



The Apartments at
**LOUGHSHORE
MANOR**

Shore Road, Newtownabbey

SUPERB 2 BEDROOM
APARTMENTS
IN A CONVENIENT
LOCATION

WELCOME TO

The Apartments at LOUGHSHORE MANOR



Whiteabbey



Belfast Lough

CLOSE TO AN ARRAY OF LOCAL LEISURE ACTIVITIES

Loughshore Manor offers a rare opportunity purchase a quality new apartment in one of the most convenient locations possible. It benefits from excellent transport links. Belfast City Centre is just minutes away by car and local railway services are also within easy reach.

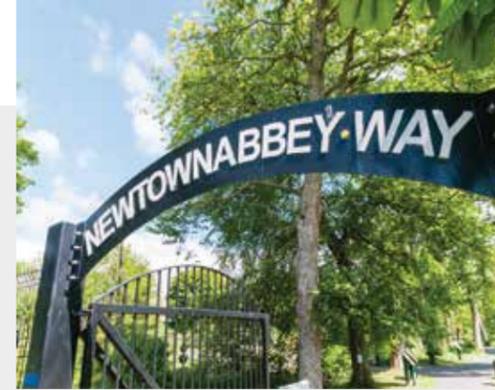
The Apartments at Loughshore Manor also benefit from an excellent range of local leisure activities. Hazelbank Park is one of the best parks in Newtownabbey and is situated immediately adjacent, on the shores of Belfast Lough and offers fantastic views to Belfast, Carrickfergus and County Down. Within the park you will find some stunning shrub beds, woodland garden and estate trees together with a play park, bowling green, cycle path and walking route. You can walk or cycle from Hazelbank Park to Belfast on the National Cycle Way.

The route passes along the waterside of Belfast Lough right up to the Lagan Towpath. Just a short drive away are Belfast Castle and Belfast Zoo. What's more, Cavehill County Park offers a wide range of walks and activities for the whole family.

The Apartments at Loughshore Manor offer a convenient lifestyle that is becoming increasingly harder to find. Situated in a highly attractive development of detached, semi-detached houses these apartments are characterised by spacious and carefully designed interiors with a high quality finish throughout. This new development will meet the needs of a range of purchasers from first time buyers to those seeking to downsize.



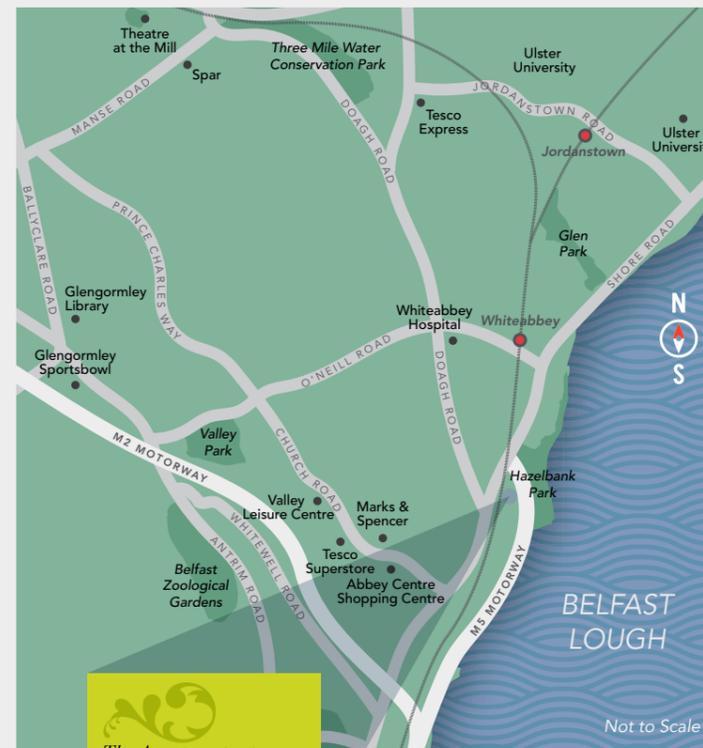
Hazelbank Park



Whiteabbey



Loughshore Park



The Apartments at LOUGHSHORE MANOR

LOCATION MAP

TRAVELLING DISTANCES

Whiteabbey	0.9 Miles
Jordanstown	1.6 Miles
Glengormley	3.7 Miles
Belfast City Centre	5.4 Miles
Carrickfergus	6.5 Miles
Antrim	16.4 Miles
Ballymena	25.3 Miles
George Best Belfast City Airport	8.2 Miles
Belfast International Airport	16.7 Miles

The
HAZEL
Apts 1 - 6

The
LILIAN
Apts 7 - 12

The
ABBHEY
Apts 13 - 18

The
MAYFLY
Apts 19 - 24



Aerial View across Belfast Lough - Computer Visual

ALL IN THE DETAIL

KITCHEN

- Quality kitchen with laminate worktop and stainless steel sink unit
- Integrated appliances to include gas hob, extractor hood, fridge freezer and dishwasher
- Washer/dryer in utility store
- Energy efficient LED down lights to living / kitchen / dining area

BATHROOM & ENSUITE

- Contemporary white sanitary ware with chrome fittings
- Chrome towel radiators to bathroom and ensuite
- Energy efficient LED downlights to bathroom and ensuite

HEATING

- Gas fired central heating
- Energy efficient combination boiler which provides instant hot water on demand

FLOORING

- Ceramic floor tiling to hall, living / kitchen / dining, bathroom and ensuite
- Full height tiling to shower enclosure
- Selective wall tiling to bath area
- Feature splash back wall tile to bathroom and ensuite where a sink is fitted
- Quality carpets fitted to bedrooms

INTERNAL FEATURES

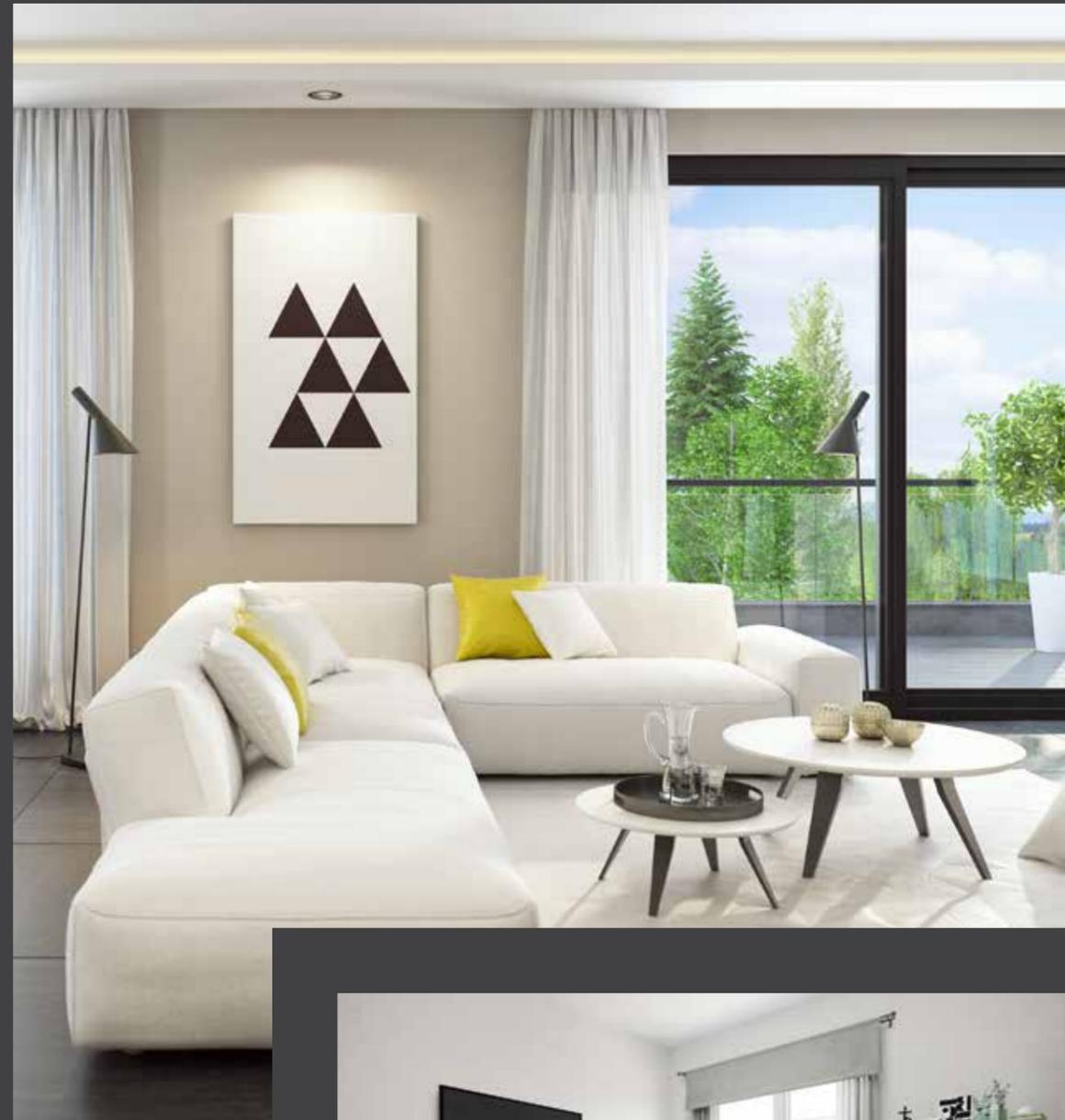
- Walls, ceilings, and all woodwork painted
- Contemporary internal doors with quality ironmongery
- Smoke and carbon monoxide alarms fitted to Building Control Standards
- Generous range of points for electrical sockets, switches, telephone and TV points
- Main rooms wired for future satellite point
- Virgin Media
- Thermostatically controlled radiators
- Recessed energy efficient LED downlighting to living area, kitchen, bathroom and ensuite (where applicable)

EXTERNAL FEATURES

- Communal lift to each block for access to apartments on the first and second floors
- High standard of floor, wall and loft insulation to reduce heat loss
- Black flat roof tiles
- uPVC fascia, soffit, gutter and rain water pipes
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Feature external lighting to main entrance door
- Private allocated parking
- Management company will be formed to organise the upkeep and well-being of the development

WARRANTY

- Each apartment will be issued with a NHBC 10 year Structural Warranty



These images reflect the style of finish at Loughshore Manor and are used for illustrative purposes.





The
HAZEL
Apts 1 - 6

The
LILIAN
Apts 7 - 12

The
ABBEY
Apts 13 - 18



Front View - Computer Visual



STYLE & ELEGANCE
DESIGNED TO
AN IMMACULATE
SPECIFICATION

The
LILIAN
Apts 7 - 12

The
HAZEL
Apts 1 - 6

Rear View - Computer Visual



GROUND FLOOR

Apartment Numbers 1, 7, 13 & 19	
Entrance Hall	
Living/Kitchen/Dining	18'7" x 14'6"
Master Bedroom <i>min</i>	13'6" x 9'9"
Ensuite	9'1" x 3'4"
Bedroom 2 <i>max</i>	13'3" x 10'0"
Bathroom <i>max</i>	9'1" x 6'3"
Terrace	13'3" x 4'9"
Total Floor Area: 753 sq ft approx.	

Apartment Numbers 2, 8, 14 & 20	
Entrance Hall	
Living/Kitchen/Dining	18'7" x 14'6"
Master Bedroom <i>min</i>	13'6" x 9'9"
Ensuite	9'1" x 3'4"
Bedroom 2 <i>max</i>	13'3" x 10'0"
Bathroom <i>max</i>	9'1" x 6'3"
Terrace	13'3" x 4'9"
Total Floor Area: 753 sq ft approx.	

Apartment Key	
The HAZEL	Apartments: 1 & 2
The LILIAN	Apartments: 7 & 8
The ABBEY	Apartments: 13 & 14
The MAYFLY	Apartments: 19 & 20

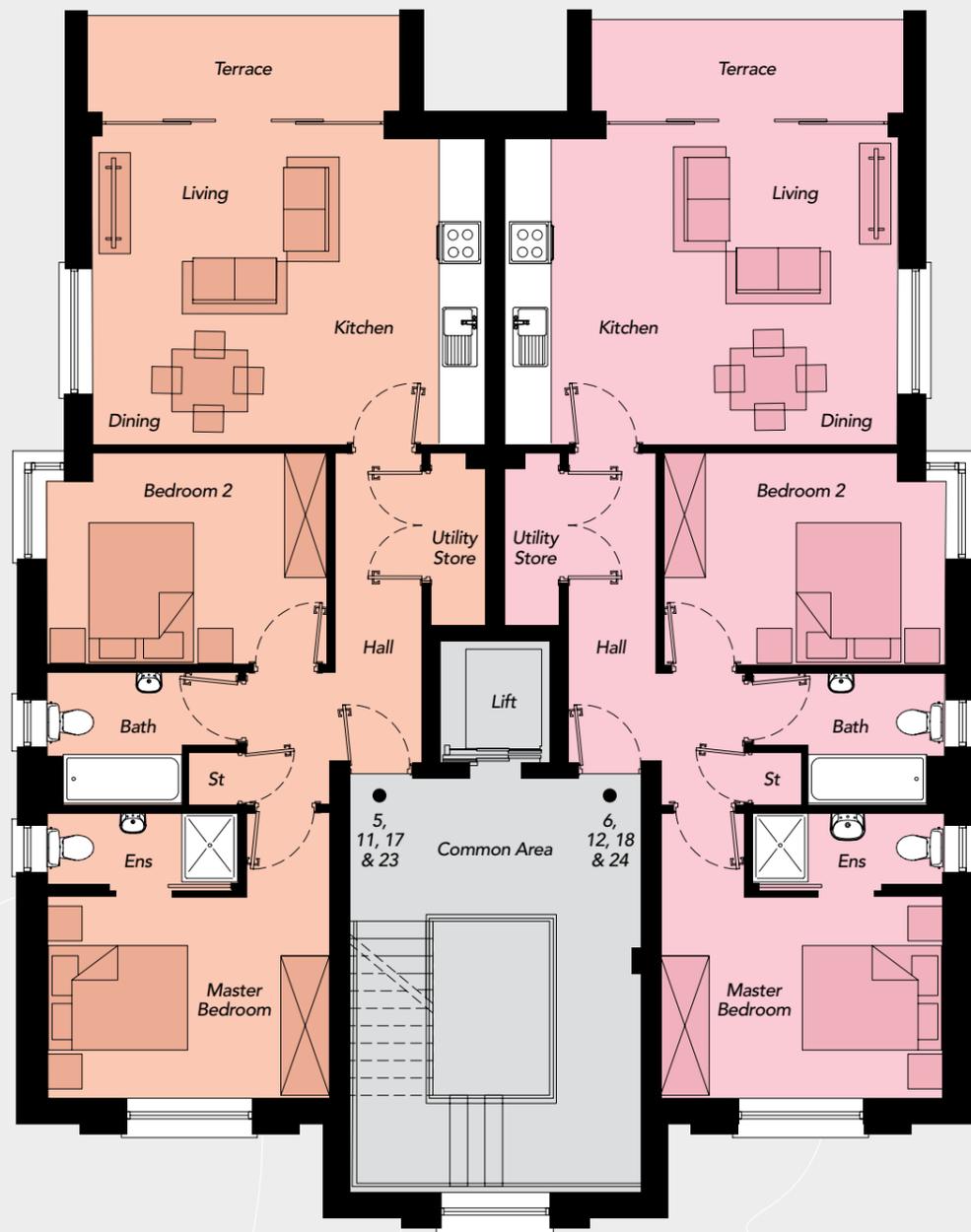


FIRST FLOOR

Apartment Numbers 3, 9, 15 & 21	
Entrance Hall	
Living/Kitchen/Dining	18'7" x 14'6"
Master Bedroom <i>min</i>	13'6" x 9'9"
Ensuite	9'1" x 3'4"
Bedroom 2 <i>max</i>	13'3" x 10'0"
Bathroom <i>max</i>	9'1" x 6'3"
Terrace	13'3" x 4'9"
Total Floor Area: 753 sq ft approx.	

Apartment Numbers 4, 10, 16 & 22	
Entrance Hall	
Living/Kitchen/Dining	18'7" x 14'6"
Master Bedroom <i>min</i>	13'6" x 9'9"
Ensuite	9'1" x 3'4"
Bedroom 2 <i>max</i>	13'3" x 10'0"
Bathroom <i>max</i>	9'1" x 6'3"
Terrace	13'3" x 4'9"
Total Floor Area: 753 sq ft approx.	

Apartment Key	
The HAZEL	Apartments: 3 & 4
The LILIAN	Apartments: 9 & 10
The ABBEY	Apartments: 15 & 16
The MAYFLY	Apartments: 21 & 22



PENTHOUSES

Apartment Numbers 5, 11, 17 & 23

Entrance Hall	
Living/Kitchen/Dining	18'7" x 14'6"
Master Bedroom <i>min</i>	13'6" x 9'9"
Ensuite	9'1" x 3'4"
Bedroom 2 <i>max</i>	13'3" x 10'0"
Bathroom <i>max</i>	9'1" x 6'3"
Terrace	13'3" x 4'9"
Total Floor Area: 753 sq ft approx.	

Apartment Numbers 6, 12, 18 & 24

Entrance Hall	
Living/Kitchen/Dining	18'7" x 14'6"
Master Bedroom <i>min</i>	13'6" x 9'9"
Ensuite	9'1" x 3'4"
Bedroom 2 <i>max</i>	13'3" x 10'0"
Bathroom <i>max</i>	9'1" x 6'3"
Terrace	13'3" x 4'9"
Total Floor Area: 753 sq ft approx.	

Apartment Key

- The **HAZEL**
Apartments: 5 & 6
- The **LILIAN**
Apartments: 11 & 12
- The **ABBEY**
Apartments: 17 & 18
- The **MAYFLY**
Apartments: 23 & 24

SITE LAYOUT

Not to Scale





SELLING AGENT



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