



THE GLADE

STOCKBRIDGE ROAD • DONAGHADEE

EXQUISITE CONTEMPORARY LIVING

DISCOVER DONAGHADEE'S HIDDEN GEM



- 1 / Donaghadee Golf Club
- 2 / Donaghadee Rugby Football Club
- 3 / Motte & Baily over Donaghadee
- 4 / Grace Neill's Bar & Restaurant
- 5 / RNLI Donaghadee Lifeboat Station
- 6 / Sailing Club, Donaghadee
- 7 / Countryside Road, Donaghadee
- 8 / Donaghadee Lighthouse & Harbour

THE GLADE

STOCKBRIDGE ROAD • DONAGHADEE

One of County Down's coastal gems, the picturesque town of Donaghadee is situated on Northern Ireland's idyllic and sought after east coast. Renowned for its maritime links, the town is well known for for a number of landmarks, including its historic harbour, lighthouse and moat. The maritime links are also very evident in the local culture, with several restaurants providing some of the best fresh seafood on the peninsula.

This small exclusive development of exquisite Georgian and Victorian-inspired homes has been thoughtfully designed in keeping with its historical surroundings. Set in a quiet, secluded corner of Donaghadee against a backdrop of mature trees and rolling fields, The Glade boasts an irresistible blend of sophisticated family living surrounded by the tranquility of nature, yet within easy reach of the town centre.

Every detail is considered in these carefully designed homes. They have been designed with a classical elegance and styling, incorporating

wonderful heritage features and architectural detailing that reflects the traditional building facades in the town. Combine this with generous living spaces which meet the needs of modern lifestyles and you get homes which are beautiful, both inside and outside

The craftsmanship, thought and attention to detail that has gone in to these homes will make them notable for their style and external finish, enhancing the beautiful ambience of the area, and providing a timeless, classical look that will maintain its appeal for decades.

THIS EXCLUSIVE DEVELOPMENT OF BESPOKE HOMES PRESENTS OUTSTANDING MODERN FAMILY LIVING ON THE FRINGES OF BEAUTIFUL DONAGHADEE

THE GLADE



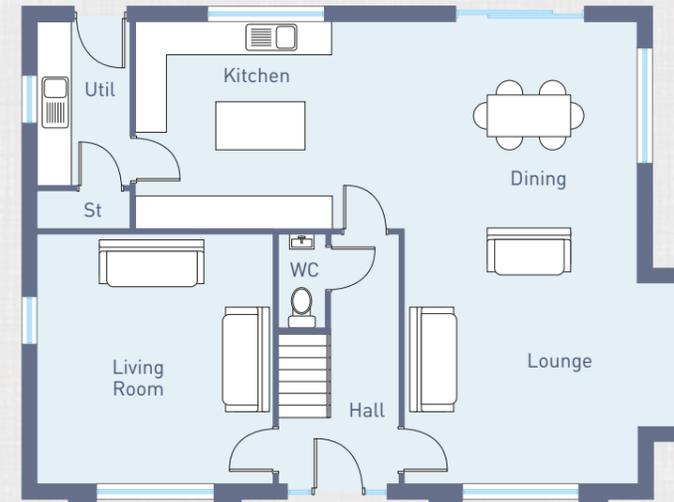
SITE 1 - THE GLADE
4 Bedroom Detached Family Home
TOTAL FLOOR AREA: 2200 sq ft



SITE LAYOUT NOT TO SCALE

THE GLADE

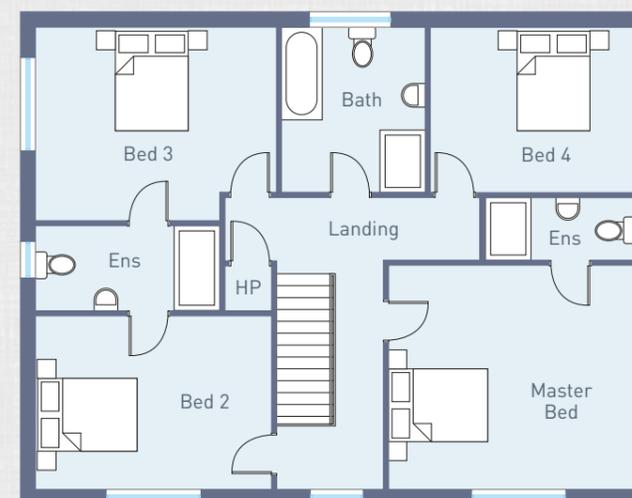
GROUND FLOOR



GROUND FLOOR

Reception Hall with separate WC	
Family Room	
ft 15'9" x 14'10"	m 4.82 x 4.55
Kitchen Dining	
ft 31'11" x 13'1"	m 9.75 x 3.97
Lounge (plus bay)	
ft 15'9" x 14'10"	m 4.82 x 4.55
Utility	
ft 10'4" x 5'10"	m 3.16 x 1.80

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 15'9" x 14'2"	m 4.80 x 4.31
Ensuite	
ft 9'8" x 4'1"	m 2.93 x 1.24
Bedroom 2	
ft 15'3" x 12'4"	m 4.66 x 3.77
Ensuite	
ft 12'7" x 5'4"	m 3.54 x 1.64
Bedroom 3	
ft 14'10" x 11'0"	m 4.55 x 3.35
Bedroom 4	
ft 13'2" x 10'6"	m 4.00 x 3.21
Bathroom	
ft 10'6" x 9'2"	m 3.21 x 2.80

THE GLADE



SITE 2 - THE GLADE

4 Bedroom Detached Family Home

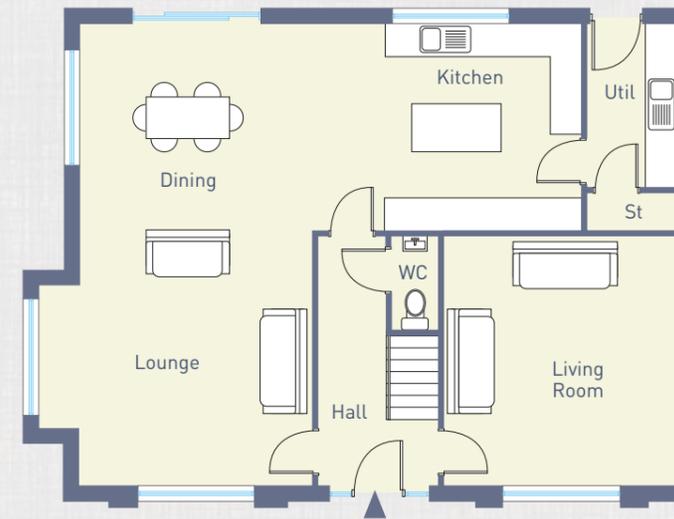
TOTAL FLOOR AREA: 2200 sq ft



SITE LAYOUT NOT TO SCALE

THE GLADE

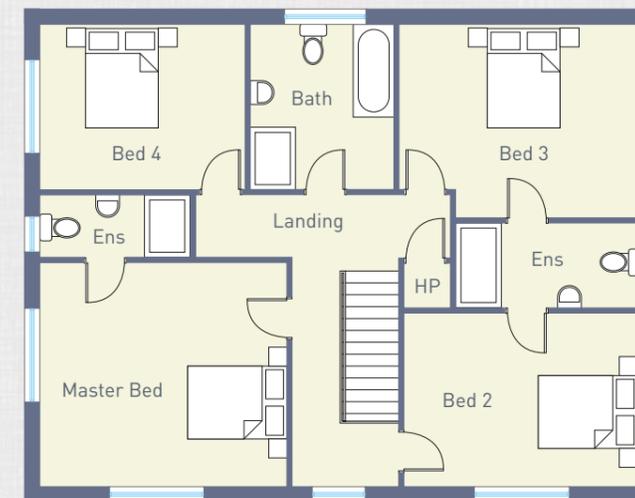
GROUND FLOOR



GROUND FLOOR

Reception Hall with separate WC	
Family Room	
ft 15'9" x 14'10"	m 4.82 x 4.55
Kitchen Dining	
ft 31'11" x 13'1"	m 9.75 x 3.97
Lounge (plus bay)	
ft 15'9" x 14'10"	m 4.82 x 4.55
Utility	
ft 10'4" x 5'10"	m 3.16 x 1.80

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 15'9" x 14'2"	m 4.80 x 4.31
Ensuite	
ft 9'8" x 4'1"	m 2.93 x 1.24
Bedroom 2	
ft 15'3" x 12'4"	m 4.66 x 3.77
Ensuite	
ft 12'7" x 5'4"	m 3.54 x 1.64
Bedroom 3	
ft 14'10" x 11'0"	m 4.55 x 3.35
Bedroom 4	
ft 13'2" x 10'6"	m 4.00 x 3.21
Bathroom	
ft 10'6" x 9'2"	m 3.21 x 2.80

THE GLADE



SITES 3,4,5 & 6 - THE GLADE

4 Bedroom Detached Family Home

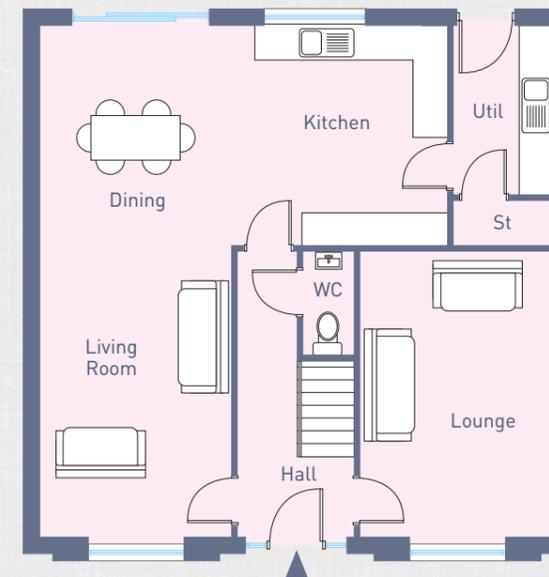
TOTAL FLOOR AREA: 1800 sq ft



SITE LAYOUT NOT TO SCALE

THE GLADE

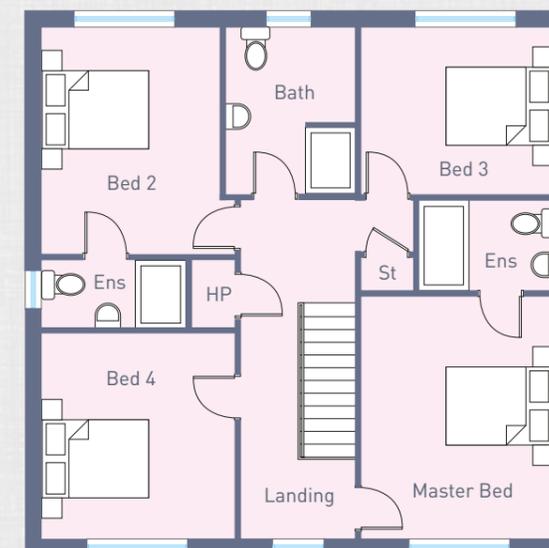
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 17'1" x 11'6"	m 5.19 x 3.50
Kitchen Dining	
ft 24'3" x 13'2"	m 7.38 x 4.00
Family	
ft 17'1" x 11'6"	m 5.19 x 3.50
Utility	
ft 10'1" x 5'10"	m 3.07 x 1.80

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 14'5" x 11'6"	m 4.42 x 3.50
Ensuite	
ft 8'0" x 5'5"	m 2.44 x 1.64
Bedroom 2	
ft 13'6" x 10'7"	m 4.11 x 3.23
Ensuite	
ft 8'6" x 4'1"	m 2.60 x 1.24
Bedroom 3	
ft 12'3" x 11'6"	m 3.74 x 3.50
Bedroom 4	
ft 11'6" x 9'10"	m 3.50 x 3.03
Bathroom	
ft 9'10" x 7'8"	m 3.03 x 2.36

CONTEMPORARY ELEGANCE

FEATURING AN ELEVATED LEVEL OF FINISH



INTERNAL

- All walls to be painted with matt emulsion
- Ceilings and woodwork to be painted white
- 6" skirting boards and 3" architrave throughout
- Gas fired central heating
- Comprehensive range of electrical fittings, TV and electrical sockets throughout and light in roofspace
- 2 Telephone points
- Designer electric fire in living room
- Pre wired for BT Fibre Optic
- Oak engineered internal doors, with glass panels where applicable with quality brushed stainless steel ironmongery
- Mains operated smoke, heat and carbon monoxide detectors
- Security alarm

KITCHEN

- High quality units with choice of traditional or contemporary doors with range of colours and handles
- Choice of quartz worktop
- NEFF integrated appliances to include; induction electric hob, electric double oven, integrated microwave and American style fridge freezer, dishwasher and extractor
- 1.5 bowl stainless steel sink

UTILITY

- Choice of colour of units
- Choice of laminate worktop, doors and handles
- Plumbed for washing machine and tumble dryer

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware and vanity units
- Heated towel radiators
- Low profile shower trays and toughened glass shower enclosures
- Thermostatic showers with dual head shower unit
- LED mirrors

FLOORING & TILES

- Choice of porcelain/ceramic floor tiles to kitchen/dining, bathroom, ensuites, cloaks and utility
- Choice of colour of carpet to bedrooms, stairs and landing
- Choice of wall tiles to feature areas in bathroom and ensuites
- Laminate flooring to family room, lounge and hallway

EXTERNAL

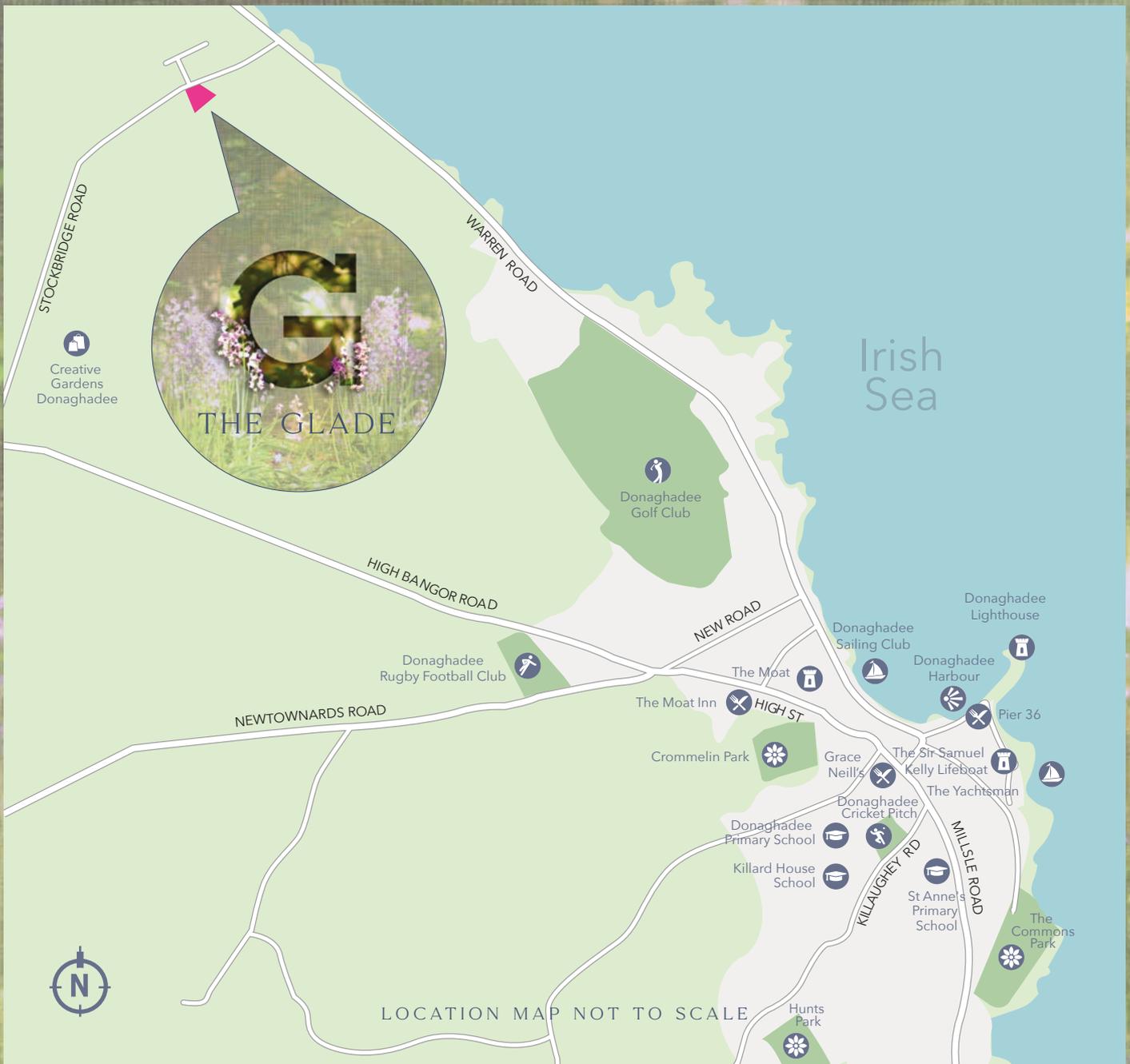
- Black roof tiles
- Black PVC fascia, guttering and downpipes
- Pavers and coloured gravel to pathways around houses and rear patios
- Vertical timber fencing to rear gardens
- Composite front door with 5 point multi locking system
- Bitmac driveways
- External water tap
- Lawns turfed

DETACHED GARAGE

- Lights, 2 x double sockets and electric door

WARRANTY

Global 10 year warranty



THE SCHOOL RUN

- Donaghadee Primary School 2.3 miles
- St Anne's Primary School 2.3 miles
- Killard House School 2.3 miles

OUT & ABOUT

- Donaghadee Golf Club 1.2 miles
- Local shops, bars, restaurants 1.8 miles
- Donaghadee Cricket Club 2.3 miles
- Donaghadee Rugby Club 1.7 miles

CITY LINKS

- Bangor 3.7 miles
- Newtownards 7 miles
- Hollywood 13.1 miles
- Belfast City 17.2 miles

SELLING AGENT



02890 428989
www.simonbrien.com

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