



# Grey Castle Manor, East Belfast

An Exclusive Development of Nine Stunning Homes



FRASER HOMES

# Welcome to Grey Castle Manor

## The Development

This contemporary collection of spacious four bedroom detached homes in East Belfast offers a rare opportunity to enjoy luxury living in an enviable location.

Grey Castle Manor offers new 9 homes designed to the very highest standards. Created to be beautiful as well as practical and functional, these large contemporary homes have been developed to provide a flexible living space to suit you now and into the future.

This impressive new development of exclusive homes benefits from the great care and attention to detail that goes into every Fraser home. From exceptional internal and external finishes to the excellent choice of quality bathrooms and kitchens, every home is built with comfort and style in mind.

## Location

Grey Castle Manor is ideally located just 4.5 miles south east of Belfast city centre, 2 miles from Ballyhackamore and 3 miles from Forestside Shopping Centre. A regular bus service is within walking distance of the development.

Convenient shopping includes Marks and Spencers, Tesco's, Lidl and Sainsburys. If you enjoy eating out, Ballyhackamore offers an eclectic selection of restaurants and bars conveniently close by. Graze, Il Pirata, Neill's Hill, Bistro Este, Mandarin City, Horatio Todds, Acapulco and Greens Pizza are just some of the venues on offer.

The area provides many amenities and leisure facilities from the cinema at the East Point Entertainment Village in Dundonald to Shandon Park and Knock Golf Clubs to Stormont Play Park. In addition, there are a multitude of local schools to choose from including primary, preparatory, secondary and grammar.

## Specifications

### An Energy Efficient Home...

- Kingspan timber frame are approximately 100% more energy efficient than required by current building regulations.
- Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors
- Estimated EPC: Category B
- Grey UPVC triple glazed windows
- Choice of selected front doors – Apeer/composite 5 point locking system.
- Sliding patio doors in kitchen/family room as per plan
- Airtricity natural gas central heating with zoned heating and a highly energy efficient German Valient gas boiler
- NIE/Gas connection paid
- Brink Heat Recovery System (Holland) ensures a fresh living environment by extracting stale air and moisture and replacing it with warmed fresh filtered air.

### Kitchens...

- A PC\* sum is available for the kitchen (from the nominated supplier)

### Bathrooms...

- White sanitary ware through a nominated supplier
- Shower walling in showers as standard
- Pressurised domestic hot water system
- Chrome towel radiators in bathroom, en suite & WC

### Painted throughout...

- Six inch skirtings and four inch architraves (approximately)
- All skirting, architraves and balustrades painted with oak handrails
- All internal walls and ceilings painted
- High quality solid panelled firedoors painted
- Chrome door furniture

### Fixtures and fittings...

- A PC\* sum is available to purchase a fireplace from Mourne Fires
- Vertical and panelled radiators in the hallway, kitchen and family rooms (as per plan)

### Electrics...

- The latest 17th edition regulations with a comprehensive range of electrical, TV & phone points.
- Energy efficient recessed downlighters in the kitchen/family room, bathroom, en suite and WC.

### Connecting you to the world outside...

- Sky digital satellite
- TV points in the kitchen, lounge & master bedroom
- Excellent range of light and double socket points
- PowerNI supply
- Internet connection points
- Telephone connection points

### Outside...

- Front and rear gardens will be sown out
- Planting to front and rear gardens (during the first planting season between September and March depending on the weather)
- Front and rear sensor lighting
- Outside water tap fitted
- Paths in brick paviour
- Tarmac driveway
- Six foot high fencing or boundary planting along the rear and side boundaries (where applicable)
- UPVC soffits and fascia boards

### A Safe Home...

- Security alarm system fitted with connection to mobile phone
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms
- NHBC 10 year Buildmark Warranty Cover

Please ask your sales representative for a list of optional extras. These will only be implemented after contracts have been exchanged and deposits have been paid.

## Nominated Suppliers

Kitchens	Arthur Hollywood Designs - <a href="http://www.ahollywooddesign.co.uk">www.ahollywooddesign.co.uk</a>
Bathrooms	Sykes Bathrooms Ltd. - <a href="http://www.sykesbathrooms.com">www.sykesbathrooms.com</a>
Fireplaces	Mourne Fires - <a href="http://www.mournefires.com">www.mournefires.com</a>

If you would like to enquire about making changes to the house or to discuss any additional features you would like, please speak to our sales representative.

\* PC: Provisional Cost





Artist's Impression

## House type: CR-2a

This lovely spacious family home features two reception rooms, four bedrooms, a study and a large kitchen/living/dining area - perfect for entertaining.



### Ground Floor

Lounge	6.13m x 3.98m	20'01" x 13'00"
Kitchen	4.15m x 3.69m	13'08" x 12'01"
Family Room	5.72m x 4.15m	18'09" x 13'08"
Dining Room	5.28m x 3.34m	17'03" x 10'11"
Utility Room	3.34m x 3.27m	10'11" x 10'08"
WC	2.59m x 2.41m	08'05" x 07'10"

Total square footage: 2,640 sq ft



### First Floor

Master Bedroom	6.15m x 3.97m	20'02" x 13'00"
En-Suite	3.71m x 1.85m	12'02" x 06'00"
Bedroom 2	4.96m x 3.35m	16'03" x 11'00"
Bedroom 3	4.22m x 3.35m	13'10" x 11'00"
Bedroom 4	4.22m x 3.35m	13'10" x 11'00"
Study	2.91m x 2.49m	09'06" x 08'02"
Bathroom	3.60m x 2.24m	10'09" x 07'04"
MRHV/Store	1.06m x 0.74m	03'06" x 02'05"
Linen	1.20m x 1.02m	03'11" x 03'04"

- MRHV: Mechanical Heat Recovery Ventilation
- Garages are not included as standard

## Grey Castle Manor Site Layout



Please note: Garages are not included as standard



## Fraser Homes

With more than 40 years experience of building homes across Northern Ireland, the Fraser Homes reputation is built on a solid foundation. Our understanding of what home buyers are looking for combined with our dedication to building high quality developments allows us to create exceptional homes.

We aim to build homes that suit your lifestyle as well as providing a space that you can enjoy calling home. We're committed to making every single home the very best it can be, providing peace of mind for the future.

### A few of our past, present and future developments



The Steadings, Newtownards (Future)



Sandown Manor over 55s, Belfast



Kelly's Yard, Carryduff



Lough Moss Mews, Carryduff



Sandown Manor over 55s, Belfast



Clifton Mews, Bangor

### Customer Testimonials

#### *A Sandown Manor resident*

"We find our apartment is very warm. In the cooler weather, we run the heating for half an hour in the morning and maybe another half an hour in the afternoon if it is a particularly cold day. We have a three bedroom apartment which is 1,275 square feet and we spend £21 per month on gas. This is for both our heating and our hob."

We've been living in our apartment for seven years now and we would highly recommend purchasing a home in a Fraser Homes development. Our home really is top quality."

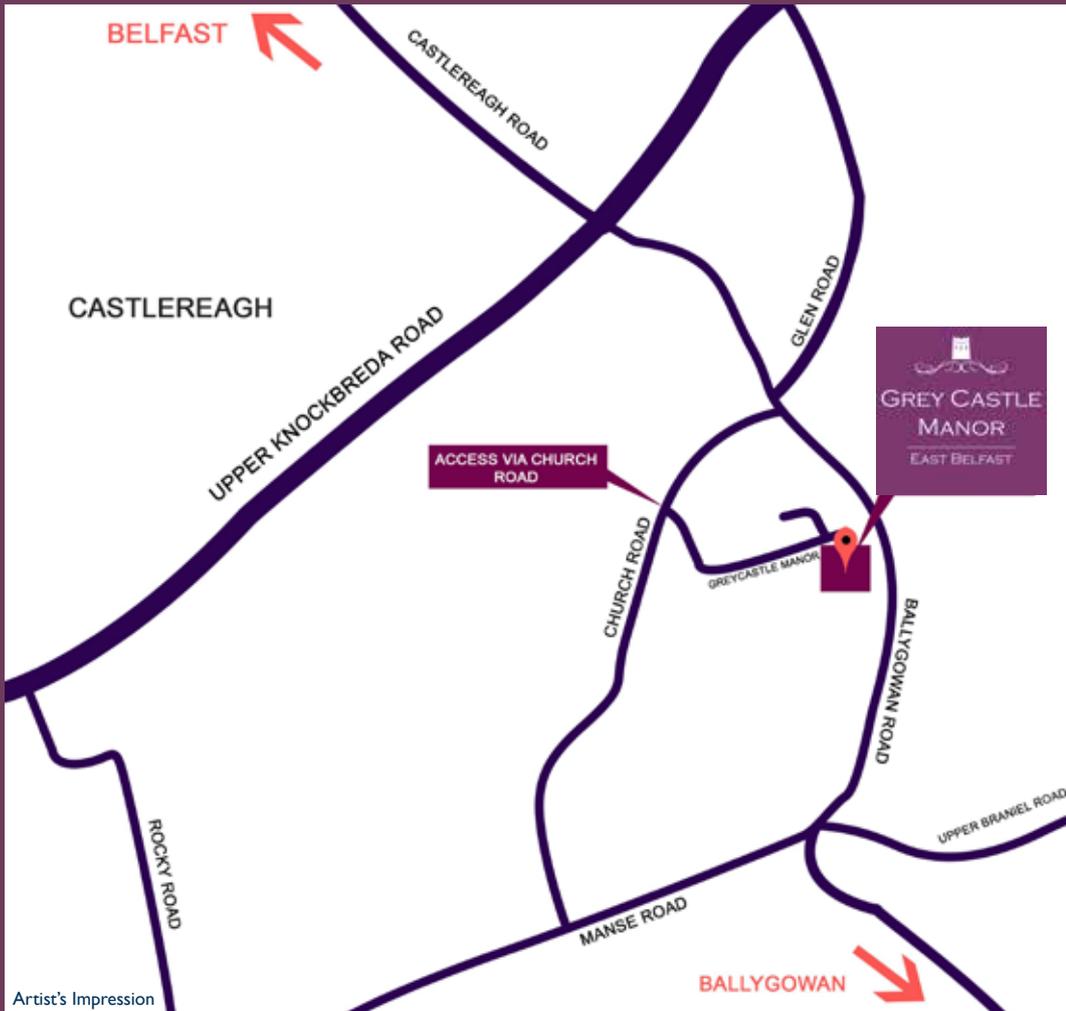
#### *A Lough Moss Mews resident*

"We rarely have the heating turned on for more than 1 hour per day in autumn and 2 hours a day in winter as the house heats extremely quick and retains heat unbelievably well. We never need to turn the heating on in spring or summer as the warmth / heat retention is so good that the house is rarely cold. Our monthly gas bill for our heating, cooking and gas fire is only £35."

This is our second Fraser home and we would highly recommend to anyone as the overall experience and value for money and quality of these beautiful homes is exceptional."

## Location

BT6 9QT



## Further Information

For further information or to view the site, please visit our sales office at BaronsGrange or telephone 078 9440 3935.



FRASER HOMES

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Fraser Homes is a Grade A1 listed builder with the NHBC and builds according to the high standards of the NI Building Control Regulations.



Fraser Homes adheres to the Consumer Code for home Builders. The code may be downloaded at [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

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