

EST.



2020

Demesne Manor

HOLYWOOD





Culloden Estate & Spa



Beach at Seapark



Holywood Golf Club



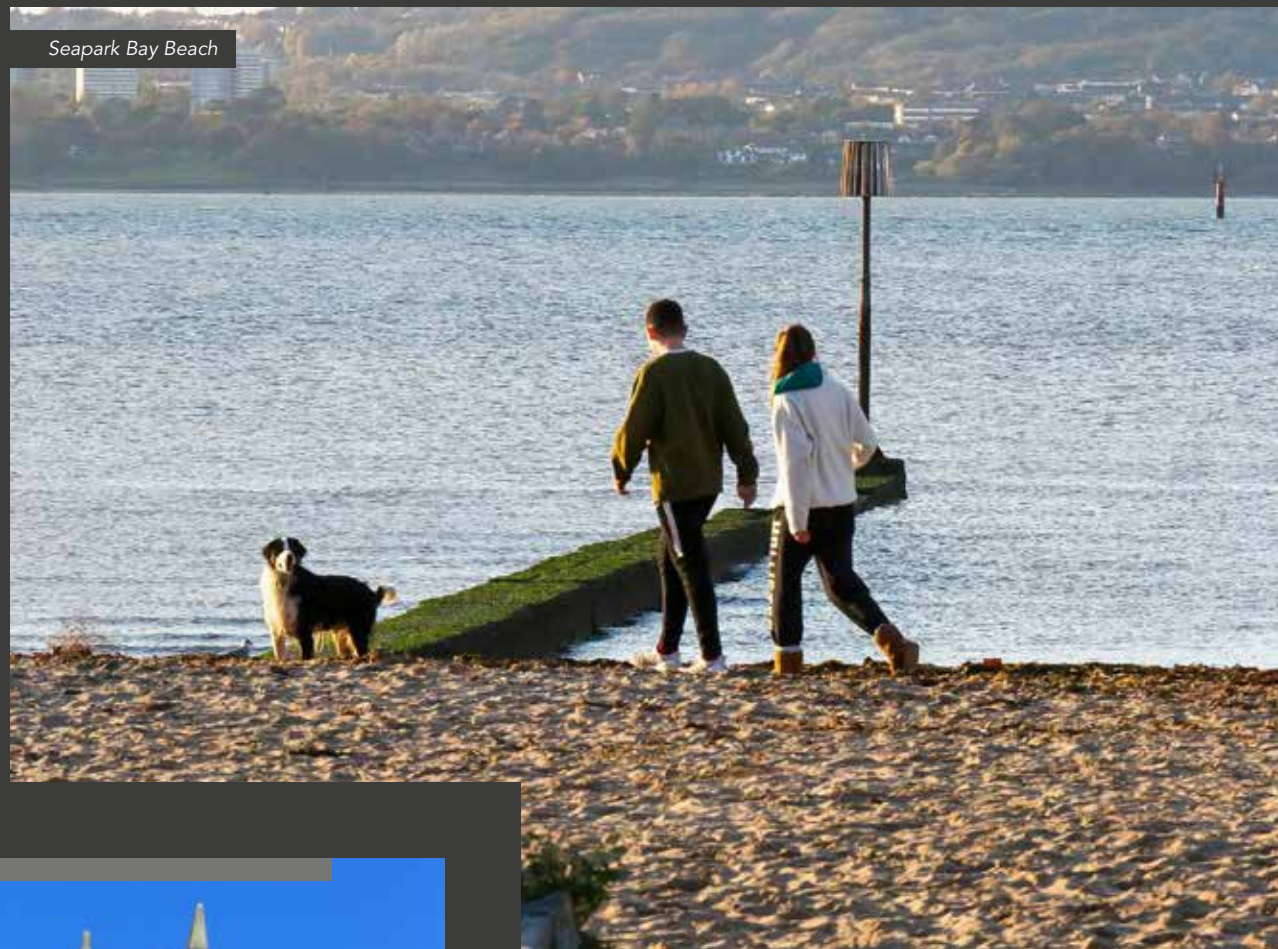
Bangor to Belfast Train



Noble, Hollywood



Redburn Country Park



Seapark Bay Beach



Cultra Inn at Culloden



The Dirty Duck, Hollywood



Holywood Priory

Showcasing four outstanding new properties, the exclusive development of Demesne Manor strikes the perfect balance between convenience and comfort, providing its residents with the once in a lifetime opportunity to settle down in an immaculate home situated in an unbeatable location.

Surrounded by beautiful green spaces and picturesque landscapes, homeowners would be hard pushed to find a location more idyllic than this one. Whether its strolling along the sandy shores of Seapark Bay Beach, hitting a ball on the lush fairways of Hollywood Golf Club or admiring the wildlife at Redburn Country Park, residents of Demesne Manor are spoilt for choice when it comes to stunning scenery in the nearby area.

Perched on the Southern shores of Belfast Lough, Hollywood has long remained one of Northern Ireland's most sought-after places to live.

For those hoping to kick back and relax at the end of a long day, residents of Demesne Manor have the opportunity to sample the local cuisine at one of the many acclaimed bars and restaurants exclusive to the Hollywood area or experience some retail therapy at the multitude of nearby shops. With an array of exceptional amenities situated right on the doorstep, including leading primary and secondary schools, and unparalleled leisure facilities, this location is truly in a league of its own. What's more, thanks to excellent rail and road links providing easy access to Belfast's thriving City Centre and beyond, travel has never been easier for those making the daily commute.

Featuring striking exteriors and luxurious interiors, the detached properties at Demesne Manor provide a tranquil haven, guaranteed to appeal to a wide variety of buyers wishing to set up a home in a secluded, yet accessible location which sacrifices neither comfort nor style. With each property benefitting from a spacious garage, homeowners are promised nothing less than the very best in modern living in a high-quality, impeccable new home.

Small Enough to Care Large Enough to Cope

"We respect our clients and homebuyers, and it is our goal to hand them not just a new house at an affordable price, but a superbly built home they can be proud of."

Martin Brannigan;
MD & Founder of Alskea

With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since its inception over a decade ago, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Demesne Manor?

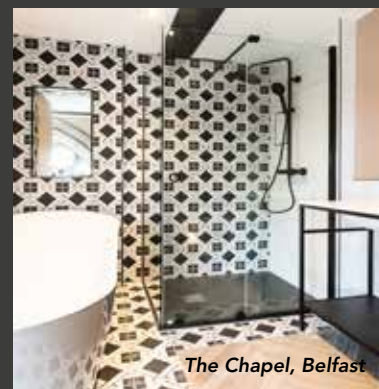
Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

Efficiency: High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

Warranty: The industry leaders in Buildmark cover; NHBC will provide a ten-year warranty for all homes in Demesne Manor.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.



The Chapel, Belfast



Eden Wood, Belfast

Alskea

Our most recent developments include;

Finaghy Park Gardens - Belfast

Donegall Park Gardens - Belfast

Ferny Park Gardens
Donaghmore

Dixon Avenue - Bangor

Eden Wood - Belfast

Wellington Park - Belfast

The Chapel - Belfast

San Souci Park - Belfast

Balmoral Park Gardens - Belfast

Balmoral Park Mews - Belfast

Multi Award Winning
Home Builders



Regional Award Winner
2020



NHBC Seal of
Excellence Awards
2014, 2016, 2017,
2018, 2019, 2020



UK Property Awards
Regional Winner
2019



Master Builder Awards
including Medium & Small
Renovation and Heritage
2012, 2015, 2017, 2019



Construction
Excellence Award
2015

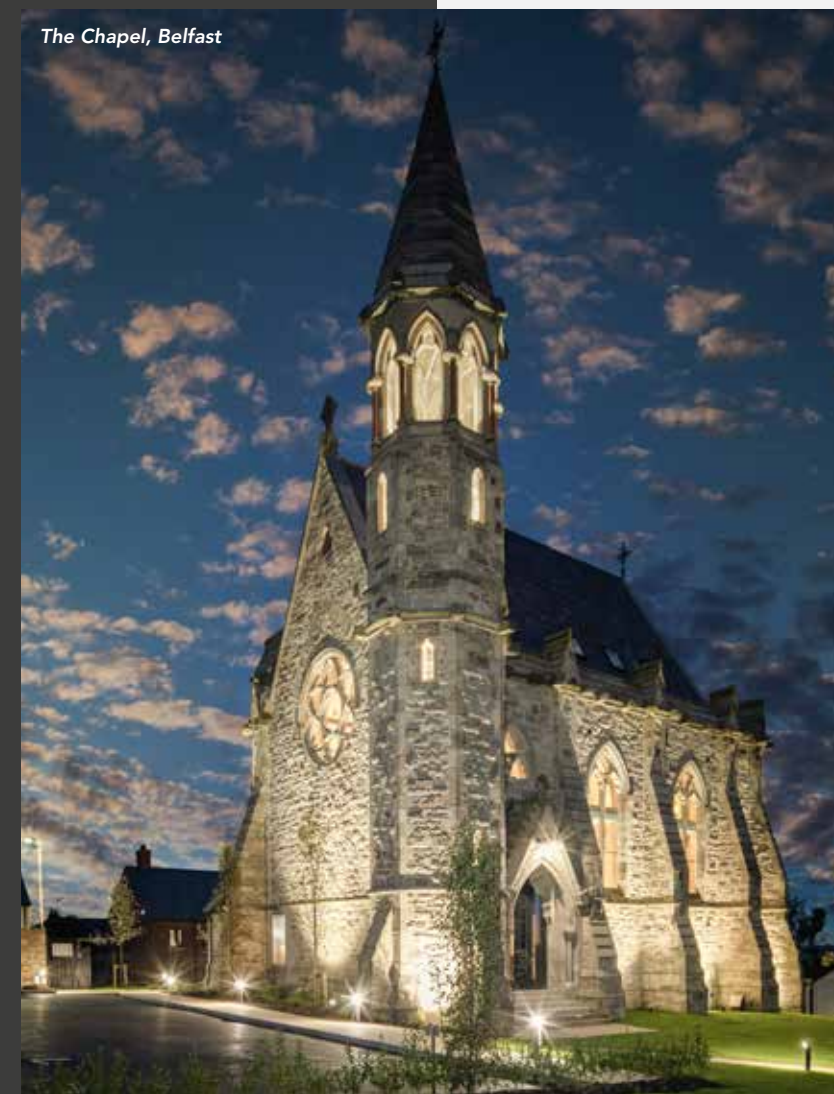
Telegraph
PROPERTY
AWARDS

Belfast Telegraph
Property Awards
Winner 2019
Highly Commended 2019

Eden Wood, Belfast



The Chapel, Belfast



Donegall Park Gardens, Belfast



Donegall Park
Gardens, Belfast



An exceptional home in
an unbeatable location



Site Layout



Site 1 – The ALDGATE



Site 2 – The PEMBERTON



Site 3 – The CAVENDISH

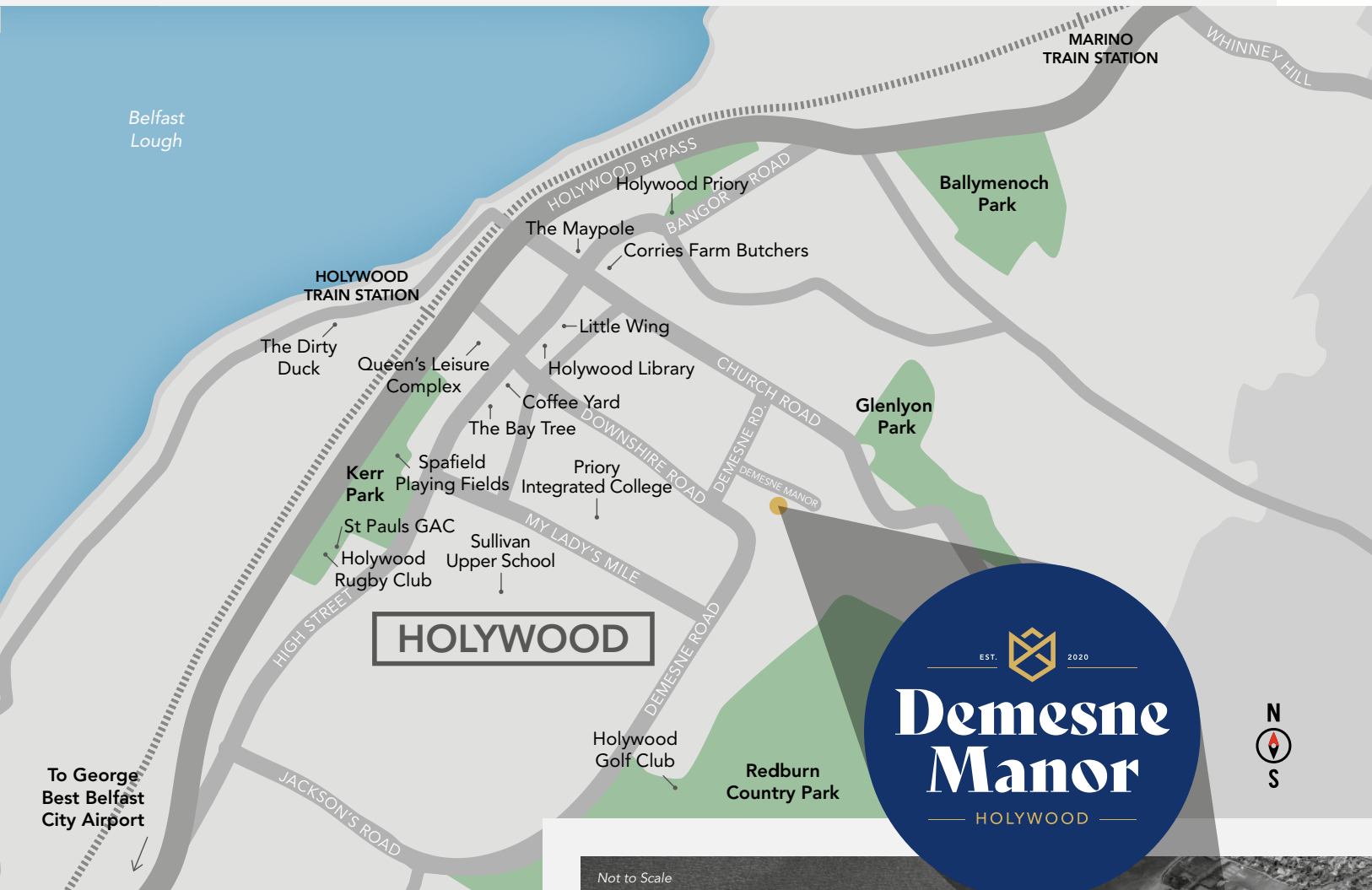
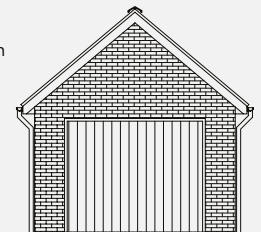
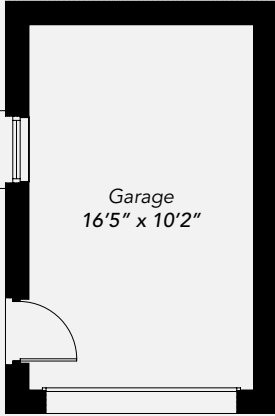


Site 4 – The HOGARTH

Garage as Standard

Each of these four properties will also come with a garage as standard, and as shown below.

Note: The garage will be a handed version of the garage below for sites 2 & 3.



Travelling Distances

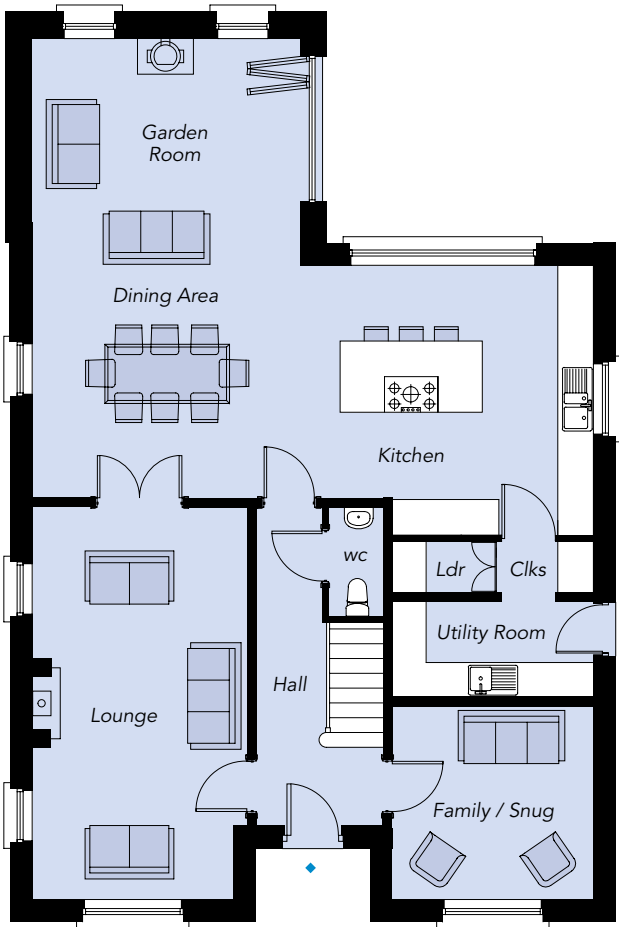
Hollywood Train Station	0.6 miles
Hollywood Golf Club	0.7 miles
Redburn Country Park	0.9 miles
Seapark Beach	1.0 miles
Hollywood Town Centre	1.5 miles
Holwood Exchange	2.3 miles
Royal Belfast Golf Club	2.9 miles
Ballyhackamore	4.5 miles
Belfast City Centre	5.4 miles
Newtownards	7.5 miles
Bangor	7.5 miles
Lisburn Road, Belfast	8.5 miles
George Best Belfast City Airport	3.1 miles
Belfast International Airport	23.4 miles





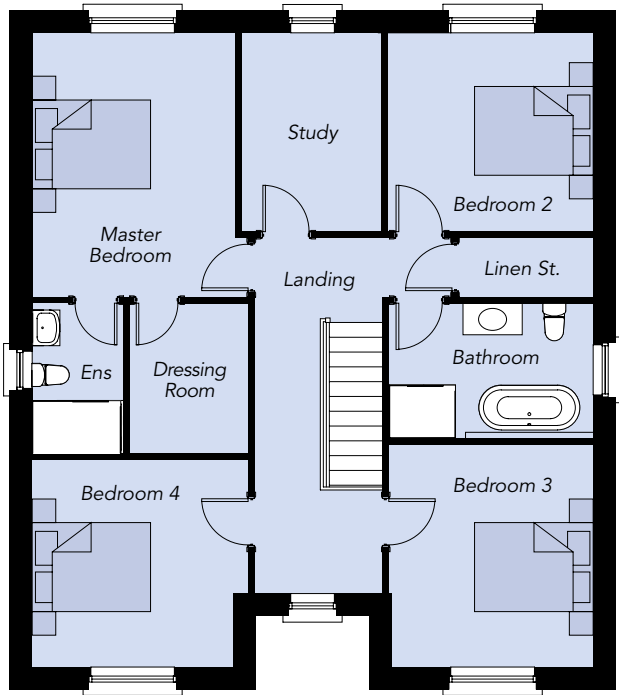
The ALDGATE

Site 1



GROUND Floor

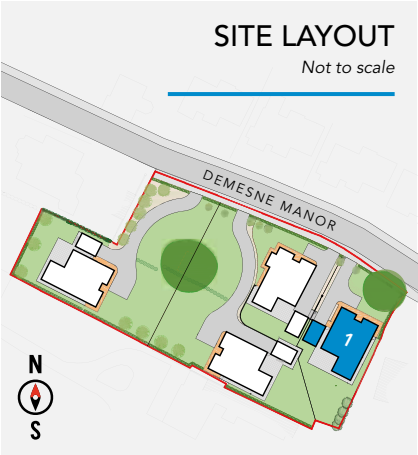
Entrance Hall	
Lounge	21'10" x 12'0"
Family / Snug	11'3" x 10'11"
Kitchen / Dining	31'3" x 13'0"
Garden Room	15'0" x 12'6"
Utility Room	11'3" x 5'4"
WC	6'1" x 3'1"



FIRST Floor

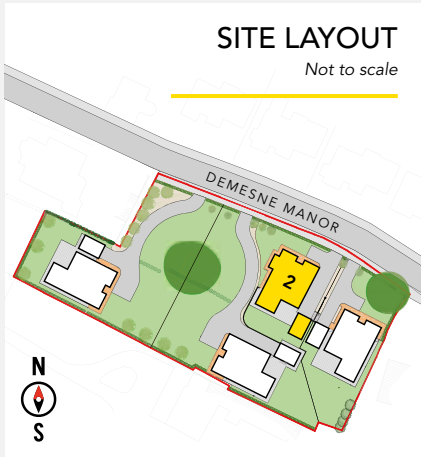
Master Bedroom	14'8" x 11'3"
Ensuite	8'4" x 5'0"
Dressing Room	8'4" x 6'8"
Bedroom 2	11'5" x 11'1"
Bedroom 3	12'5" x 11'3"
Bedroom 4	12'0" x 11'6"
Study	11'1" x 7'9"
Bathroom	11'4" x 7'5"
Linen Store	7'6" x 3'3"

Total Floor Area 2,326 sq ft APPROX.



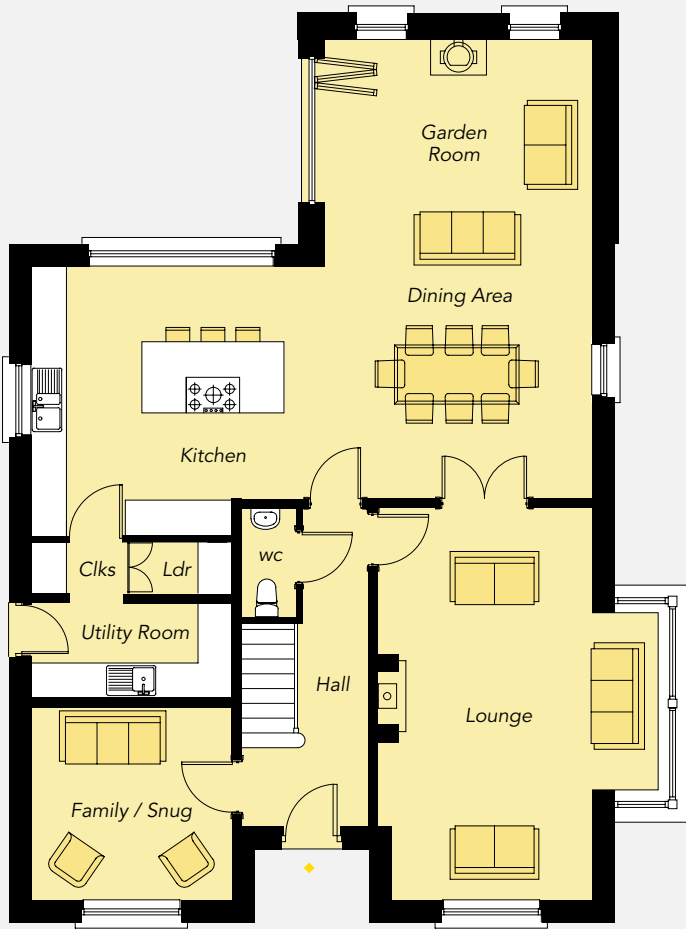
The PEMBERTON

Site 2



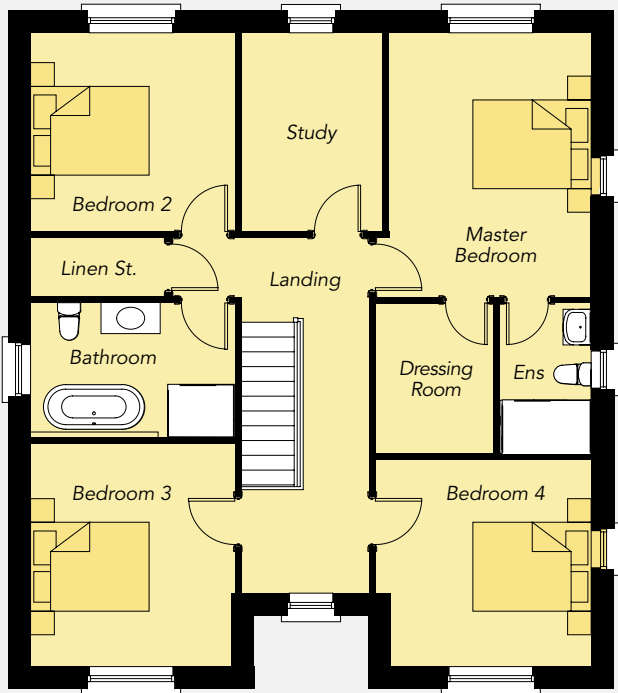
GROUND Floor

Entrance Hall	
Lounge (<i>max, inc. bay</i>)	21'10" x 15'7"
Family / Snug	11'3" x 10'11"
Kitchen / Dining	31'3" x 13'0"
Garden Room	15'0" x 12'6"
Utility Room	11'3" x 5'4"
WC	6'1" x 3'1"



FIRST Floor

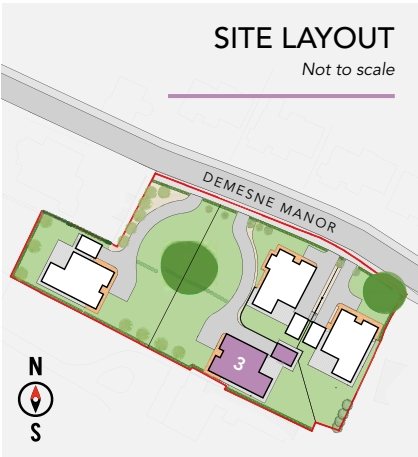
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Dressing Room	8'4" x 6'8"
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Study	11'1" x 7'9"
Bathroom	11'4" x 7'5"
Linen Store	7'6" x 3'3"



Total Floor Area 2,365 sq ft APPROX.

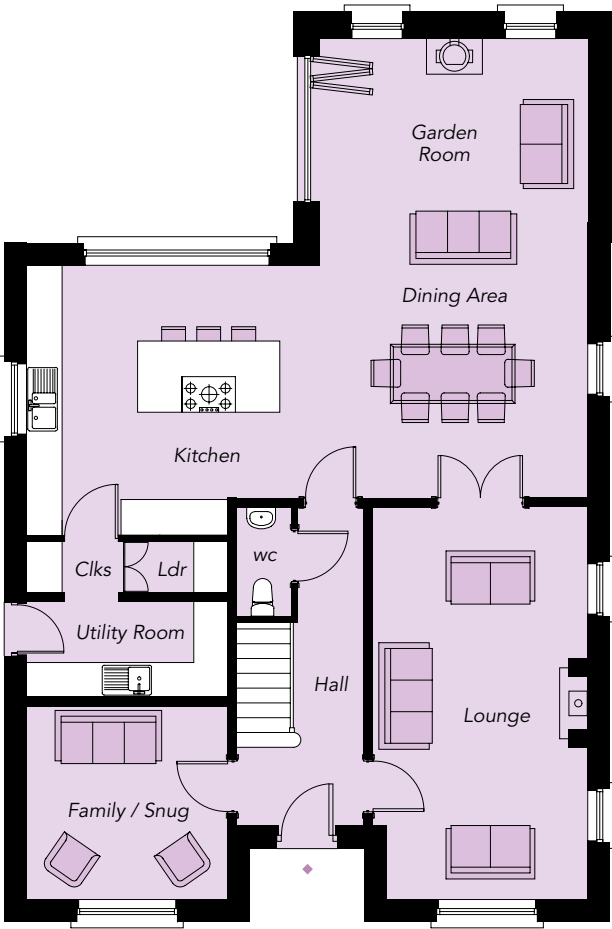
The CAVENDISH

Site 3



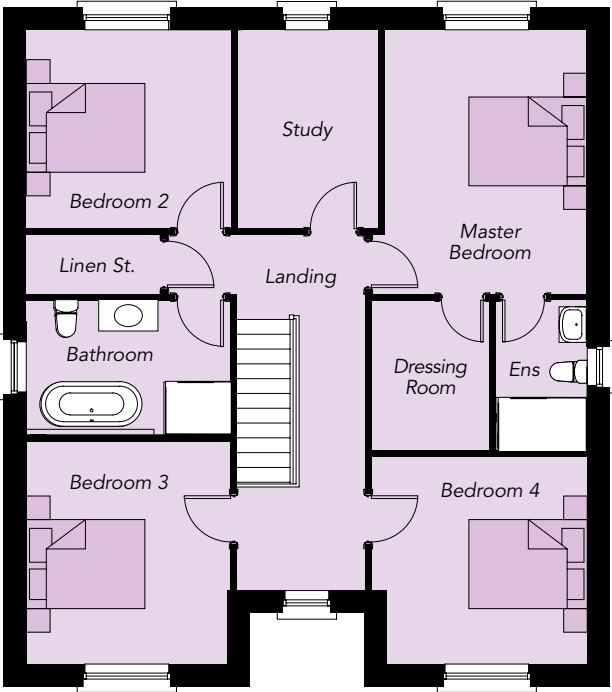
GROUND Floor

Entrance Hall	
Lounge	21'10" x 12'0"
Family / Snug	11'3" x 10'11"
Kitchen / Dining	31'3" x 13'0"
Garden Room	15'0" x 12'6"
Utility Room	11'3" x 5'4"
WC	6'1" x 3'1"



FIRST Floor

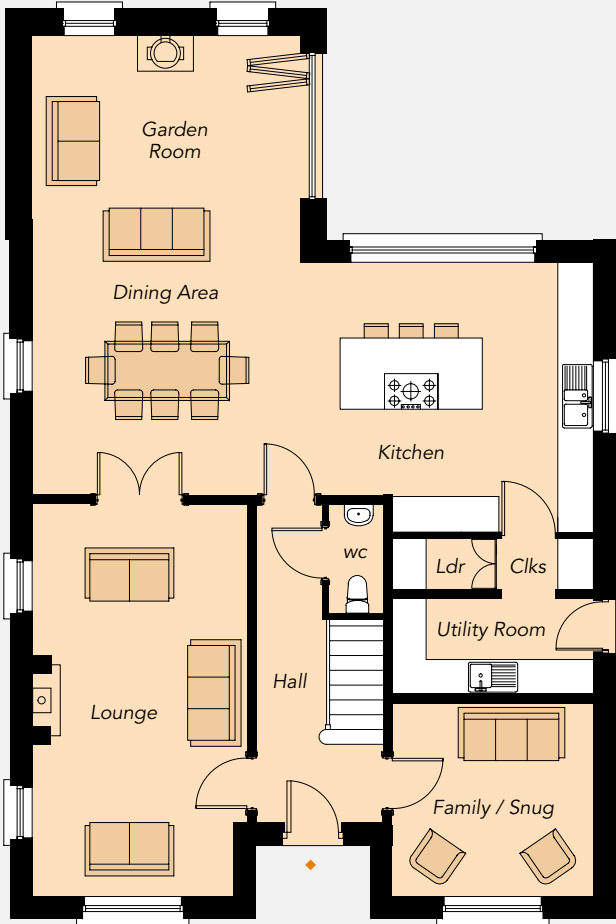
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Total Floor Area 2,326 sq ft APPROX.

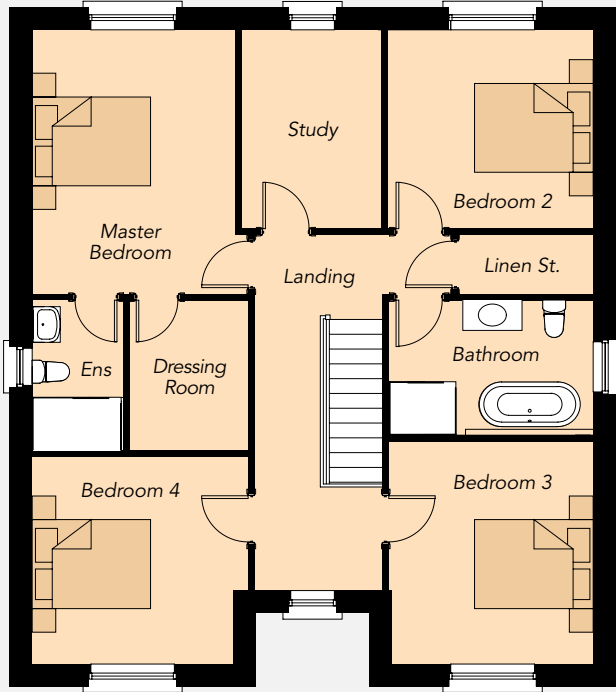
The HOGARTH

Site 4



GROUND Floor

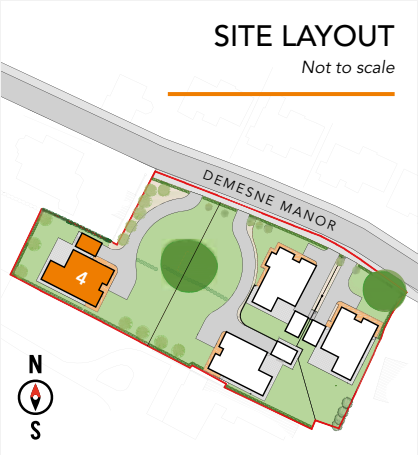
Entrance Hall	
Lounge	21'10" x 12'0"
Family / Snug	11'3" x 10'11"
Kitchen / Dining	31'3" x 13'0"
Garden Room	15'0" x 12'6"
Utility Room	11'3" x 5'4"
WC	6'1" x 3'1"



FIRST Floor

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Linen Store	7'6" x 3'3"

Total Floor Area 2,326 sq ft APPROX.



All in the Detail

KITCHEN

- High quality units with a choice of matt lacquered doors and stainless steel handles
- Island unit with casual dining area
- Choice of quartz worktop and upstand
- Branded integrated appliances to include; 5 zone induction hob, electric single oven, combination microwave oven, tall fridge, tall freezer, dishwasher and extractor
- Quooker boiling water tap
- 1.5 bowl undermounted stainless steel sink
- Undercounter pull out waste bin

UTILITY ROOM

- High quality units with choice of 5 piece doors, laminate worktop & upstand and brushed stainless steel handles
- Range of low level and tall housing storage units
- Single bowl stainless steel sink and taps
- Plumbed for free standing washing machine and tumble dryer
- Separate larder cupboard with storage and shelving
- Separate cloaks with bench seat in wood effect & wall paneling to include shelving and coat hooks

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware
- 4 piece contemporary bathroom suite
- Free standing bath and mixer taps
- Back to wall WC
- Wall hung vanity units to Ensuite & WC
- Floor standing vanity unit to bathroom
- Large inset feature mirror above bath
- Low profile shower trays and toughened glass doors and panels throughout
- Thermostatic bar showers with dual head: rain drench and separate hand-held fittings
- LED mirror light with shaving socket in Ensuite

FLOORING & TILES

- Choice of quality ceramic floor tiles to Entrance Hall, Kitchen / Dining / Garden Room, Utility Area, Bathroom, Ensuite & WC
- Choice of high quality carpets to Stairs & Landing

- Choice of high quality timber laminate or carpet to Lounge, Family / Snug & Bedrooms
- Choice of quality wall tiles to feature areas in Bathroom and Ensuite
- Choice of full height tiling to shower enclosures
- Choice of tiled wall panel to WC

HEATING & VENTILATION

- Energy efficient natural gas fired central heating
- Underfloor heating throughout ground floor
- High output radiators to first floor
- Heated chrome towel radiators to Bathroom & Ensuite
- System boiler with large capacity hot water cylinder at first floor
- Gas stove in Lounge with granite hearth, trims and feature tiling - Free standing gas stove in Garden Room with granite hearth

INTERNAL

- All walls to be painted light grey matt emulsion throughout
- Ceilings and woodwork to be painted white
- Profiled skirting boards and architraves
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout (x1 double socket with USB port to Dining, Lounge, Family / Snug and all Bedrooms) as well as TV points in Lounge, Family / Snug, Kitchen, Garden Room, and Bedrooms, and a light fitting in the roofspace
- Recessed downlighters to open plan Kitchen / Dining / Garden Room / Lounge / Bathroom / Ensuite / WC / Dressing Room
- Feature pendant light to dining area
- Wall mounted lights in Master, Bedrooms 2 & 3
- Pre-wired for BT Fibre Optic and Sky connections
- White painted traditional panel internal doors with quality brushed stainless-steel ironmongery
- Bespoke under stairs storage systems
- Mains operated smoke, heat and carbon monoxide detectors
- Fully installed security alarm
- Generous ceiling heights throughout

EXTERNAL

- Traditional cavity wall construction with red clay brick facing walls, soldier course and sandstone door & window surrounds (where applicable)
- Feature lighting to front, gable and rear
- Bollard lighting within driveway areas
- Dual colour woodgrain (external) double glazed uPVC windows (black external frames and white internal frames)
- Black composite front door with 5 point multi-lock system
- uPVC gable door (black external frames & white internal frames)
- Aluminium bifold door (black external frames and white internal frames)
- Natural slate roofs
- Black seamless aluminium guttering and extruded aluminium down pipes
- Feature resin bound gravel walkways
- Cobble paved patio to rear garden areas
- External power socket to rear
- Painted vertical boarded timber fencing to rear gardens
- Front garden boundaries defined by black metal railing (where applicable)
- Landscaping plan to include hedging & planting (where applicable)
- Lawns turfed to front and rear
- External water tap to gable
- Tarmac driveways
- Decorative chimney stacks and pots
- Electric car charging point

GARAGE

- Traditional cavity wall construction with red clay brick facing walls
- Dual colour woodgrain (external) double glazed uPVC windows (black external frames & white internal frames)
- uPVC side service door (black external frames and white internal frames)
- Black aluminum roller door
- Natural slate roofs
- Black seamless aluminium guttering and extruded aluminium down pipes
- Light fitting and x2 double power sockets internally

WARRANTY

- NHBC 10-year Warranty



Image from previous show home at Eden Wood



Image from previous show home at Eden Wood



Image from previous show home at Donegall Park Gardens

SALES REPRESENTATION BY



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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