



MONTGOMERY MEADOWS

High Bangor Road, Donaghadee



DONAGHADEE LIGHTHOUSE

DONAGHADEE SAILING CLUB

DONAGHADEE MOAT

MAXOL GARAGE / SPAR

DONAGHADEE RUGBY CLUB

THE COMMONS PARK

MILLISLE

DONAGHADEE HARBOUR

PIER 36 & HARBOUR & CO.

GRACE NEILL'S

DONAGHADEE LAWN TENNIS CLUB

HADLOW

MONTGOMERY MEADOWS

WELCOME HOME

With a name inspired by the rich history and culture that surrounds the quaint town of Donaghadee, the exclusive new development of Montgomery Meadows is truly in a league of its own.

Renowned for its impressive lighthouse and colourful harbour, Donaghadee is home to a host of exciting things to see and do. Whether it's kicking back and relaxing at the exceptional Pier 36 restaurant, spending an afternoon on the calm waters of the Irish Sea with Donaghadee's Sailing Club or simply admiring the picturesque beauty of this charming town, Donaghadee has something to offer for everyone.

What's more, with a wealth of leading primary and secondary schools located

in Donaghadee, and the neighbouring towns of Bangor and Newtownards, it goes without saying that this location is perfect for growing families.

Thanks to the ideal positioning of Montgomery Meadows, residents can benefit from the abundance of nearby amenities. From Donaghadee's best cafes, pubs and restaurants, to convenience stores, local boutiques, and excellent leisure centres, homeowners certainly don't have far to travel to access these facilities.



SOMETHING
RATHER
SPECIAL

SPACE, DESIGN & CRAFTSMANSHIP

Presenting a collection of seven stunning detached residences, the outstanding development of Montgomery Meadows boasts convenience and accessibility, all the while promising a stylish and comfortable home for its residents.

With each home offering its own unique style, homeowners are guaranteed a living space tailored to fit their personal preferences. As these homes are finished to luxury turnkey specification, homeowners have little to do on moving day.

Characterised by spacious interiors, boasting high quality fixtures and fittings throughout, these homes allow for easy maintenance and modern, family living.

What's more, homeowners can also benefit from the large garden spaces that these properties provide.

For those who experience the daily commute, travel has never been easier thanks to exceptional road links stretching to Belfast City Centre and beyond, and the nearby George Best City Airport benefitting those who may need to travel further afield.



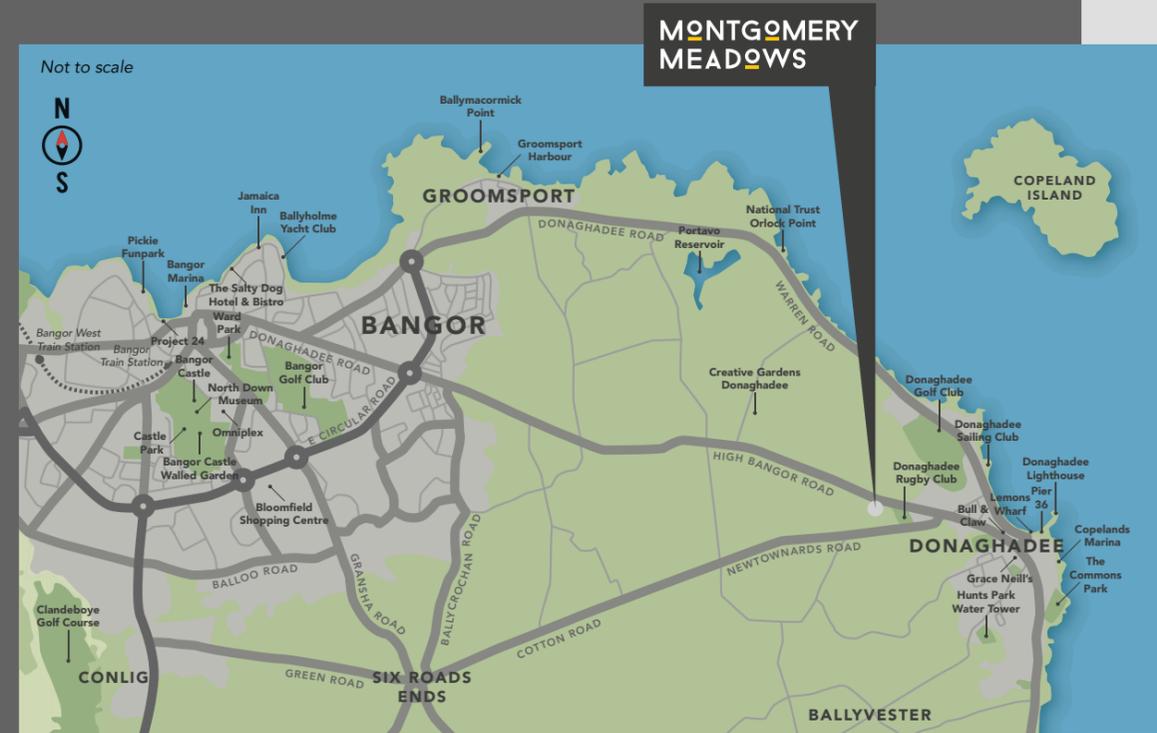
Computer Visual Street Scene



SITE LAYOUT

- The Aldgate - Site One
- The Barton - Site Two
- The Brockley - Site Three
- The Chadwell - Site Four
- The Dalston - Site Five
- The Eltham - Site Six
- The Fulwell - Site Seven

WELL CONNECTED



By Car...

Bangor	6 Miles
Newtownards	8 Miles
Hollywood	13 Miles
Belfast	18 Miles
George Best Belfast City Airport	15 Miles

By Foot...

Maxol Garage	9 Minutes
EuroSpar	12 Minutes
Donaghadee Rugby Club	12 Minutes
Bull & Claw	18 Minutes
Donaghadee Sailing Club	18 Minutes
Harbour & Co.	22 Minutes
Pier 36	23 Minutes
Donaghadee Primary School	24 Minutes
St Anne's Primary School	27 Minutes



Computer Visual of Site One

THE ALDGATE

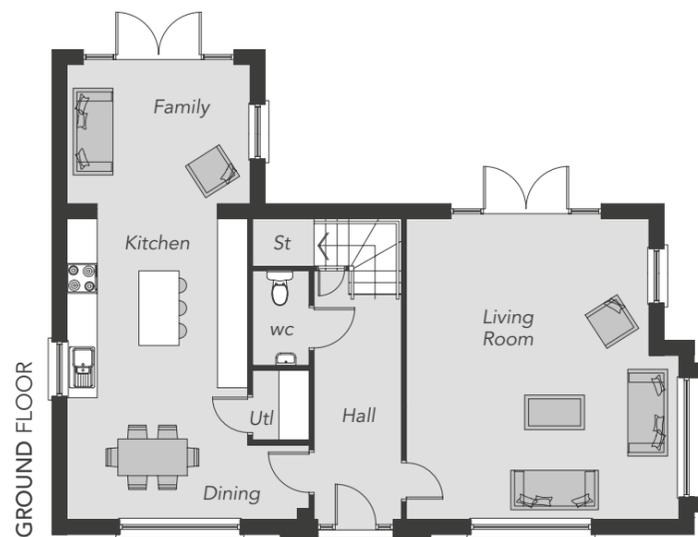
GROUND FLOOR

- Living Room**
19'10" x 17'10" max
- Kitchen / Dining**
19'10" x 11'10" min
- Family**
12'0" x 9'2"
- Utility Room**
4'7" x 3'8"
- WC**
6'2" x 3'8"

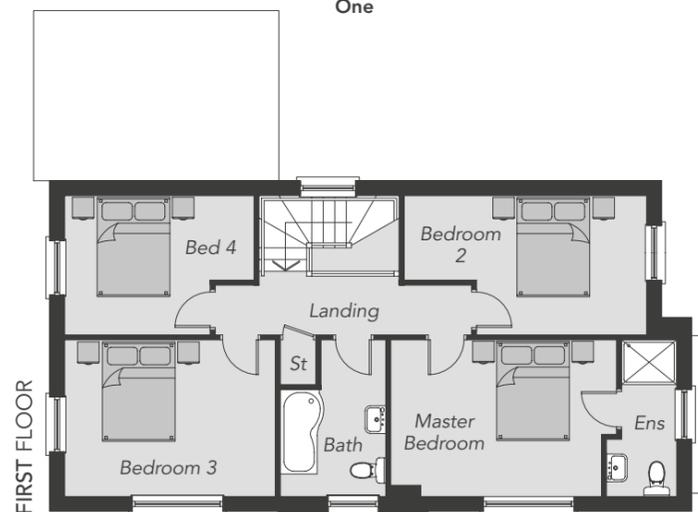
FIRST FLOOR

- Master Bedroom**
13'9" x 10'4" min
- Ensuite**
10'4" x 4'7" max
- Bedroom 2**
15'10" x 9'2" max
- Bedroom 3**
13'9" x 10'4"
- Bedroom 4**
11'4" x 9'2" max
- Bathroom**
10'4" x 6'11" max

Total Floor Area
1660 sq ft approx.



One



THE BARTON

GROUND FLOOR

- Living Room**
19'0" x 13'0" max
- Kitchen / Family**
20'11" x 14'1"
- Dining**
14'9" x 4'7"
- Utility Room**
7'7" x 7'1"
- WC**
5'7" x 3'2"

FIRST FLOOR

- Master Bedroom**
11'4" x 10'10" min
- Ensuite**
6'9" x 5'9" max
- Bedroom 2**
14'1" x 11'4"
- Bedroom 3**
14'1" x 9'2" max
- Bedroom 4**
9'6" x 9'2" min
- Bathroom**
11'4" x 6'11" max

Total Floor Area
1585 sq ft approx.



Computer Visual of Site Two

THE CHADWELL

GROUND FLOOR

Living Room
18'8" x 14'2"

Kitchen / Dining
18'8" x 12'0" *min*

Sunroom
10'7" x 9'0"

Utility Room
4'7" x 3'6"

WC
5'10" x 3'5"

FIRST FLOOR

Master Bedroom
11'4" x 9'8"

Ensuite
9'8" x 3'7"

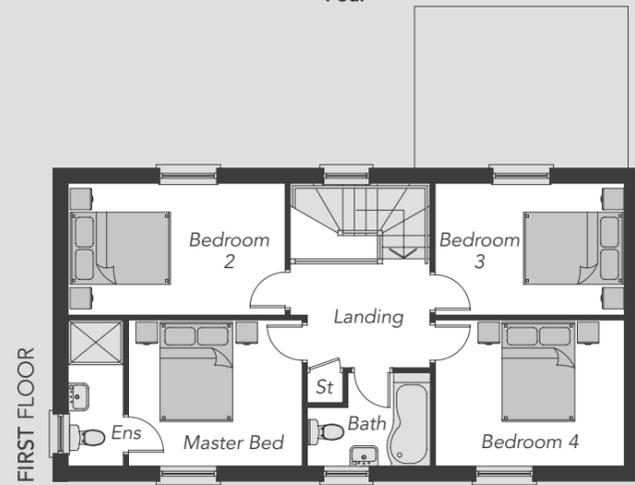
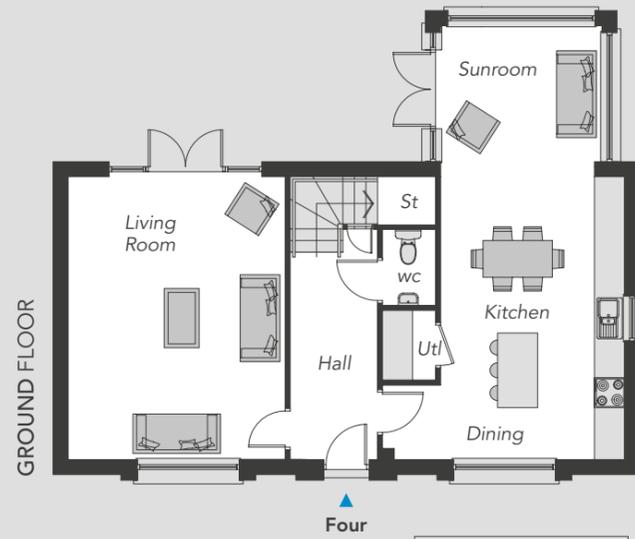
Bedroom 2
14'2" x 8'8"

Bedroom 3
12'5" x 8'8"

Bedroom 4
12'5" x 9'8"

Bathroom
8'0" x 6'2" *max*

Total Floor Area
1450 sq ft *approx.*



Computer Visual of Site Five

THE DALSTON

GROUND FLOOR

Living Room
18'8" x 14'2"

Kitchen / Dining
18'8" x 12'0" *min*

Sunroom
10'7" x 9'0"

Utility Room
4'7" x 3'6"

WC
5'10" x 3'5"

FIRST FLOOR

Master Bedroom
11'4" x 9'8"

Ensuite
9'8" x 3'7"

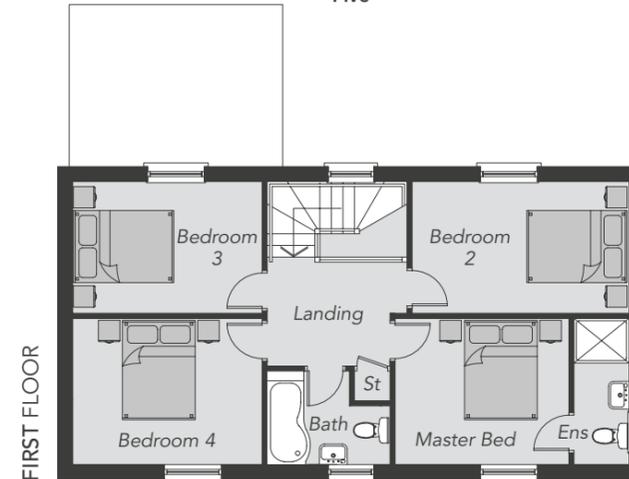
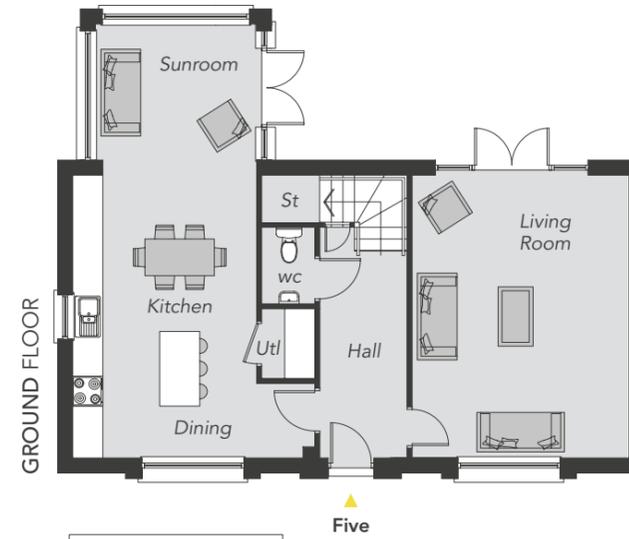
Bedroom 2
14'2" x 8'8"

Bedroom 3
12'5" x 8'8"

Bedroom 4
12'5" x 9'8"

Bathroom
8'0" x 6'2" *max*

Total Floor Area
1450 sq ft *approx.*



Computer Visual of Site Four

THE FULWELL

GROUND FLOOR

Living Room
18'3" x 10'10" max

Family Room
11'1" x 10'10" max

Kitchen / Dining
26'9" x 11'10"

Sunroom
11'7" x 10'7"

Utility Room
6'7" x 3'5"

WC
4'11" x 3'5"

FIRST FLOOR

Master Bedroom
14'5" x 10'10" max

Ensuite
8'10" x 4'11" max

Bedroom 2
13'6" x 10'10"

Bedroom 3
12'2" x 8'8"

Bedroom 4
10'5" x 8'10" max

Bathroom
7'9" x 6'7" max

Total Floor Area
1635 sq ft approx.

THE ELTHAM

GROUND FLOOR

Living Room
18'3" x 10'10" max

Family Room
11'1" x 10'10" max

Kitchen / Dining
26'9" x 11'10"

Sunroom
11'7" x 10'7"

Utility Room
6'7" x 3'5"

WC
4'11" x 3'5"

FIRST FLOOR

Master Bedroom
14'5" x 10'10" max

Ensuite
8'10" x 4'11" max

Bedroom 2
13'6" x 10'10"

Bedroom 3
12'2" x 8'8"

Bedroom 4
10'5" x 8'10" max

Bathroom
7'9" x 6'7" max

Total Floor Area
1635 sq ft approx.





Internal images are taken from previous show homes and represent the style of finish at Montgomery Meadows.

LUXURY TURNKEY SPECIFICATION

KITCHEN

- Impressive high quality modern units with soft close drawers and doors all with a choice of doors, handles, worktop with upstand and feature glass behind hob
- Concealed LED under lighting to high level wall units
- Integrated electrical appliances to include 4 ring gas hob and stainless steel electric oven, glass extractor unit (where applicable), integrated 70/30 fridge/freezer and integrated dishwasher

BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door (where applicable) or thermostatically controlled shower in bathroom
- Chrome heated towel rail in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Feature tiling to bathroom, ensuite and downstairs cloakroom basin areas

HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Zoned heating with time clock for improved efficiency

CHOICE OF FLOORING FROM EXTENSIVE RANGE

- Choice of tiling throughout the ground floor and sunroom (where applicable)
- Choice of tiling to bathroom and ensuite
- Lounge, stairs, landing and bedrooms finished with a choice quality carpets and underlay

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Contemporary internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen and master bedroom
- TV connections to lounge, kitchen / dining, all bedrooms and sunroom (where applicable)
- Your new home has fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to your chosen provider
- Thermostatically controlled radiators
- Recessed energy efficient LED downlighting to lounge, kitchen, sunroom, bathroom and ensuite

EXTERNAL FEATURES

- Composite entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Driveways to be finished in bitmac
- Silver granite effect paving to pathways and patio area
- Front gardens turfed with soft landscaping
- Rear gardens turfed
- Landscaping to common area
- Close boarded fencing to rear gardens
- Feature external lighting to front door
- Outside tap
- Management company will be formed to organise the upkeep and well-being of the development
- Montgomery Meadows has been designed by award winning architects Coogan & Co. Architects with the objective to create high quality, beautiful homes to enhance people's lives and reflect and strengthen local character

WARRANTY

- Global 10 year home warranty

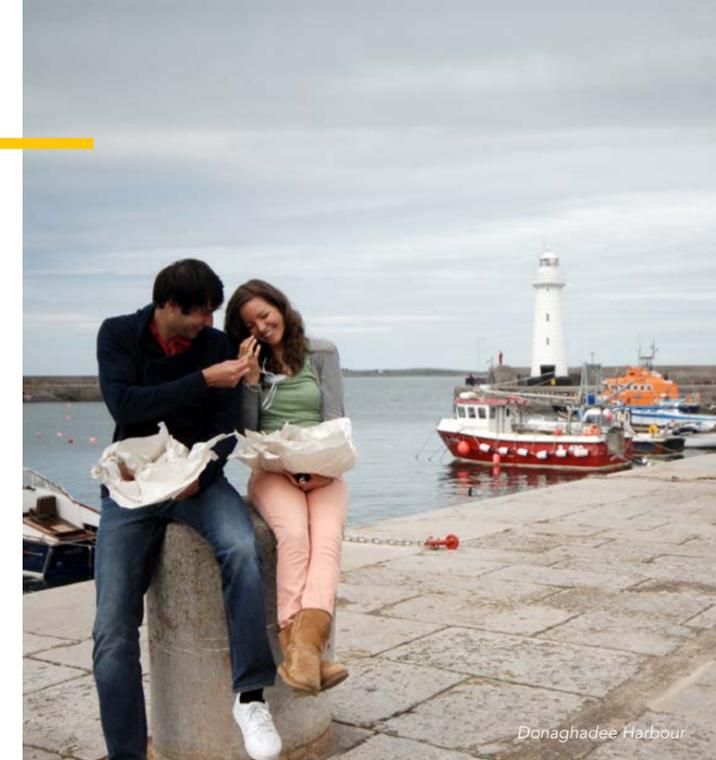




Play park at Lemons Wharf



The Lighthouse Bar & Grill



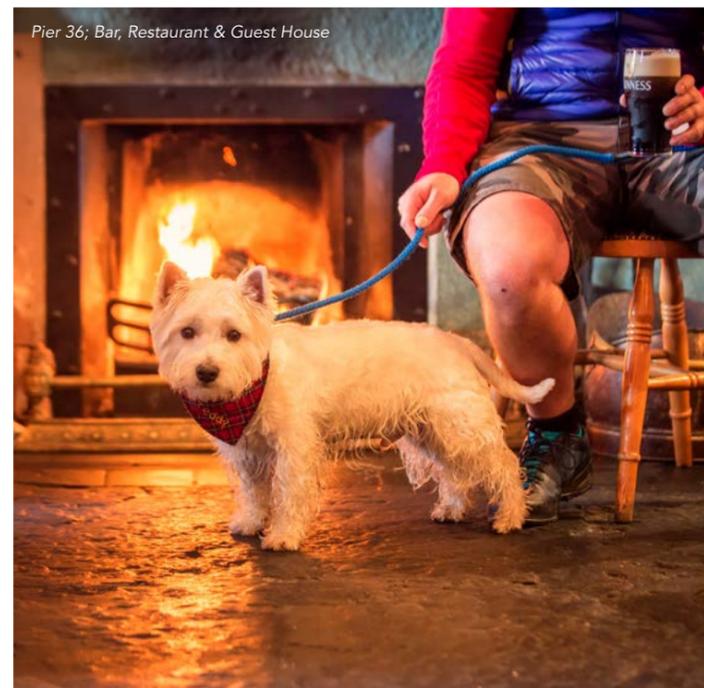
Donaghadee Harbour



Donaghadee Harbour



Donaghadee Fruit & Veg



Pier 36; Bar, Restaurant & Guest House

SOMETHING
TO OFFER FOR
EVERYONE

ALL SALES ENQUIRIES



NEW HOMES

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