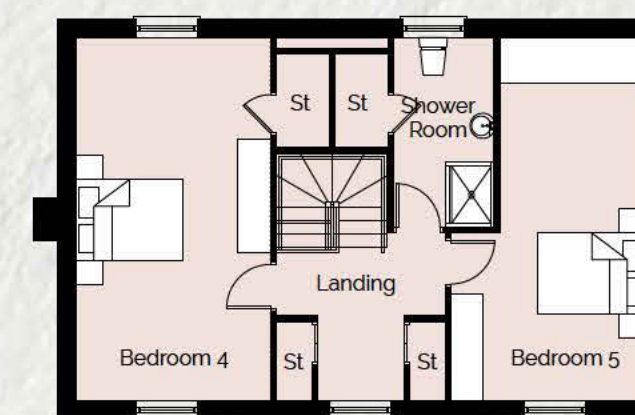
The Beaumont | site 4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# The Beaumont

site 4

5 Bedroom Detached | 2404 sq ft approx



GROUND FLOOR	Metres	Ft/Inch
Reception Hall with separate WC & Cloaks		
Drawing Room	6.75 x 3.49	22'1" x 11'5"
Kitch   Dine   Fam	7.08 x 3.49	23'2" x 11'5"
Utility	3.15 x 2.04	10'3" x 6'7"
Garden Room	3.49 x 3.60	11'5" x 11'8"

FIRST FLOOR	Metres	Ft/Inch
Master Bedroom	4.76 x 3.61	15'6" x 11'8"
Ensuite	3.61 x 1.89	11'8" x 6'2"
Dressing Room	3.15 x 1.51	10'3" x 4'10"
Bedroom 2	3.61 x 3.34	11'8" x 10'10"
Bedroom 3	3.61 x 3.31	11'8" x 10'9"
Bathroom	3.15 x 2.04	10'3" x 6'7"

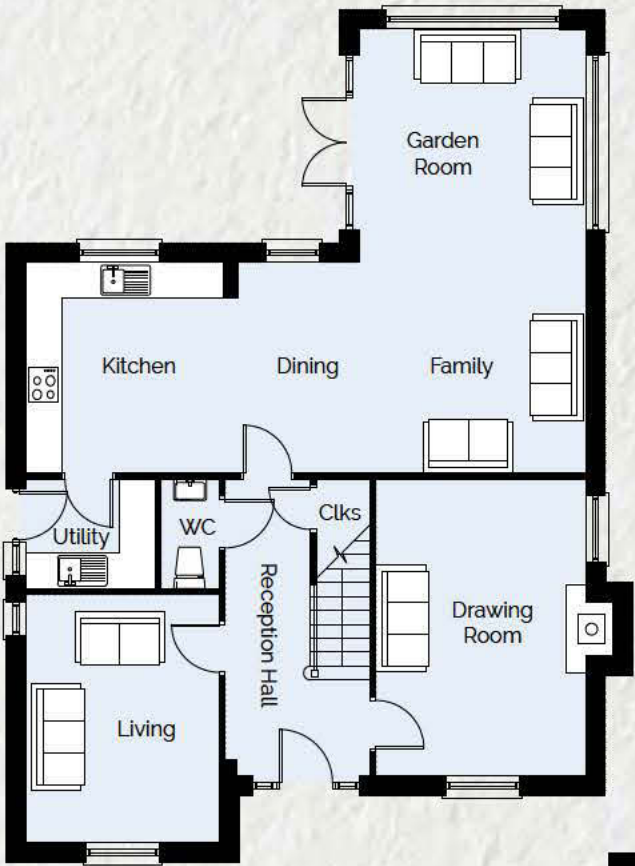
SECOND FLOOR	Metres	Ft/Inch
Bedroom 4	6.75 x 3.61	22'1" x 11'8"
Bedroom 5	6.75 x 3.61	22'1" x 11'8"
Shower Room	3.52 x 1.86	11'5" x 6'1"



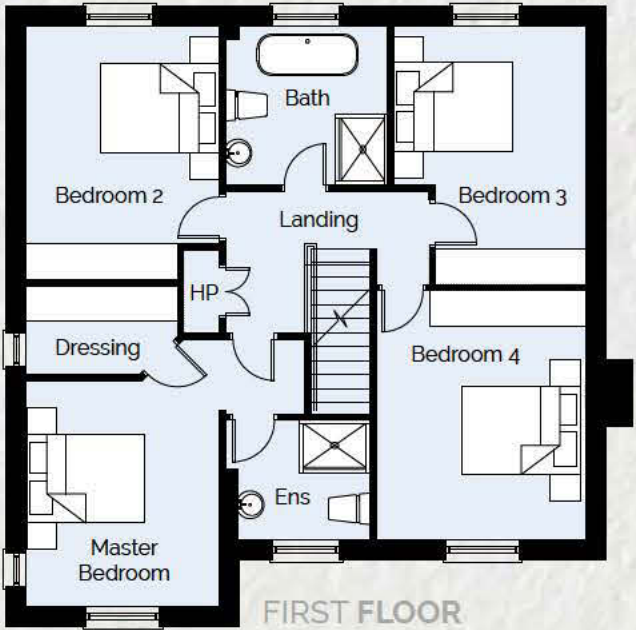


# The Ewan

sites 3, 5, 6 & 7  
4 Bedroom Detached | 1980 sq ft approx



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Metres	Ft/Inch
Reception Hall with separate WC & Cloaks		
Drawing Room	5.01 x 3.43	16'4" x 11'3"
Kitchen   Dine   Family	9.45 x 3.55	30'1" x 11'6"
Living	4.18 x 3.26	13'7" x 10'7"
Utility	2.18 x 1.85	7'2" x 6'1"
Garden Room	3.83 x 3.93	12'6" x 12'9"

FIRST FLOOR	Metres	Ft/Inch
Master Bedroom	3.81 x 3.26	12'5" x 10'7"
Ensuite	2.44 x 2.02	8'0" x 6'7"
Dressing Room	2.56 x 1.50	8'4" x 4'9"
Bedroom 2 max	4.27 x 3.26	14'0" x 10'7"
Bedroom 3 max	4.35 x 3.24	14'3" x 10'6"
Bedroom 4	4.21 x 3.54	13'8" x 11'6"
Bathroom	2.74 x 2.68	8'10" x 8'8"

NOTE: site 6 is a handed version of plans shown





# The Berwick

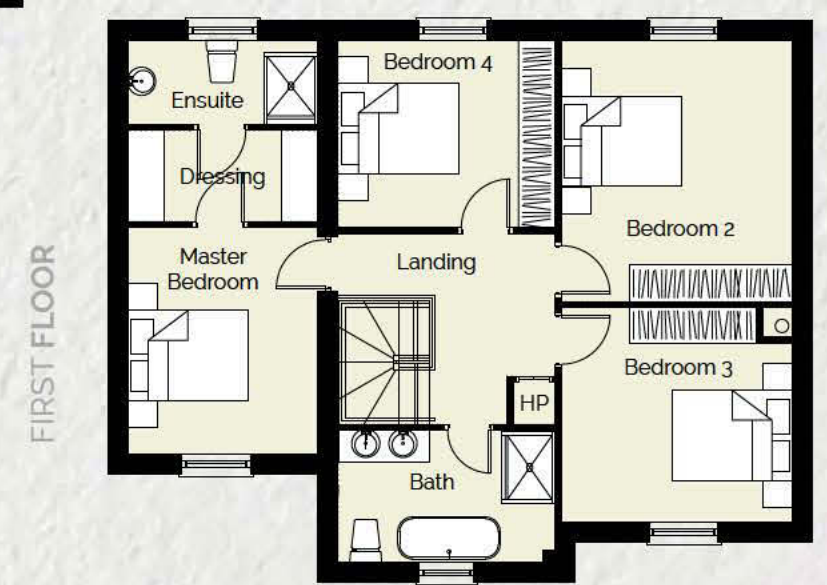
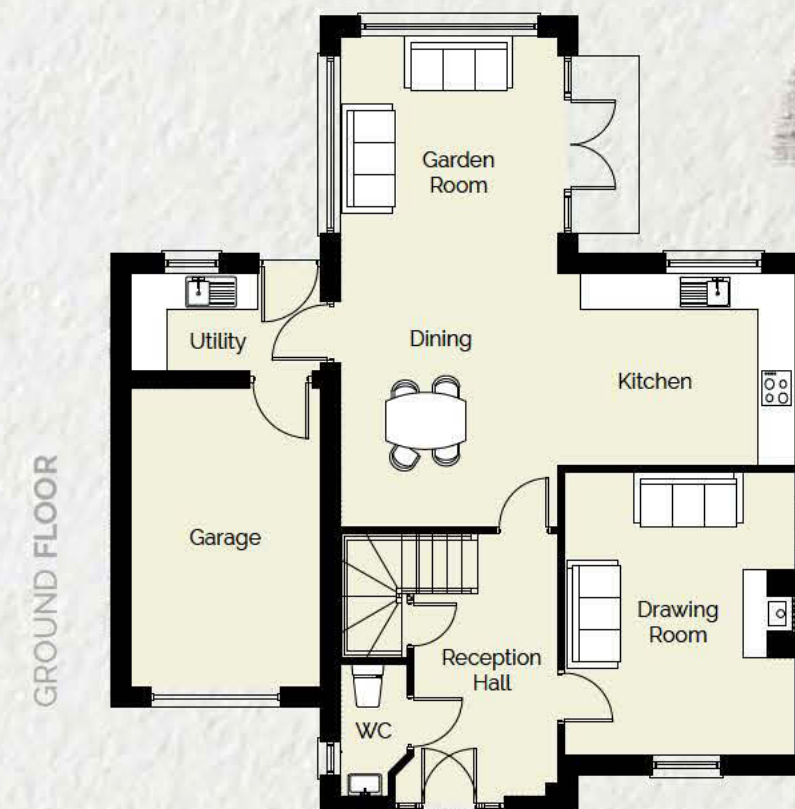
site 2

4 Bedroom Detached

1815 sq ft approx (excluding garage)




## The Berwick | site 2



GROUND FLOOR	Metres	Ft/Inch
Reception Hall with separate WC		
Drawing Room	4.69 x 3.83	15'4" x 12'6"
Kitchen   Dining max	7.54 x 4.21	24'7" x 13'8"
Utility	3.15 x 1.61	10'3" x 5'3"
Garden Room	3.92 x 3.60	12'9" x 11'8"
Garage	4.95 x 3.15	16'2" x 10'3"

FIRST FLOOR	Metres	Ft/Inch
Master Bedroom	3.76 x 3.15	12'3" x 10'3"
Ensuite	3.15 x 1.40	10'3" x 4'6"
Dressing Room	3.15 x 1.50	10'3" x 4'9"
Bedroom 2	4.33 x 3.83	14'2" x 12'6"
Bedroom 3	3.83 x 3.56	12'6" x 11'7"
Bedroom 4	3.60 x 3.10	11'8" x 10'2"
Bathroom	3.60 x 2.18	11'8" x 7'2"





Traditional skills, fused  
with state of the art  
features that define  
modern family living

UNCOMPROMISING  
STYLE

Photograph is for illustrative purposes only

## Touches of **Quality** a high specification & meticulous attention to detail

### KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Granite work tops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge and freezer

### UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

### BATHROOMS & ENSUITES

- Choice of traditional or contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Bespoke wall mounted vanity unit to main bathroom & ensuite
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere

### ELECTRICAL INSTALLATION

- CAT 5 cabling to living area and master bedroom
- Energy efficient downlighters to selected areas
- Security alarm system
- Comprehensive range of slimline electrical sockets and switches to ground floor
- 5 amp sockets to living area and master bedroom
- Mains supply smoke and carbon monoxide detectors with battery back up
- USB charging port to family room, master bedroom and kitchen

### DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Deep moulded skirting boards and architraves

### FLOORING

- Solid concrete floors on ground and first floors
- Range of ceramic tiled flooring to entrance/ reception hall and open plan kitchen area
- Tiled flooring to bathrooms & en-suites
- Carpeted flooring with high quality underlay to bedrooms, stairs and landing

### HEATING

- Under floor heating to ground floor and high output radiators on first floor via natural gas heating
- High efficiency gas boiler
- Gas fire to drawing room

### GLAZING

- High quality upvc framed double glazed windows

### EXTERNAL FINISHES

- Black flat roof tiles
- Bitmac driveways
- Landscape plan incorporating estate railing where applicable and planting
- Flagged patio areas
- Front and rear external lighting
- Exterior water supply
- Garage

### WARRANTY

- 10 year warranty provided by NHBC



These homes are designed for life





#### HOUSE TYPE KEY

- The Alden
- The Beaumont
- The Ewan
- The Berwick

SELLING AGENT

DEVELOPER



EAST BELFAST  
Tel: 028 9059 5555  
[www.simonbrien.com](http://www.simonbrien.com)



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

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**B L O C K**  
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