



A

ABBEYLEIGH

---

MOVILLA ROAD | NEWTOWNARDS  
NINE LUXURY DETACHED TURNKEY HOMES



Luxury modern homes with  
spacious and contemporary  
living spaces



ABBEYLEIGH

MOVILLA ROAD | NEWTOWNARDS



Scrabo, Newtownards



Market Day



McKee's Farm Shop



Mount Stewart



Kiltonga



ABBEYLEIGH'S 9 ATTRACTIVE TURNKEY HOMES ARE CONTEMPORARY IN DESIGN, OFFERING RESIDENTS BRIGHT AND LUXURIOUS LIVING SPACES WITH SUBSTANTIAL PRIVATE GARDENS AND GREEN SPACE, IDEAL FOR BARBECUE AND OUTDOOR ENTERTAINING.

Nestled at the most northern tip of Strangford Lough, Newtownards is perfectly placed to take advantage of some of Northern Ireland's most revered areas of Outstanding Natural Beauty as well as being just 11 miles from Belfast City Centre. Steeped in history, Newtownards has continued to prosper and is now one of the main commuter towns to Belfast, but retains much of its original 'market town' character, heritage and charm. Abbeyleigh is perfectly located on the elevated Movilla Road, where there are views to Strangford Lough, to take advantage of the varied schools, restaurants, cafes, shopping centres and a wealth of established artisan and craft outlets.

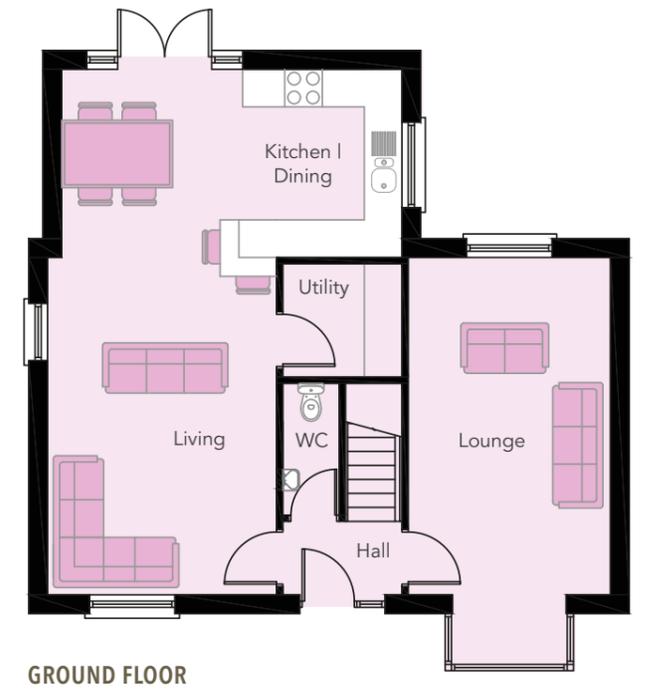
The unique and diverse landscape of the town and area can be fully enjoyed at the nearby Strangford Lough, Kiltonga Nature Reserve and Mount Stewart House and Gardens which are just a few minutes' drive from Abbeyleigh. A superb location for those enjoying the outdoors other recreational facilities include many picturesque and challenging cycling routes, wildlife at Castle Espie, golfing at Scrabo or Clondeboye Golf Clubs as well as various sporting clubs and historical sites.



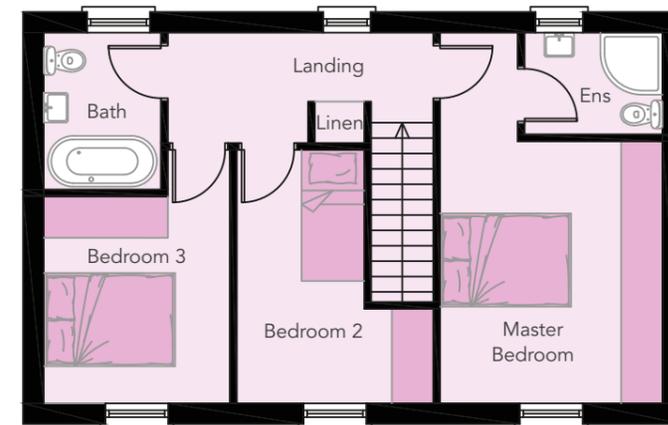
3 Bedroom | Detached

Total Area: 1240 sq ft | 115 sq m

SITE NOS. 2 | 3 | 4 | 7 | 8 | 9

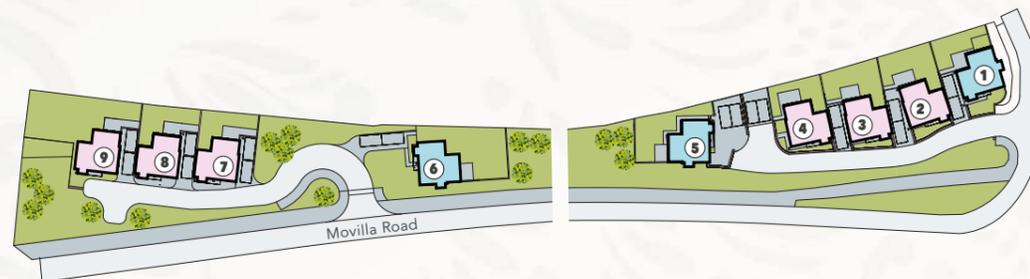


GROUND FLOOR



FIRST FLOOR

Note: Sites 7, 8 and 9 will be a mirrored image of these plans and elevation



Site layout - not to scale

Images are for illustration purposes only

**GROUND FLOOR**

Entrance hall with separate WC					
Lounge into bay	21'2"	x	10'5"	6.48	x 3.22
Kitchen   Dining	17'7"	x	9'8"	5.42	x 3.00
Living	17'6"	x	11'9"	5.37	x 3.65
Utility	6'2"	x	5'9"	1.90	x 1.80

**FIRST FLOOR**

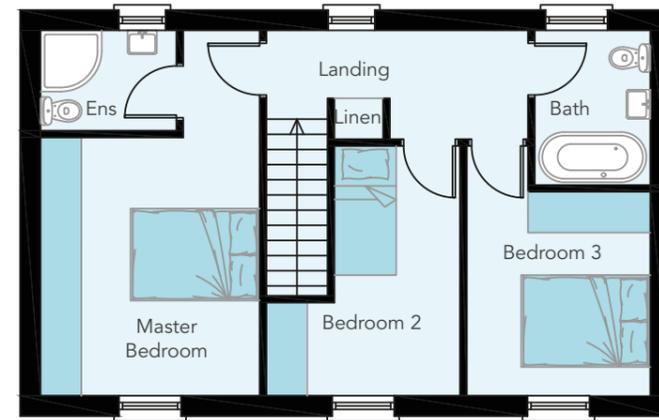
Master Bed max	17'6"	x	10'5"	5.37	x 3.22
Ensuite	6'5"	x	4'8"	2.00	x 1.47
Bedroom 2 max	12'0"	x	9'3"	3.67	x 2.85
Bedroom 3	12'0"	x	8'8"	3.67	x 2.70
Bathroom	7'4"	x	5'5"	2.27	x 1.70

Plans are not to scale and all dimensions are approximate

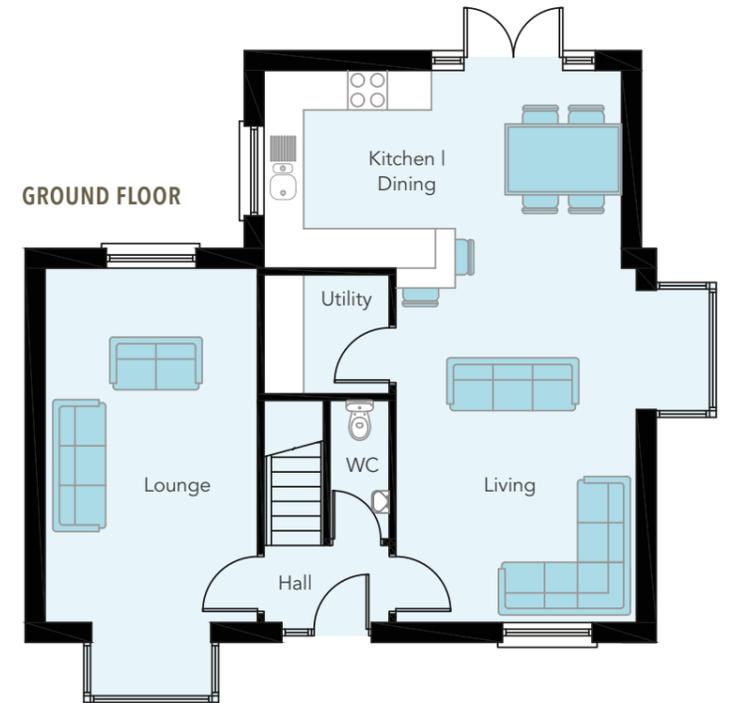


3 Bedroom | Detached

Total Area: 1260 sq ft | 117 sq m



FIRST FLOOR



GROUND FLOOR

Note: Site number 5 will be a mirrored image of these plans and elevation but will not have a side bay window

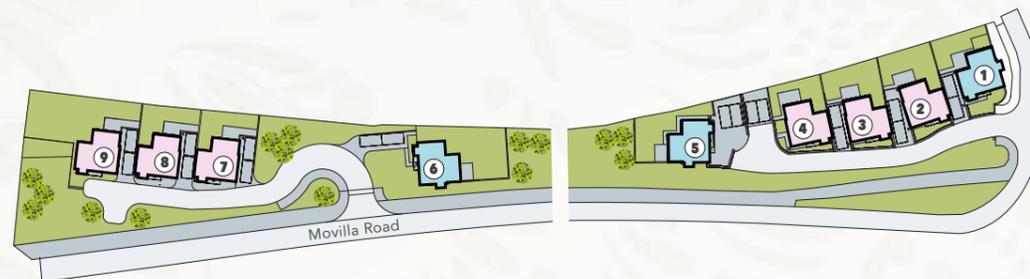
GROUND FLOOR

Entrance hall with separate WC										
Lounge into bay	21'2"	x	10'5"	6.48	x	3.22				
Kitchen   Dining	17'7"	x	9'8"	5.42	x	3.00				
Living into bay	17'6"	x	15'6"	5.37	x	4.76				
Utility	6'2"	x	5'9"	1.90	x	1.80				

FIRST FLOOR

Master Bed max	17'6"	x	10'5"	5.37	x	3.22				
Ensuite	6'5"	x	4'8"	2.00	x	1.47				
Bedroom 2 max	12'0"	x	9'3"	3.67	x	2.85				
Bedroom 3 max	12'0"	x	8'8"	3.67	x	2.70				
Bathroom	7'4"	x	5'5"	2.27	x	1.70				

Plans are not to scale and all dimensions are approximate



Site layout - not to scale

Images are for illustration purposes only



# Elegant family living spaces delivered to the highest turnkey specification



## SPECIFICATION

### KITCHENS

- Choice of high quality units to include door, worktop and handles
- Integrated appliances to include hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Utility room plumbed for washing machine
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

### BATHROOMS, ENSUITES AND WC'S

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Shower cubicles with glass screens will be fitted in the bathroom and ensuite
- Recessed down lighters to ceilings

### FLOOR COVERINGS & TILING

- Tiled floors to entrance hall/ kitchen/dining areas, bathrooms, ensuites and WC's
- Tiling to wet areas within bathrooms, ensuites and WC's
- Full height tiling to shower enclosures
- A choice of carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms.

### INTERNAL FEATURES

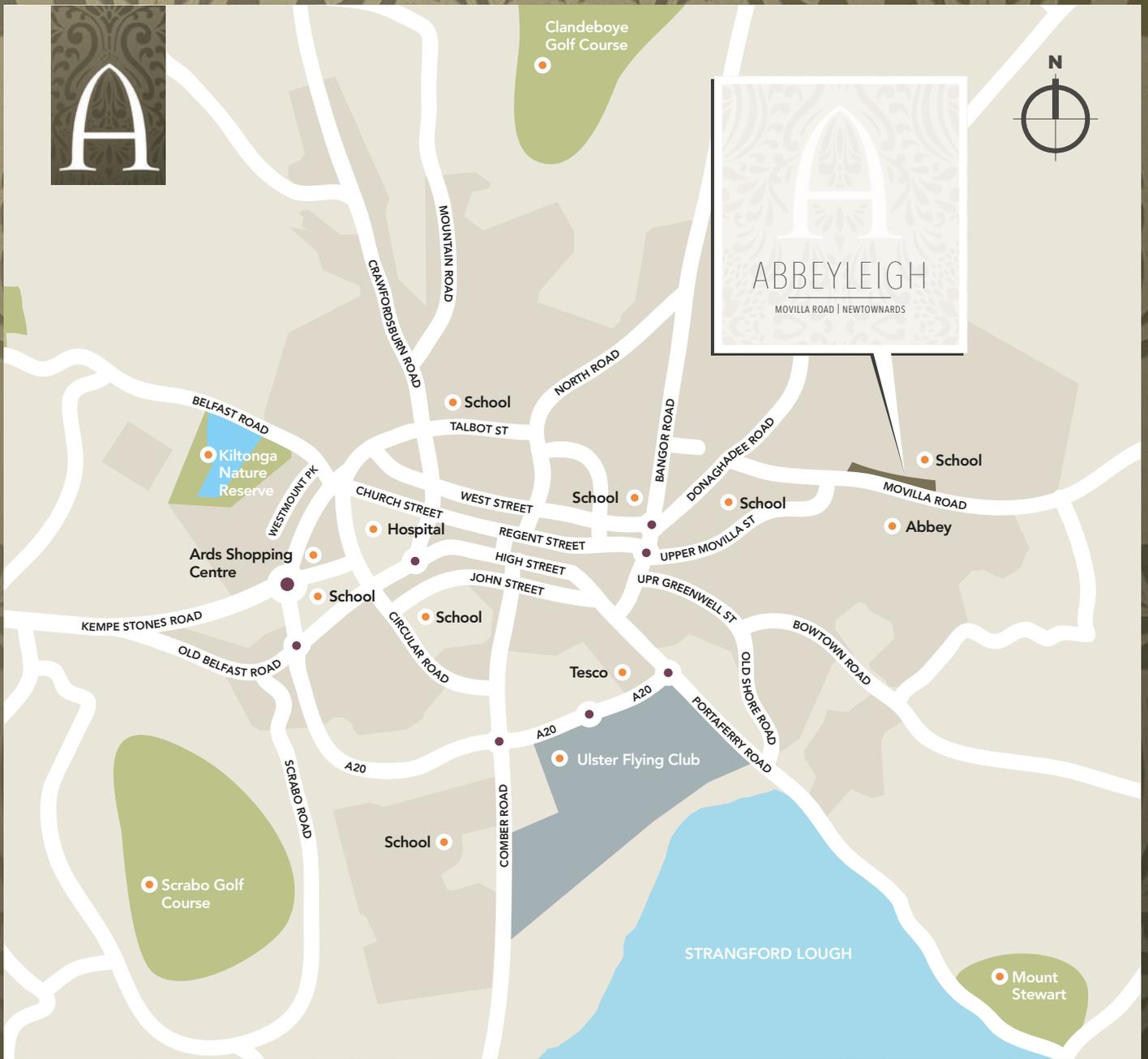
- Internally decorated, walls and ceilings painted white
- 6" bevelled edge skirting and 4" contemporary architrave painted satin white
- Wooden internal doors with quality brushed steel ironmongery

- Mains supply smoke detectors
- A generous provision of power points is provided throughout the house. This includes feature down lighting throughout the ground floor. TV points are provided in all bedrooms with a telephone point installed beside the lounge TV point. Wiring for future satellite point
- Ventilation/extractor fans are fitted in the kitchen, bathroom, ensuite & WC
- Sound proofing to bedrooms, bathroom and between ground and first floor
- Fitted wired alarm

### EXTERNAL FEATURES

- All gardens top soiled and seeded
- Tarmac driveway
- Brick pavior/flagged patio area to rear of sunroom (where applicable)
- Grey U-PVC double glazed lockable windows
- Modern composite front door
- Outside water tap
- 1.8m high close boarded timber fencing to side and rear of garden
- Feature external lighting to front & back door
- Natural Gas Heating

Homes are covered by 10 Year Global Home Warranty insurance policy.



## WELL CONNECTED

BELFAST	11 MILES	PORTAFERRY	20 MILES
BANGOR	4.6 MILES	ARDS SHOPPING CENTRE	1.3 MILES
HOLYWOOD	10 MILES	ARDS BUS STATION	0.9 MILES

## JOINT SELLING AGENTS



028 9180 0700  
www.simonbrien.com



028 9181 4144  
www.reedsrains.co.uk

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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.

**B L O C K**  
creative property marketing