



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



CAMPBELL COLLEGE



OLIVER'S, BELMONT



STRATHEARN SCHOOL

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.

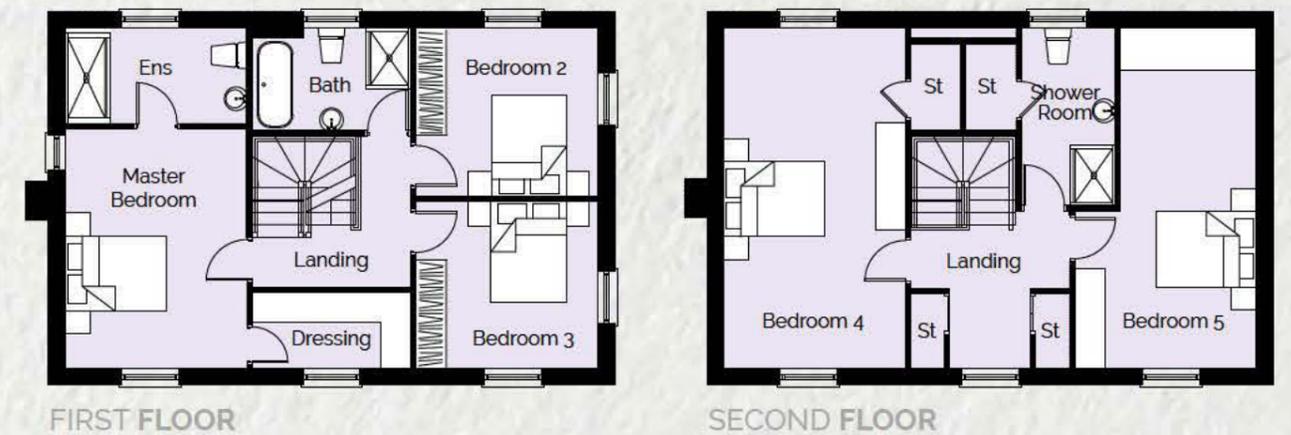
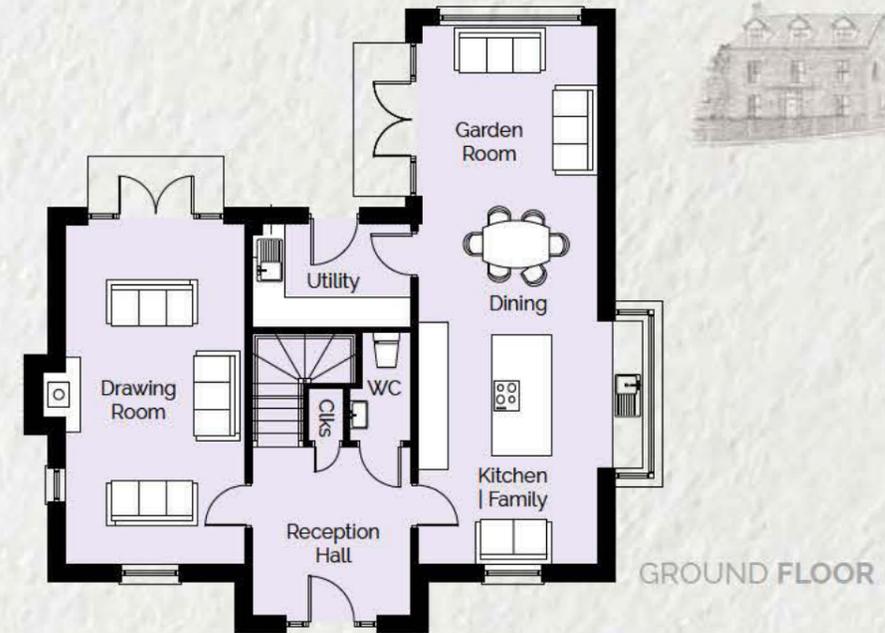
Leafy parkland walks and an abundance of sporting facilities make Red Hall Lane an ideal place to live - unwind after a busy day by taking a run or stroll through Stormont Park.

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



The Alden

sites 1 & 8

5 Bedroom Detached | 2433 sq ft approx

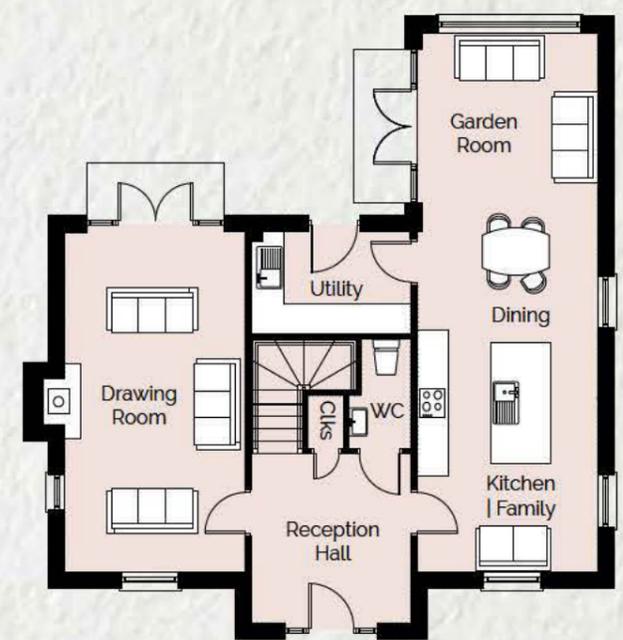


GROUND FLOOR	Metres	Ft/Inch	FIRST FLOOR	Metres	Ft/Inch	SECOND FLOOR	Metres	Ft/Inch
Reception Hall with separate WC & Cloaks			Master Bedroom	4.76 x 3.61	15'6" x 11'8"	Bedroom 4	6.75 x 3.61	22'1" x 11'8"
Drawing Room	6.75 x 3.49	22'1" x 11'5"	Ensuite	3.61 x 1.89	11'8" x 6'2"	Bedroom 5	6.75 x 3.61	22'1" x 11'8"
Kitch Dine Fam	7.08 x 3.49	23'2" x 11'5"	Dressing Room	3.15 x 1.51	10'3" x 4'10"	Shower Room	3.52 x 1.86	11'5" x 6'1"
Utility	3.15 x 2.04	10'3" x 6'7"	Bedroom 2	3.61 x 3.34	11'8" x 10'10"			
Garden Room	3.49 x 3.60	11'5" x 11'8"	Bedroom 3	3.61 x 3.31	11'8" x 10'9"			
			Bathroom	3.15 x 2.04	10'3" x 6'7"			

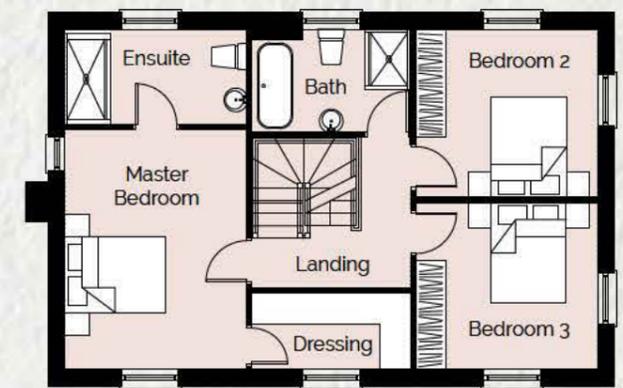
NOTE: site 8 is a handed version of plans shown



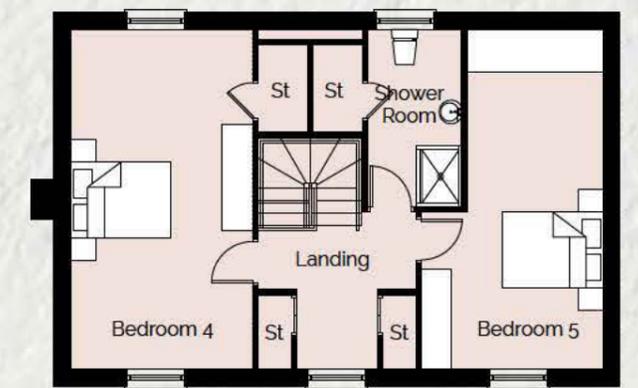
The Beaumont | site 4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The Beaumont
site 4

5 Bedroom Detached | 2404 sq ft approx

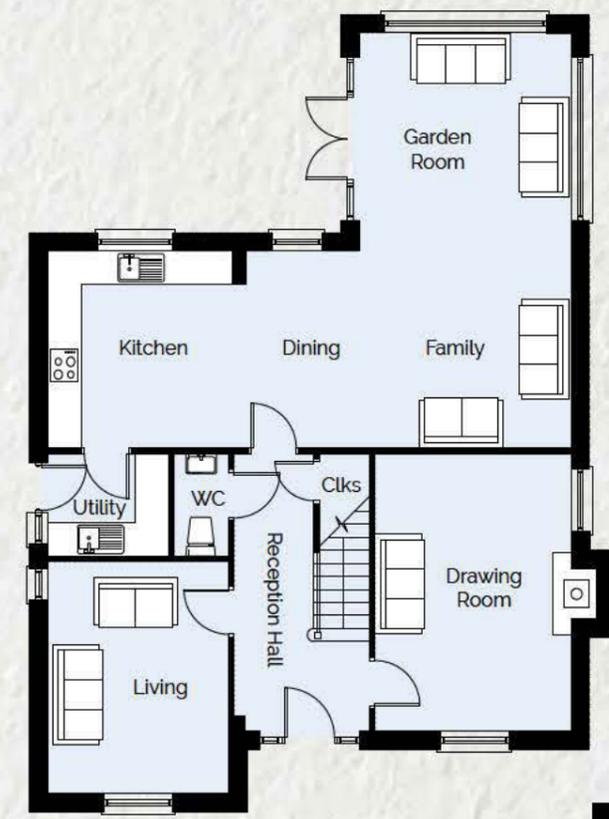


SITE LAYOUT - NOT TO SCALE

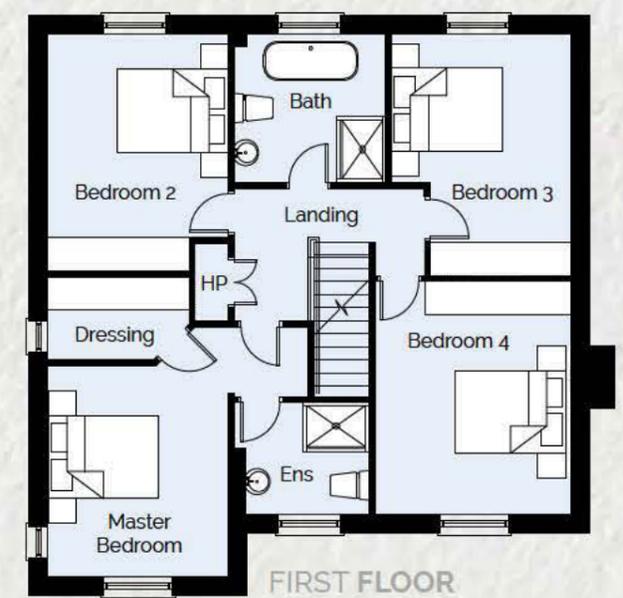
GROUND FLOOR	Metres	FT/Inch	FIRST FLOOR	Metres	FT/Inch	SECOND FLOOR	Metres	FT/Inch		
Reception Hall with separate WC & Cloaks			Master Bedroom	4.76	x 3.61	15'6"	x 11'8"			
Drawing Room	6.75	x 3.49	22'1"	x 11'5"	Ensuite	3.61	x 1.89	11'8"	x 6'2"	
Kitch Dine Fam	7.08	x 3.49	23'2"	x 11'5"	Dressing Room	3.15	x 1.51	10'3"	x 4'10"	
Utility	3.15	x 2.04	10'3"	x 6'7"	Bedroom 2	3.61	x 3.34	11'8"	x 10'10"	
Garden Room	3.49	x 3.60	11'5"	x 11'8"	Bedroom 3	3.61	x 3.31	11'8"	x 10'9"	
			Bathroom	3.15	x 2.04	10'3"	x 6'7"			
						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



GROUND FLOOR



FIRST FLOOR



SITE LAYOUT - NOT TO SCALE

The Ewan

sites 3, 5, 6 & 7

4 Bedroom Detached | 1980 sq ft approx

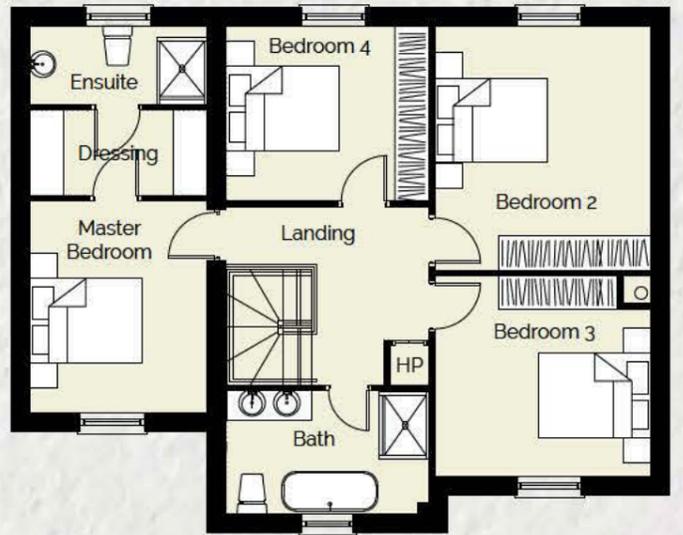
GROUND FLOOR	Metres	Ft/Inch
Reception Hall with separate WC & Cloaks		
Drawing Room	5.01 x 3.43	16'4" x 11'3"
Kitchen Dine Family	9.45 x 3.55	30'1" x 11'6"
Living	4.18 x 3.26	13'7" x 10'7"
Utility	2.18 x 1.85	7'2" x 6'1"
Garden Room	3.83 x 3.93	12'6" x 12'9"

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



The Berwick

site 2

4 Bedroom Detached
1815 sq ft approx (excluding garage)



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



EAST BELFAST
Tel: 028 9059 5555
www.simonbrien.com

DEVELOPER



www.pwrdevelopments.com

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

