

Hillview

Moneyreagh



Contemporary
village living

DEVELOPER



CHAMBERS
HOMES LIMITED
T 028 9044 8237

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Hillview is an exciting, stylish new development of detached and semi detached family homes, situated in the heart of Moneyreagh. It will be one of the the most innovative, energy efficient developments in the area, helping to form a focal point off Church Road in this picturesque, immaculate village.

With a superb range of modern detached and semi detached family homes, all cleverly incorporated in a delightfully planned site layout, this landmark development offers an unrivalled specification and introduces a whole new choice of stylish family living, along with convenience to a superb primary school and many other leading grammar schools. Belfast is easily accessible by car and bus which means that purchasers can enjoy peaceful rural living even though the city is only 15 minutes away!

Hillview will be an address in which to live and relax in style, and will give purchasers a host of enticing features to satisfy all of today's needs and lifestyles.



Moneyreagh Primary School



Specification Includes:

EXTERNAL

- Quality brick and render elevations.
- Black concrete interlocking roof tiles.
- Double glazed windows in uPVC frames.
- uPVC fascia and soffit.
- Black composite front door.
- White uPVC double patio doors.
- Tarmac driveway.
- Gardens topsoiled, levelled and sown in grass.
- Flagged patio area to rear.
- Vertical timber boarded fencing to rear, concrete kerb to front.

INTERNAL

- Light Oak flush ½ hour firecheck doors with modern chrome handles.
- White painted skirting boards and architraves.
- All painted woodwork will be undercoated and gloss finished in white. All walls will be finished in 3 coats of neutral matt emulsion and ceilings in white matt emulsion.
- White painted ballustrades and Oak handrails to stairs.
- Modern quality fitted kitchen with a choice of doors and worktops.
- Kitchen appliances will include stainless steel extractor, choice of electric or gas hob, stainless steel double oven, integrated fridge/freezer, integrated dishwasher and washing machine.

- Kitchen floor will be tiled with ceramic tiles.
- Stainless steel sink with modern chrome mixer tap and wall tiling between units.
- Contemporary white sanitary ware with chrome fittings, shower mixer and glass shower screen to bathroom. Walls will be fully tiled around bath area with tiled splashback to basin.
- Contemporary white sanitary ware with chrome fittings, Neptune shower cubicle with thermostatic chrome shower, chrome shower door and chrome heated towel rail to ensuite. Fully tiled floor and partially tiled walls.
- Tiled entrance hall.
- Modern sanitary ware to downstairs WC with tiled floor and splash back to basin.
- An extensive electrical specification will include low voltage recessed lights in kitchen, bathroom and ensuite, wiring for Sky, TV points in lounge, kitchen and all bedrooms as standard.
- Intruder alarm fitted.
- Mains heat and smoke detectors will be fitted to meet current regulations.
- Oil fired central heating with pressurised system.
- All homes will be carpeted throughout with choice available.
- 10 year NHBC warranty. 

Please note - specification may alter during construction of the site



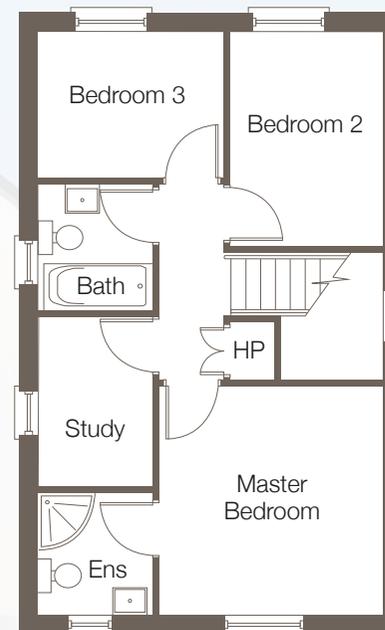
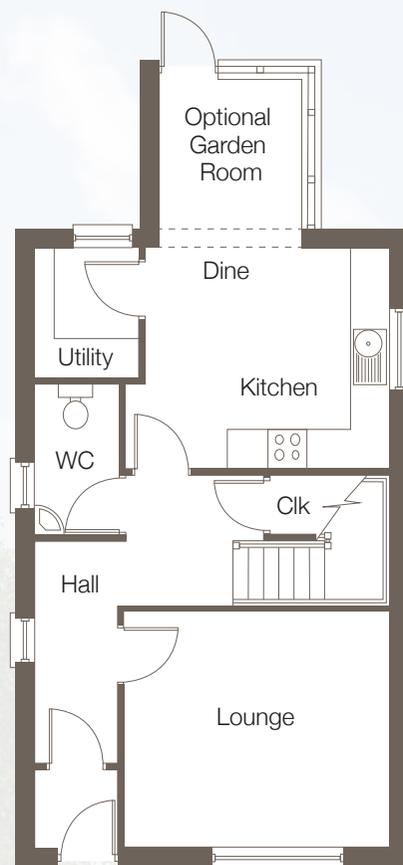
Hillview
Moneyreagh

The Belfield (A)



The Belfield (A)

Total Floor Area - 1079sq ft
(with Garden Room 1140sq ft)



GROUND FLOOR

Entrance Hall		
Cloakroom and separate WC		
Lounge	13'5" x 11'9"	4.09 x 3.60m
Kitchen Dine	11'2" x 7'3"	3.40 x 2.20m
Utility Room		
Optional Garden Room	8'5" x 7'3"	2.57 x 2.20m

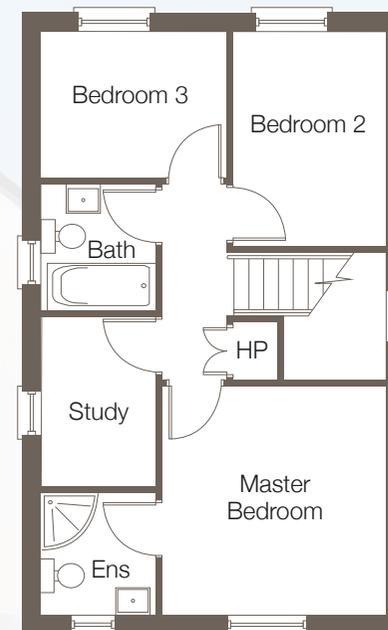
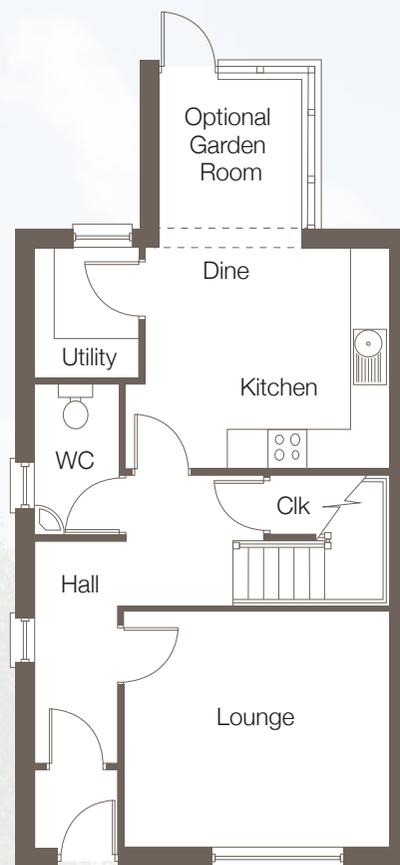
FIRST FLOOR

Master Bedroom	11'9" x 11'7"	3.60 x 3.55m
Ensuite	6'3" x 5'10"	1.92 x 1.81m
Bedroom 2 (max)	11'0" x 7'10"	3.37 x 2.42m
Bedroom 3	9'7" x 7'6"	2.94 x 2.30m
Study	8'8" x 5'10"	2.66 x 1.81m
Bathroom	6'6" x 5'10"	1.98 x 1.81m

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The Belfield





GROUND FLOOR

Entrance Hall		
Cloakroom and separate WC		
Lounge	13'5" x 11'9"	4.09 x 3.60m
Kitchen Dine	11'2" x 7'3"	3.40 x 2.20m
Utility Room		
Optional Garden Room	8'5" x 7'3"	2.57 x 2.20m

FIRST FLOOR

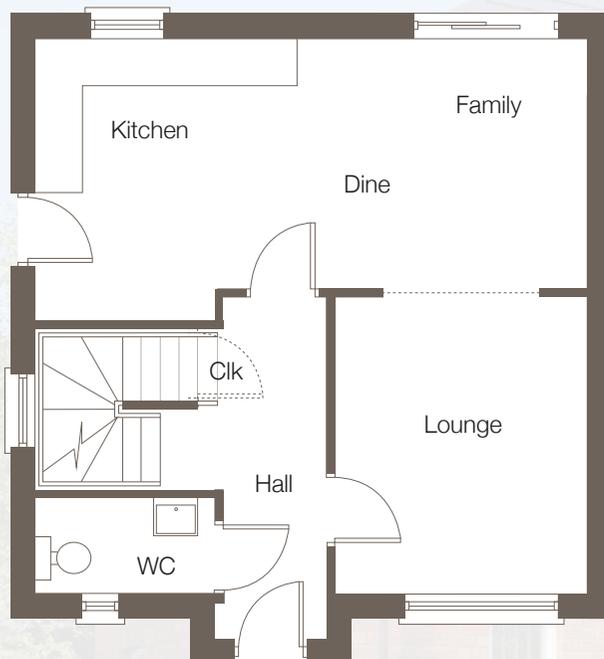
Master Bedroom	11'9" x 11'7"	3.60 x 3.55m
Ensuite	6'3" x 5'10"	1.92 x 1.81m
Bedroom 2 (max)	11'0" x 7'10"	3.37 x 2.42m
Bedroom 3	9'7" x 7'6"	2.94 x 2.30m
Study	8'8" x 5'10"	2.66 x 1.81m
Bathroom	6'6" x 5'10"	1.98 x 1.81m



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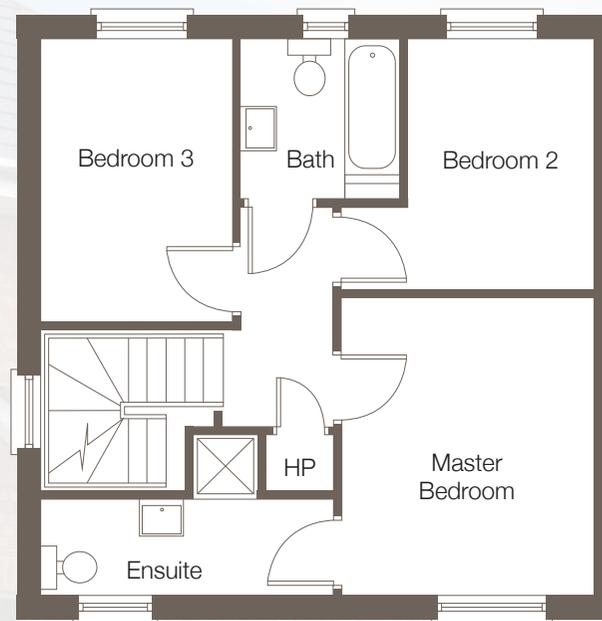
The Charlton





GROUND FLOOR

Entrance Hall		
Cloakroom and separate WC		
Lounge	12'2" x 10'4"	3.70 x 3.16m
Kitchen/Dine/Family	22'8" x 10'3"	6.92 x 3.12m



FIRST FLOOR

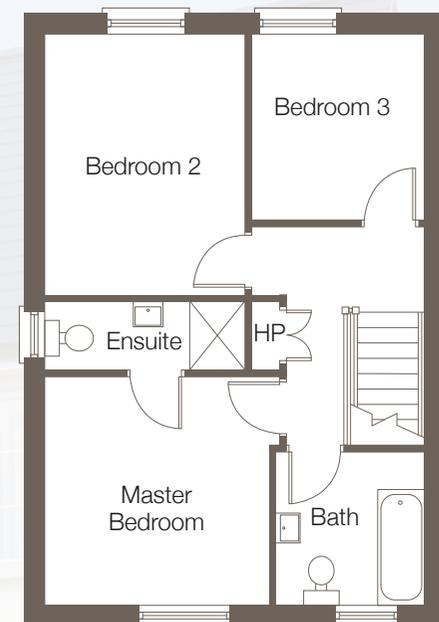
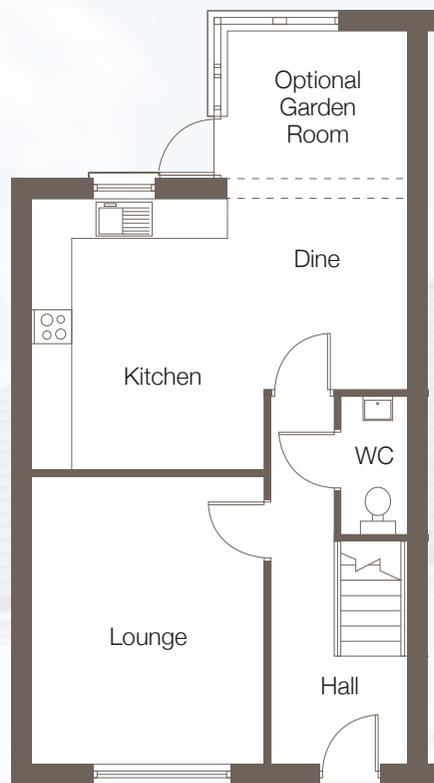
Master Bedroom	12'2" x 10'4"	3.70 x 3.16m
Ensuite	12'0" x 4'0"	3.66 x 1.20m
Bedroom 2 (max)	10'3" x 7'7"	3.12 x 2.32m
Bedroom 3	11'6" x 7'10"	3.52 x 2.40m
Bathroom	6'6" x 6'6"	2.00 x 2.00m



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The Taunton





GROUND FLOOR

Entrance Hall with separate WC		
Lounge	14'0" x 11'4"	4.27 x 3.47m
Kitchen/Dine	18'4" x 13'2"	5.62 x 4.01m
Optional Garden Room	8'1" x 8'9"	2.47 x 2.69m

FIRST FLOOR

Master Bedroom	11'0" x 10'9"	3.35 x 3.32m
Ensuite	9'7" x 3'3"	2.95 x 1.00m
Bedroom 2	12'7" x 9'7"	3.83 x 2.95m
Bedroom 3	8'10" x 8'5"	2.73 x 2.56m
Bathroom	7'4" x 7'3"	2.25 x 2.20m



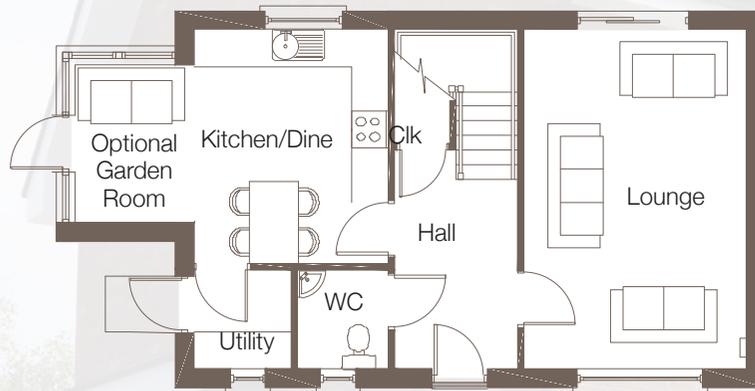
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The Sandringham



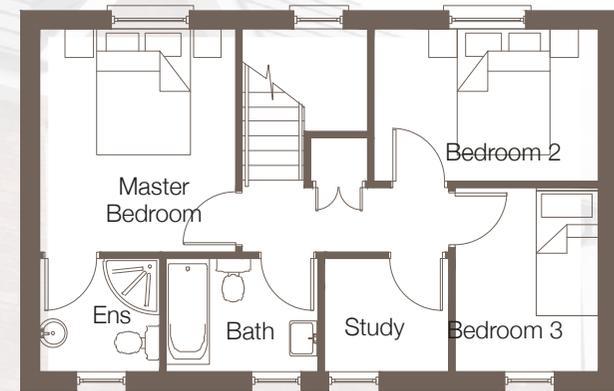
The Sandringham

Total Floor Area - 1080sq ft
(with Garden Room - 1141sq ft)



GROUND FLOOR

Entrance Hall		
Cloakroom and separate WC		
Lounge	17'9" x 11'8"	5.46 x 3.60m
Kitchen/Dine	12'3" x 10'3"	3.76 x 3.15m
Utility		
Optional Garden Room	8'4" x 6'4"	2.54 x 1.92m



FIRST FLOOR

Master Bedroom	11'6" x 10'3"	3.55 x 3.15m
Ensuite	5'11" x 5'11"	1.81 x 1.81m
Bedroom 2	11'8" x 7'9"	3.60 x 2.42m
Bedroom 3	9'6" x 7'5"	2.94 x 2.30m
Study	6'6" x 5'3"	1.98 x 1.60m
Bathroom	8'0" x 5'9"	2.44 x 1.81m



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