







Glenford Grove





# Your dream kitchen... at Glenford Grove

This is a computer generated illustration of the actual Kitchen / Dining / Living room layout to let you see the type of finish which can be achieved in such a prestigious development



## Glenford Grove

Independent Property Estates are delighted to receive instructions to market For Sale a selection of prestigious Detached & Semi Detached Homes at Glenford Grove, situated off the Glenford Road in Newtownards.

These stunning turnkey Properties by Inver Homes Ltd will offer discerning buyers the opportunity to purchase a newly built Home in a much sought after residential area which is ideally located within close proximity to Newtownards Town Centre and the Newtownards to Belfast Dual Carriageway.

The final phase of this exciting development is now on release and provides discerning purchasers the opportunity to acquire from a selection of two Semi-Detached homes and three Detached homes from circa 1240 sq ft.

These spacious homes will offer luxury living within a prestigious development providing easy access to Newtownards Town Centre and will also provide further access to Belfast, Bangor and beyond due to its close proximity to arterial routes to these destinations. This ideal location also provides easy access to the nearby Ards Shopping Centre which is within walking distance and also close proximity to local Schools and Churches.

This final phase of only three Detached and two Semi Detached homes will appeal to many purchasers particularly in light of the spacious accommodation extending to circa 1240 sq ft.

Inver Homes take their environmental responsibilities seriously – improved insulation and robust windows/doors, in line with new and ongoing building regulations, help to keep draughts out and retains warmth.

Inver Homes use sustainable and recycled materials where possible and fit dual flush toilets and energy saving light bulbs to help you commit to a more eco-friendly environment and the way we live.





# The Carton



Glenford Grove



Total Floor Area: Circa 1240 sq ft. approx

GROUND FLOOR	
Entrance Hall with separate WC	
Lounge	16'3" × 11'7"
Kitchen / Dining / Living	19'2" × 12'4"
Utility	9'0" × 5'6"

Ground Floor



FIRST FLOOR	
Master Bedroom max	12'3" × 10'3"
Ensuite max	7'7" × 5'3"
Bedroom 2	11'10" × 10'3"
Bedroom 3	12'4" × 8'6"
Bedroom 4	8'6" × 7'2"
Bathroom	10'3" × 6'6"

First Floor





# The Ashford



Glenford Grove

Total Floor Area: Circa 1270 sq ft. approx



Ground Floor

GROUND FLOOR	
Entrance Hall with separate WC	
Lounge	15'6" × 11'6"
Kitchen/ Dining	18'9" × 12'6"
Utility	



First Floor

FIRST FLOOR	
Master Bedroom	12'6" × 10'3"
Ensuite	
Bedroom 2	12'6" × 10'3"
Bedroom 3	12'6" × 8'3"
Bedroom 4	8'3" × 7'0"
Bathroom max	10'3" × 6'6"





## Glenford Grove

### Specification

#### Kitchen

- High quality units with choice of door, worktops & handles
- Range of integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer, dishwasher and washing machine
- Concealed under lighting to kitchen units
- Downlights to ceiling

#### Bathroom, Ensuites and WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower in Ensuite
- Downlights to ceiling

#### Floor Coverings and Tiling

- Co-ordinated ceramic wall tiling between kitchen units
- Ceramic tiled floor to kitchen, bathroom, ensuites and WCs
- Wall tiling to wet areas in bathroom, ensuites and WCs
- Carpet to lounge, bedrooms, halls, stairs and landings

#### Internal Features

- Walls and ceilings painted throughout
- Smoke and carbon monoxide detectors as required by Building Regulations
- Moulded skirting and architraves
- Flush pre-finished internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Phoenix gas fired central heating system

#### External Features

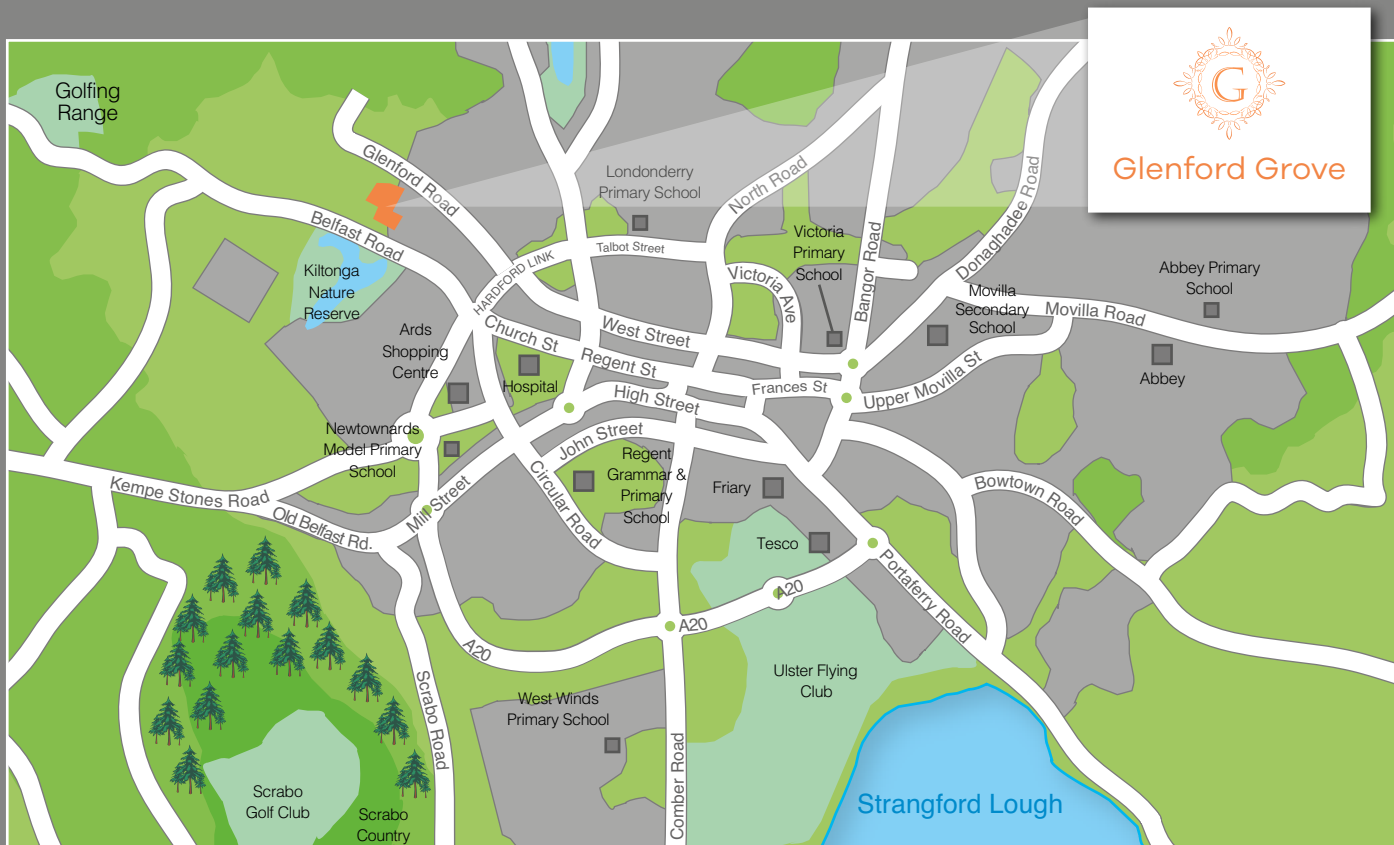
- All gardens to be laid in lawn with grass seed
- Cream stone driveway
- uPVC double glazed windows
- Black uPVC front door
- White uPVC fascia & soffit
- Outside water tap
- Boundary fencing to side and rear where there is no existing boundary
- External lighting to front and rear door
- NHBC 10 year Warranty



Elegant, stylish, sophisticated  
and desirable



This is a computer generated illustration of the actual Bathroom and Kitchen layouts to let you see the type of finish which can be achieved in such a prestigious development



Glenford Grove

LOCATION MAP - not to scale

Aerial View - not to scale

## PRICES FROM £189,950

To find out more or arrange a viewing please contact:

### Independent Property Estates

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e info@ipestates.co.uk



#### House Type Key

	The Ashford	Sites 1, 2 & 5
	The Carton	Sites 3 & 4

Developer



Selling Agent

# Independent

PROPERTY ESTATES

THE HOUSE SOLD NAME IN ESTATE AGENCY

## 028 9145 0000

## www.ipestates.co.uk

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