



**WJ LAW**

*Bespoke*

BUILDING QUALITY SINCE 1903

[www.rossdowancourt.co.uk](http://www.rossdowancourt.co.uk)

# ROSSDOWAN COURT

GRANSHA ROAD, BANGOR



# WELCOME TO ROSSDOWAN COURT. RELAXED FAMILY LIVING WITH FASHIONABLE GEORGIAN FLAIR.

Blending traditional design with all the demands of modern family life is quite an achievement. But then, Rossdowan Court is quite unique in every sense.

That's why we have designed an exciting range of modern family accommodation, all conveying an unhurried sense of grandeur that reflects both the discerning character of times past as well as the needs associated with a 21st century family environment.

It's this air of 'casual formality' that graces every detail of this prestigious development - in its design, in its craftsmanship and in its ambience. Indeed, Rossdowan Court reflects the guiding principles of every WJ Law development: to apply the highest possible standards to quality family living. That, quite simply, is the benchmark of everything we do.

*“Accommodation that reflects both the discerning character of times past as well as the needs associated with a 21st century family environment.”*

# A BEAUTIFUL LANDSCAPED SETTING AND AN UNRIVALLED LOCATION IN THE HEART OF BANGOR, NORTH DOWN.

Located just off the Gransha Road, Bangor, Rosstown Court is within easy reach of local amenities providing everything for a relaxed family lifestyle.



BANGOR MARINA



BANGOR GOLF CLUB



WARD PARK



LINEYBROOK LANE (PREVIOUS DEVELOPMENT)



BLOOMFIELD SHOPPING CENTRE



GRACE NEILL'S BAR



## WHERE COMPLEX CRAFTSMANSHIP AND MODERN LIVING CONVERGE.

Modern family living places many demands on the design of a home. Yet our designers have created a wide variety of family accommodation choices - choices that marry both convenience and elegance in equal measure.

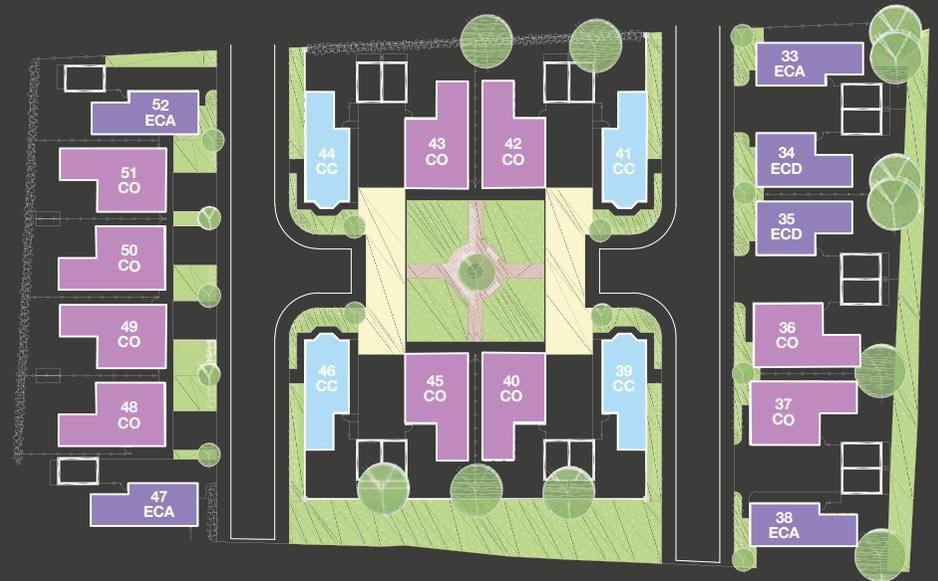
Boasting many classic Georgian features, each new home in Rosstown Court is completed to a reassuringly high specification, exuding a feeling of quiet grandeur, from the exceptional Coachhouse to the understated charm of our Estate Cottages. Our homes, each uniquely styled, provide a delightful blend of practical family accommodation with an individuality of design that is rarely seen in modern developments.

The benefit for you is a quality of craftsmanship not often found today. This meticulous adherence to traditional skills is matched by a peerless interior layout where the practicalities of modern living are self evident. The result is a range of homes that offer enticing structural variations - yet all bound together by a real sense of style and place.

*“Our designers have created a wide variety of family accommodation choices - choices that marry both convenience and elegance.”*



# FIND YOUR PERFECT HOME



The Coach House

The Estate Cottage

The Chambers Cottage

*“Quality homes that feature nuances of grandeur that provide a stylish and practical backdrop to the needs of everyday life.”*

# YOUR HOME AWAITS

SAMPLE HOUSE TYPES



## HOUSE TYPES AND PLANS

Rossdowan Court is a development of the highest quality finish and includes the following specification:

### FIREPLACES

A range of high quality fireplaces are available from the nominated suppliers.

### PAINTWORK

There is extensive use of modern, minimum maintenance uPVC surfaces externally. Any remaining external woodwork is primed, undercoated and painted. Internal moulded skirting and architrave will be varnished or painted to choice. Walls will be finished in barley cream with ceilings and doors finished in white.

### DOORS

White four panel internal doors are standard throughout.

### INTERIOR LIGHTING

Low voltage spot lamps are provided to bathrooms, en-suites and kitchen/dining rooms.

### CENTRAL HEATING

Natural Gas central heating will be standard in all homes.

### ENERGY EFFICIENCY

All homes benefit from high insulation levels and an SAP rating circa 30% higher than statutory requirements and an energy efficiency rating of over 50% better than the average Northern Ireland home.

### EXTERIOR FINISH

Rustic facing brick with a very high standard of authentic detailing. Remaining period style homes will be finished render coloured in a country Georgian hue. Many of the homes will enjoy the charm and benefits of a Period style walled garden. Additionally, wrought iron railings are provided to certain homes, giving security and elegant attention to detail.

### GLAZING

Cream, foiled, uPVC double-glazed Period "sliding sash" style windows will be fitted to all homes

### KITCHEN

Choice of kitchens designed to the purchaser's specification are available from the nominated suppliers.

### BATHROOM

The bathroom will be fitted with a suite to the purchaser's choice from a range available from the nominated suppliers.

### DRIVEWAY

Driveways generally will be finished in tarmac with some areas coated in a decorative stone tarmac. Garages may be requested and will be priced according to the specification chosen.

### LANDSCAPING AND GARDENS

Front gardens will be turf lawns and planted beds with shrubs and trees. Rear gardens will be patio areas, sown in grass and selected shrubs.

### COMMON LANDSCAPED AREAS

The ornamental gardens will be owned in common by The Management Company, of which each homeowner is to be a shareholder. Management charges are estimated to be £135 per year.

External finishes may vary from above.

[www.rossdowancourt.co.uk](http://www.rossdowancourt.co.uk)





ROSSODOWAN COURT

# THE COACH HOUSE

5 BEDROOM DETACHED HOME



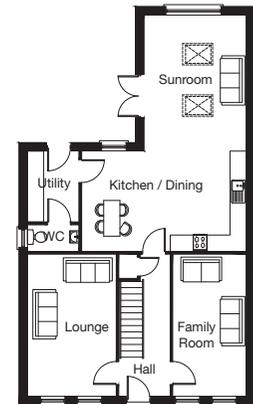
The Coach House is the premier style of new home found on any new development. The home is elevated with a country Georgian farmhouse style vernacular and is double fronted, having reception rooms either side of the entrance hall.

Often built with a garage in lieu of one of the front reception rooms, The Coach House therefore can provide five bedrooms, three reception rooms and a garage.

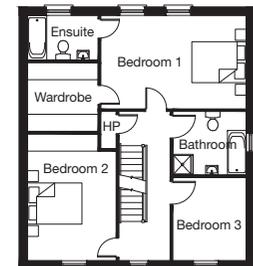
The Vaulted ceiling sunroom comes with the home as standard, adding light, space and drama.

Upstairs the home has three floors as standard, affording many options of layout, including his and hers dressing rooms and his and hers en-suites – total luxury!

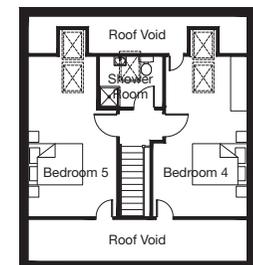
The Coach House is available in a choice of facing brick, stone and render with facing brick to the front elevation and greydash sides and rear coming as standard.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## ACCOMMODATION SCHEDULE

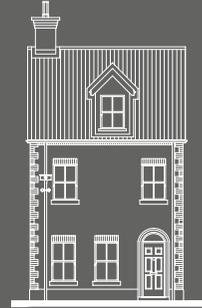
	GROSS FLOOR AREA approx	
	212 sq m	2276 sq ft
<b>GROUND FLOOR</b>		
Kitchen / Dining	6.06 x 3.66	19'10" x 12'0"
Sunroom	4.95 x 3.76	16'3" x 12'3"
Utility	2.60 x 1.90	8'6" x 6'3"
Lounge	5.19 x 3.26	16'10" x 10'8"
Family Room	5.19 x 2.71	16'10" x 8'11"
W.C.		
<b>FIRST FLOOR</b>		
Bedroom 1	5.35 x 3.41	17'6" x 11'2"
Dressing Room		
Ensuite		
Bathroom	2.71 x 2.32	8'11" x 7'8"
Bedroom 2	5.26 x 4.63	17'3" x 15'2"
Bedroom 3	3.03 x 2.71	9'10" x 8'11"
<b>SECOND FLOOR</b>		
Bedroom 4	5.85 x 3.48	19'2" x 11'3"
Bedroom 5	5.85 x 3.26	19'2" x 10'8"
Shower Room	2.34 x 1.86	7'8" x 6'2"
Eaves storage		



ROSSODOWAN COURT

# THE ESTATE COTTAGE A

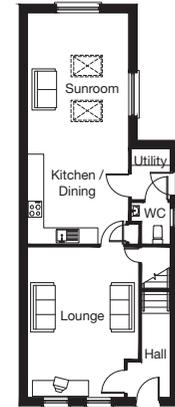
4 BEDROOM DETACHED HOME



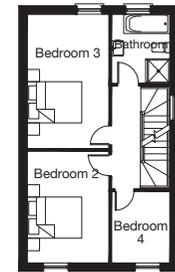
The Estate Cottage A is a very pleasing home with 4 bedrooms in a very spacious 1607 sq. ft.

The home is given great drama by the vaulted ceiling sunroom as standard, this bright and contemporary feature is given its pièce de résistance by the stunning Venetian window to the rear. Upstairs there is a penthouse bedroom on the top floor complete with excellent eaves storage and a spacious en-suite.

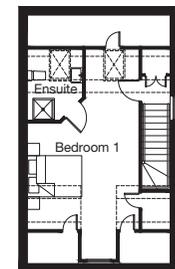
The Estate Cottage finishes include sandstone cills, maintenance free verges and maintenance free dash to the gables with brick detailing and a choice of front facing brick as standard. Rear elevations are brick and render with stone finish options available throughout.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx  
150 sq m      1607 sq ft

### GROUND FLOOR

Kitchen / Dining	3.73 x 3.28	12'3" x 10'9"
Sun lounge	5.16 x 3.73	16'11" x 12'3"
Lounge	4.09 x 5.50	12'5" x 18'0"
Utility		
W.C.		
Store		
Hallway		

### FIRST FLOOR

Bedroom 2	4.09 x 3.00	12'5" x 9'10"
Bedroom 3	4.90 x 3.00	16'1" x 9'10"
Bathroom	2.53 x 2.15	8'4" x 7'1"
Bedroom 4	2.61 x 2.50	8'6" x 8'3"

### SECOND FLOOR

Bedroom 1	7.67 x 4.10	25'1" x 13'5" max
Ensuite		
Eaves storage		
Hotpress		
Built in wardrobe / store		



ROSSODOWAN COURT

# THE ESTATE COTTAGE D

4 BEDROOM DETACHED HOME



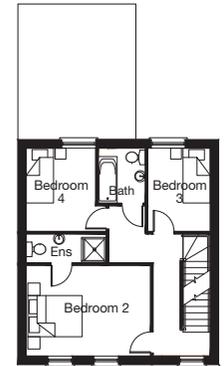
The Estate Cottage D is a very pleasing home with 4 bedrooms in a very spacious 1731 sq. ft.

The Estate Cottage D boasts a hall leading to the vaulted ceiling kitchen / sunroom reception area whereby the home is given great drama by the vaulted ceiling sunroom as standard. This bright and contemporary feature is given its pièce de résistance by the stunning Venetian window to the rear. Upstairs there is a penthouse bedroom on the top floor complete with excellent eaves storage, a spacious en-suite, and a full walk in dressing room.

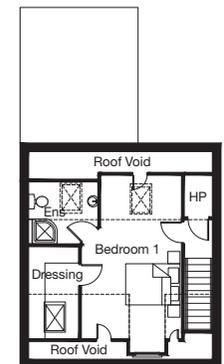
The Estate Cottage finishes include sandstone cills, maintenance free verges and maintenance free dash to the gables with brick detailing and a choice of front facing brick as standard. Rear elevations are brick and render with alternative finish options that include stone are available throughout.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx  
161 sq m      1731 sq ft

### GROUND FLOOR

Kitchen / Dining	5.26 x 3.04	17'3" x 9'10"
Sun lounge	4.95 x 3.73	16'03" x 12'3"
Lounge	4.45 x 4.11	14'6" x 13'5"
Utility		
W.C.		
Store		
Hallway		

### FIRST FLOOR

Bedroom 2	4.56 x 3.31	14'10" x 10'9"
Ensuite		
Bedroom 3	3.04 x 2.30	9'10" x 7'6"
Bathroom	2.01 x 1.75	6'6" x 5'8"
Bedroom 4	3.04 x 2.94	9'10" x 9'7"

### SECOND FLOOR

Bedroom 1	5.97 x 3.68	19'6" x 12'1"
Dressing Room	3.36 x 1.85	11'0" x 6'1"
Ensuite	2.55 x 2.27	8'4" x 7'5"
Eaves storage		
Hotpress		



ROSSODOWAN COURT

# THE CHAMBERS COTTAGE

4 BEDROOM DETACHED HOME



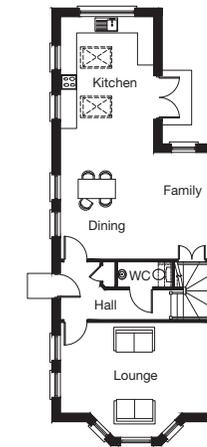
The Chambers Cottage is a most attractive double fronted home that provides superb family living space. The home is double fronted with reception rooms both side of the entrance hall and comes with a bay window in the standard home that gives the living room a particularly spacious feeling.

The family room / sun room adjoins the kitchen and has a vaulted ceiling giving a dramatic bright and airy living space.

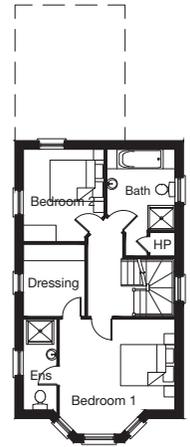
Upstairs the layout allows for at least one dressing room, en-suites and shower rooms plus a very large family bathroom with large hot press storage as shown.

The bay window in the master bedroom is a further dramatic feature.

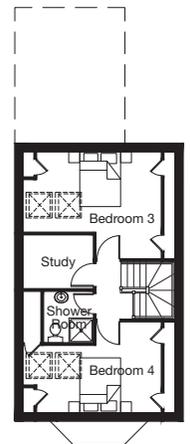
The Chambers Cottage is available in a choice of facing brick, stone and render with facing brick to the front elevation and greydash sides and rear coming as standard.



GROUND FLOOR



FIRST FLOOR



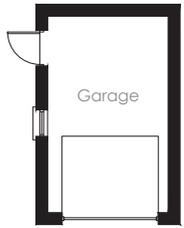
SECOND FLOOR

## ACCOMMODATION SCHEDULE

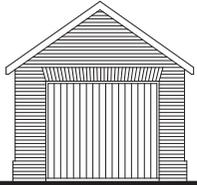
	GROSS FLOOR AREA approx	
	180 sq m	1938 sq ft
<b>GROUND FLOOR</b>		
Kitchen	4.95 x 3.40	16'3" x 11'2"
Family Room	3.89 x 3.40	12'8" x 11'2"
Dining Room	3.89 x 2.16	12'8" x 7'1"
Lounge	5.56 x 3.32	18'3" x 10'9"
Hall		
W.C.		
<b>FIRST FLOOR</b>		
Bedroom 1	4.44 x 3.32	14'6" x 10'9"
Ensuite		
Dressing Room	2.64 x 2.27	8'7" x 7'5"
Bedroom 2	3.36 x 2.99	18'4" x 9'10"
Bathroom	3.89 x 2.48	12'8" x 8'2"
<b>SECOND FLOOR</b>		
Bedroom 3	5.07 x 3.89	16'7" x 12'2"
Bedroom 4	4.58 x 3.33	15'0" x 18'3"
Optional shower room	1.83 x 1.87	6'0" x 6'2"
Optional Study	2.50 x 1.96	8'3" x 6'5"



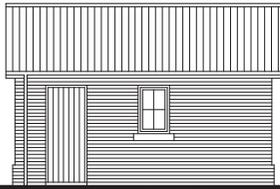
## GARAGE TYPES AND PLANS



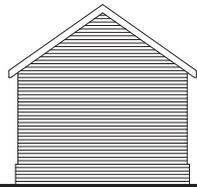
Garage



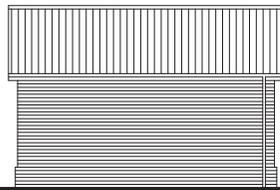
Front Elevation



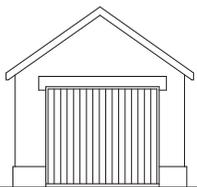
Side Elevation



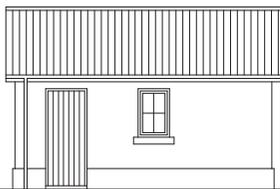
Rear Elevation



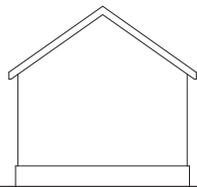
Side Elevation



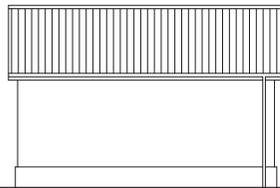
Front Elevation



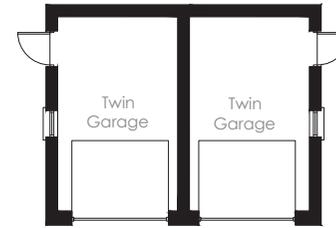
Side Elevation



Rear Elevation

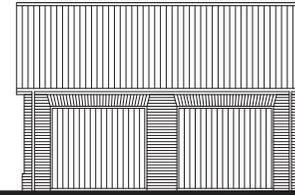


Side Elevation



Twin Garage

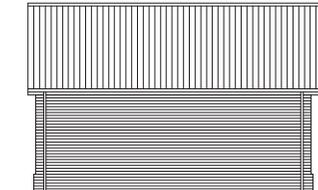
Twin Garage



Front Elevation



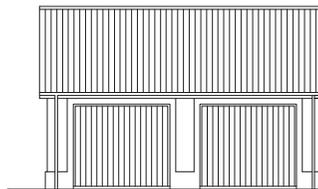
Side Elevation



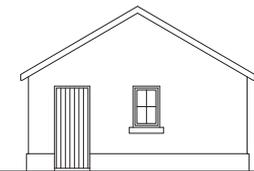
Front Elevation



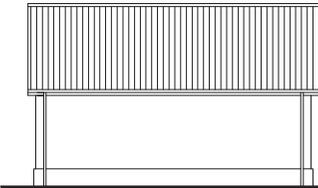
Side Elevation



Front Elevation



Side Elevation



Front Elevation



Side Elevation