



# COTTONMILL GREEN

SEALSTOWN ROAD • NEWTOWN ABBEY

CONTEMPORARY FAMILY HOMES



# COTTONMILL GREEN

Welcome to COTTONMILL GREEN - a superb development of detached and semi detached homes of timeless quality and luxury, blending elements of traditional heritage with contemporary design.

# REFINED, CONVENIENT LIVING ON THE EDGE OF OPEN COUNTRYSIDE

These stunning homes tastefully capture the essence of modern family living within easy reach of open countryside yet only a few minutes from Glengormley and Templepatrick. The traditional character of the exterior is carried through to the interiors - high ceilings, generous window heights and large formal rooms combine with modern, comfortable open plan living to create the perfect family homes.



- 1 - Theatre at The Mill
- 2 - Linen & Latte
- 3 - Valley Leisure Centre
- 4 - Abbeycentre Shopping
- 5 - M&S, Abbeycentre
- 6 - Newtownabbey Way

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nursery, primary schools, shops and cafes are a few minutes drive away, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach.

Careful consideration has been given to flexible living, allowing the opportunity for a home office or stylish garden room. We are also giving purchasers the opportunity to "go greener" with options available for solar panels and EV charging points.

# PERFECTLY PLACED



THE HAYDON



THE CLARK



THE BARRETT



THE ALBERT



## THE LOCAL AREA

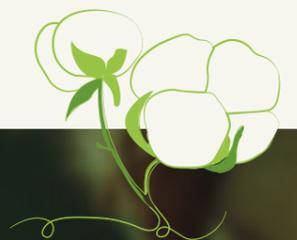
- City of Belfast Golf Course.....1.3 miles
- Linen & Latte Cafe.....2.5 miles
- Movie House Cinema.....2.5 miles
- Lilian Bland Community Park.....2.6 miles
- Cheeky Cherub Cafe.....2.7 miles
- Tesco Extra.....2.9 miles
- Valley Park.....3.3 miles
- Belfast Zoo.....3.6 miles
- Valley Leisure Centre.....4.1 miles
- Abbey Centre, Shopping Centre.....4.8 miles

## THE SCHOOL RUN

- Ballyhenry Primary & Nursery School.....2.3 miles
- Mossgrove Primary School.....2.3 miles
- Edmund Rice College.....2.3 miles
- Naíscóil Éanna.....2.4 miles
- Glengormley Integrated P. School.....2.5 miles
- Gaelscoil Éanna.....2.7 miles
- Glengormley High School.....2.7 miles
- Glengormley High School.....2.8 miles
- St Mary's on the Hill Primary School.....2.9 miles
- St Bernard's Primary School.....3.1 miles
- Carnmoney Primary School.....3.2 miles
- Ashgrove Nursery & Primary School.....3.6 miles

## OUT OF TOWN

- Ballyclare.....10 mins
- Belfast City Centre.....10 mins
- George Best Belfast City Airport.....12 mins
- Antrim.....16 mins
- Larne.....19 mins
- Belfast International Airport.....20 mins
- Lisburn City Centre.....24 mins
- Ballymena.....24 mins





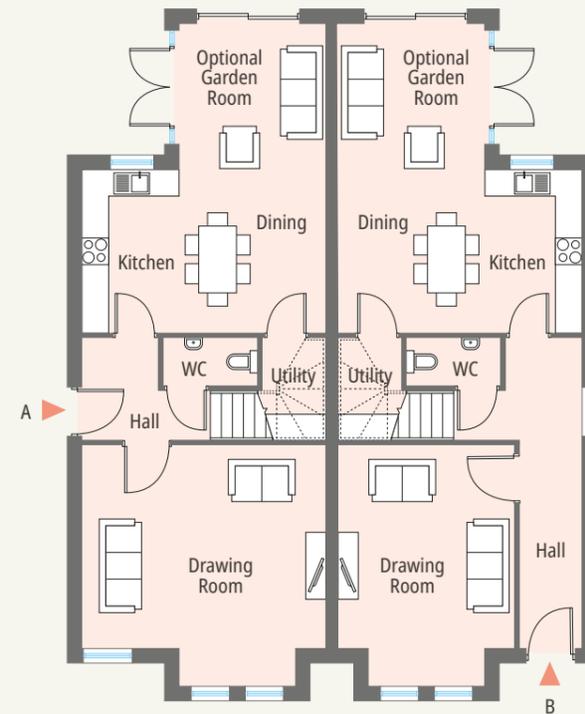
## THE HAYDON

3 or 4 BEDROOM SEMI DETACHED FAMILY HOME

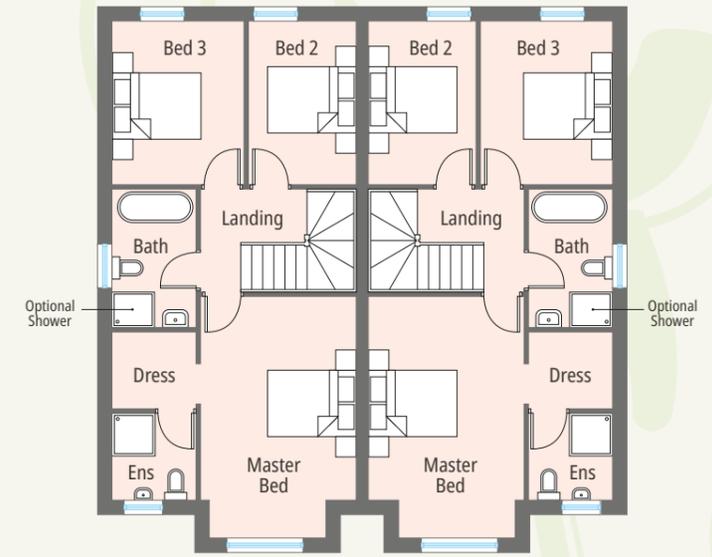
3 BEDROOM FLOOR AREA 1120 sq. ft. approx | FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

4 BEDROOM FLOOR AREA 1520 sq. ft. approx

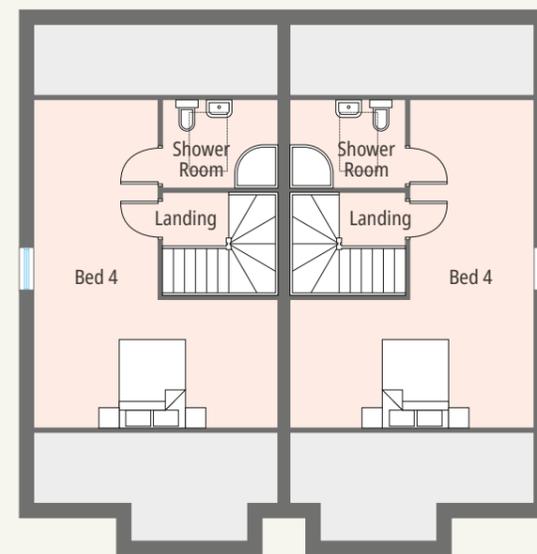
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR - OPTIONAL EXTRA



### GROUND FLOOR

	Metres	Ft/Inch
Entrance Hall with separate WC		
Drawing Room (A)	4.98 x 4.94	16'2" x 16'2"
Drawing Room (B)	4.94 x 3.87	16'2" x 12'8"
Kitchen   Dining	4.98 x 3.40	16'2" x 11'2"
Utility	2.14 x 1.33	7'0" x 4'0"
Optional Garden Room	3.05 x 2.73	10'0" x 9'0"

### FIRST FLOOR

	Metres	Ft/Inch
Master Bedroom	5.00 x 3.24	16'4" x 10'7"
Ensuite	1.80 x 1.75	6'0" x 5'11"
Dressing	1.60 x 1.75	5'4" x 5'11"
Bedroom 2	3.40 x 2.24	11'2" x 7'4"
Bedroom 3	3.40 x 2.75	1'2" x 9'1"
Bathroom	2.88 x 1.75	9'2" x 5'10"

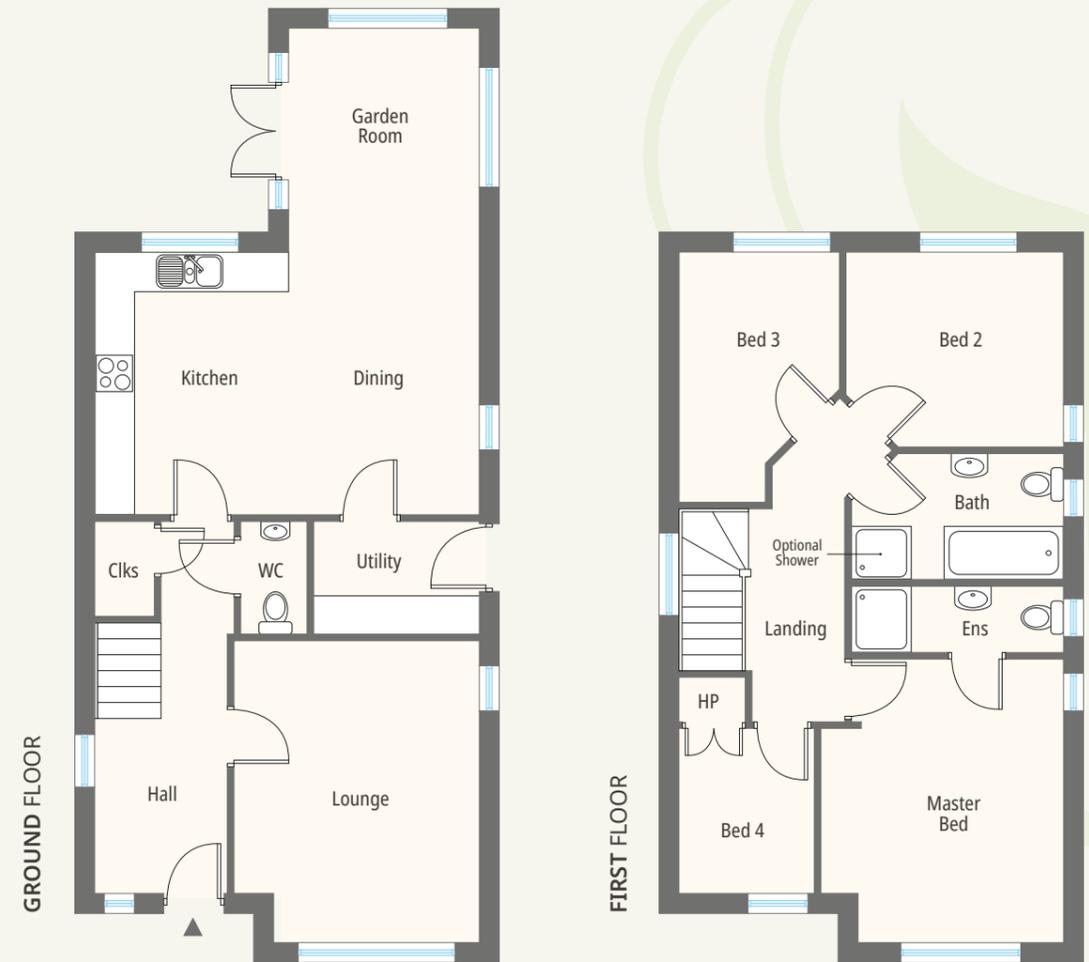
### SECOND FLOOR - OPTIONAL EXTRA

Bedroom 4 max	6.83 x 5.07	22'5" x 16'6"
Shower Room	2.40 x 1.83	7'9" x 6'0"



## THE BARRETT

4 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1280 sq. ft. approx



GROUND FLOOR	Metres	Ft/Inch
Entrance Hall with separate WC and Cloakroom		
Lounge	4.60 x 3.70	15'1" x 12'2"
Kitchen / Dining	5.80 x 4.00	19'1" x 13'2"
Utility	2.50 x 1.70	8'2" x 5'6"
Garden Room	3.30 x 2.88	10'9" x 9'5"

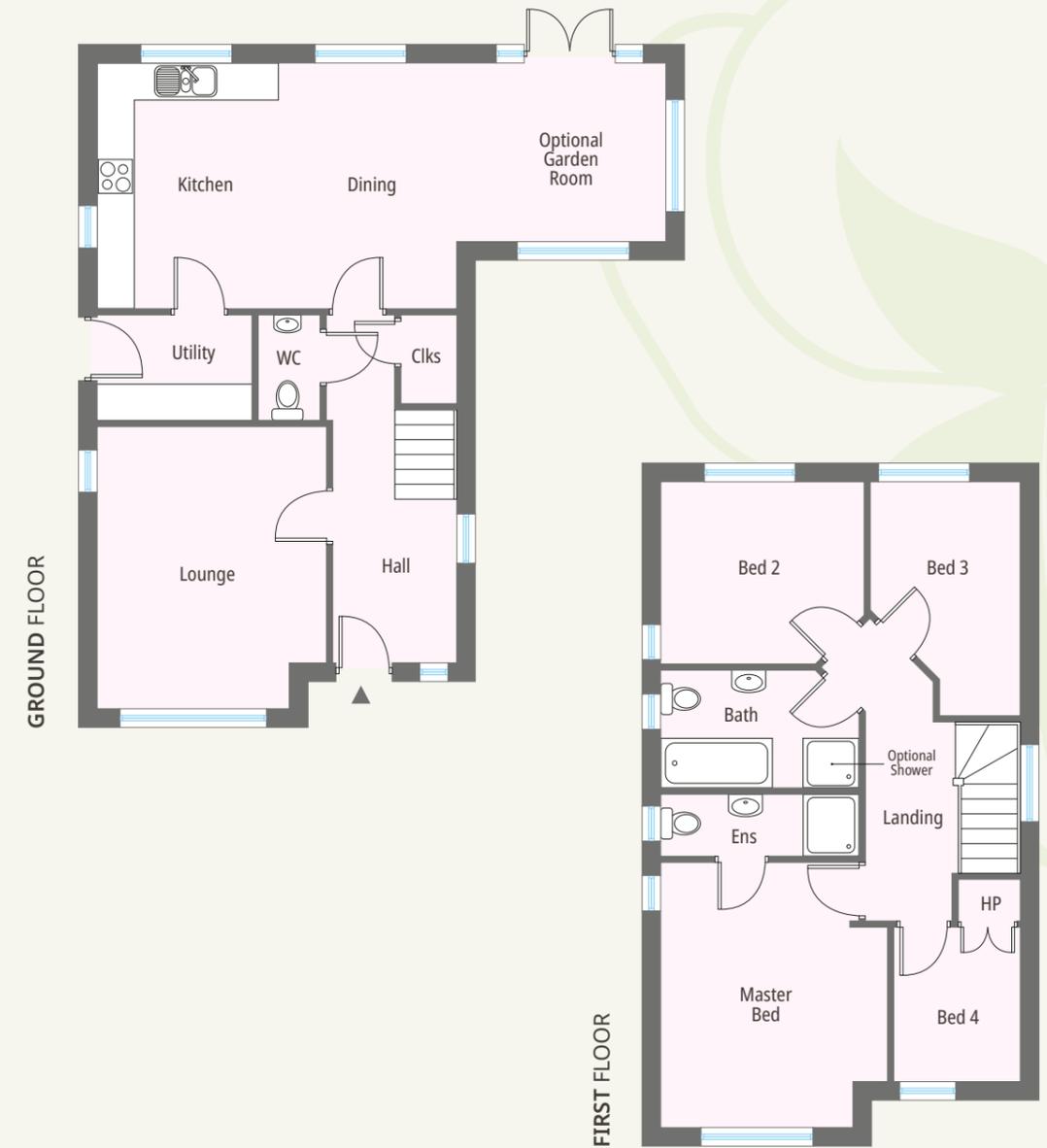
FIRST FLOOR 5 BED	Metres	Ft/Inch
Master Bedroom	4.27 x 3.70	14'0" x 12'2"
Ensuite	3.28 x 1.00	10'8" x 3'3"
Bedroom 2	3.28 x 2.94	10'8" x 9'7"
Bedroom 3	3.77 x 2.42	12'4" x 7'10"
Bedroom 4	2.50 x 2.00	8'2" x 6'6"
Bathroom	3.28 x 1.90	10'8" x 6'3"



## THE CLARK

4 BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA 1320 sq. ft. approx | FLOOR AREA WITH OPTIONAL GARDEN ROOM 1420 sq. ft. approx



GROUND FLOOR	Metres	Ft/Inch
Entrance Hall with separate WC and Cloakroom		
Lounge	4.60 x 3.70	15'1" x 12'2"
Kitchen / Dining	5.80 x 4.00	19'1" x 13'2"
Utility	2.50 x 1.70	8'2" x 5'6"
Optional Garden Room	3.30 x 2.88	10'9" x 9'5"

FIRST FLOOR 5 BED	Metres	Ft/Inch
Master Bedroom	4.27 x 3.70	14'0" x 12'2"
Ensuite	3.28 x 1.00	10'8" x 3'3"
Bedroom 2	3.28 x 2.94	10'8" x 9'7"
Bedroom 3	3.77 x 2.42	12'4" x 7'10"
Bedroom 4	2.50 x 2.00	8'2" x 6'6"
Bathroom	3.28 x 1.90	10'8" x 6'3"

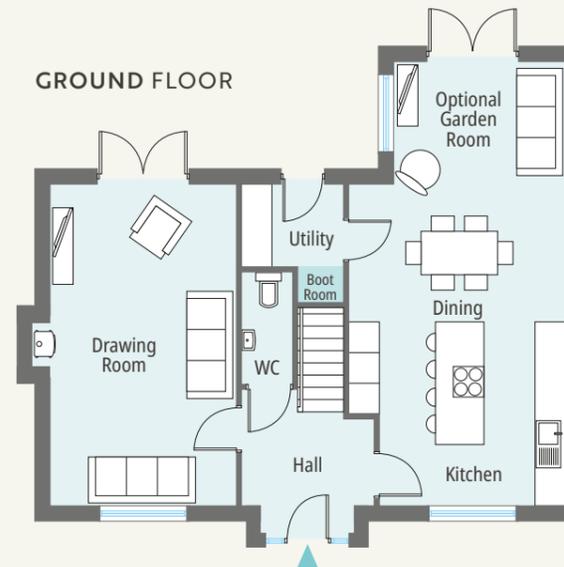


## THE ALBERT

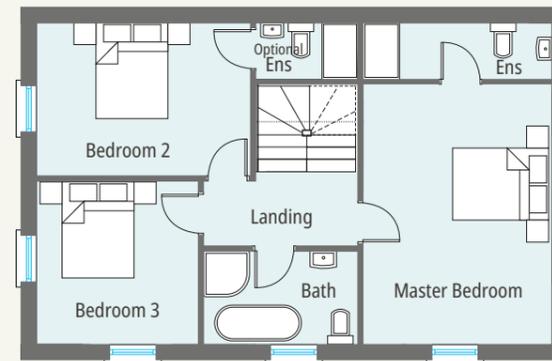
4 OR 5 BEDROOM DETACHED FAMILY HOME

4 BEDROOM FLOOR AREA 1440 sq. ft. approx | FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

5 BEDROOM FLOOR AREA 2000 sq. ft. approx



FIRST FLOOR (5 BED OPTION)



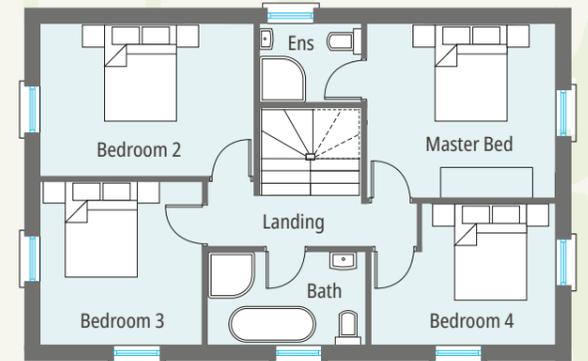
### GROUND FLOOR

	Metres	Ft/Inch
Entrance Hall with separate WC		
Drawing Room	6.36 x 3.96	20'10" x 13'0"
Kitchen   Family   Dining	6.36 x 4.29	20'10" x 14'1"
Utility	2.10 x 1.80	6'10" x 5'10"
Boot Room		
Optional Garden Room	3.40 x 3.15	11'2" x 10'4"

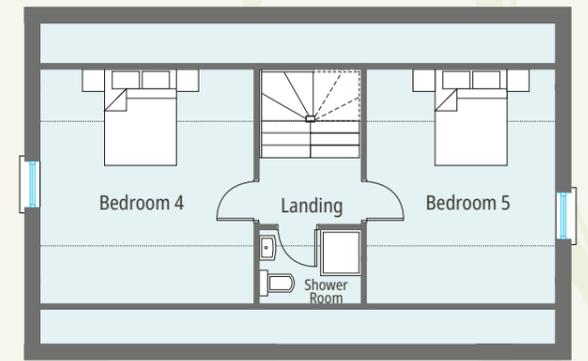
### FIRST FLOOR 5 BED

	Metres	Ft/Inch
Master Bedroom	5.32 x 3.96	17'5" x 13'0"
Ensuite	3.15 x 1.00	10'4" x 3'3"
Bedroom 2	4.29 x 3.13	14'1" x 10'3"
Optional Ensuite	2.00 x 1.00	6'6" x 3'3"
Bedroom 3	4.29 x 3.13	14'1" x 10'3"
Bathroom	2.90 x 1.80	9'6" x 5'10"

FIRST FLOOR (4 BED OPTION)



SECOND FLOOR (5 BED OPTION)



### FIRST FLOOR 4 BED

	Metres	Ft/Inch
Master Bedroom	3.80 x 3.70	12'6" x 12'2"
Ensuite	1.70 x 1.20	5'7" x 4'0"
Bedroom 2 max	4.06 x 2.75	13'4" x 9'0"
Bedroom 3	3.52 x 2.90	11'6" x 9'6"
Bedroom 4	3.23 x 2.50	10'7" x 6'3"
Bathroom	2.75 x 2.40	9'0" x 7'10"

### SECOND FLOOR 5 BED

	Metres	Ft/Inch
Bedroom 4	4.71 x 4.29	15'5" x 14'1"
Bedroom 5	4.71 x 3.96	15'5" x 13'0"
Shower Room	2.09 x 1.60	6'9" x 5'6"



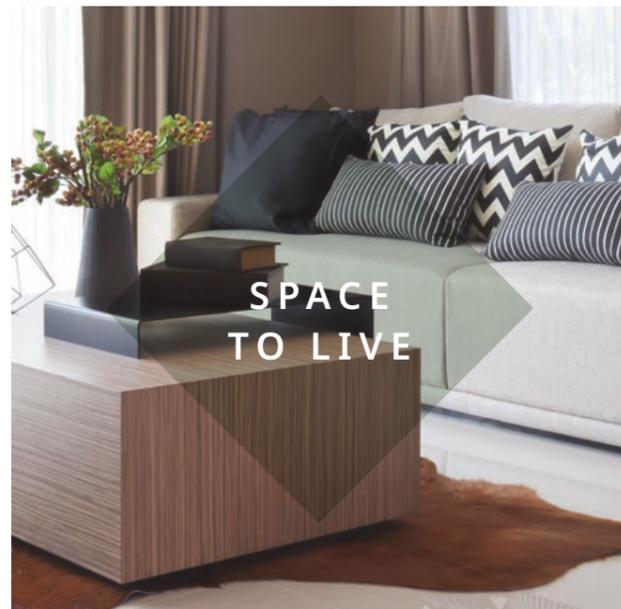
DESIGNED  
WITH YOU IN  
MIND



CAREFULLY  
CONSIDERED  
DESIGN



REFRESH  
AND  
RECHARGE



SPACE  
TO LIVE



TIME  
TO RELAX



STYLISH  
FIXTURES

## OUR **LUXURY SPECIFICATION** FEATURES MORE THAN YOU COULD POSSIBLY IMAGINE

### KITCHEN AND UTILITY

- Luxury Kitchen with a choice of door styles, colours and worktops from chosen designer
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- LED down lights
- Choice of floor tiling
- Quality utility units with choice of door finishes, worktops and handles (where applicable)
- Plumbed space for washing machine and tumble drier
- Choice of floor tiling

### BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Thermostatically controlled shower to Ensuite
- Shower enclosures will be fully tiled with a choice of tiling
- Tiled splash backs to wash hand basins and baths with a choice of tiling
- Tiled floor to Bathroom, Ensuite and WC with a choice of tiling
- Heated chrome towel rails to bathroom and ensuites
- LED down lights

### FLOORING

- Carpet and underlay in Lounge, Bedrooms, Hall, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite and WC

### HEATING

- Gas fired central heating
- Energy efficient boiler
- Woodburning stove available as an optional extra

### INTERNAL FINISHES

- Painted internal walls and ceilings
- Feature painted internal doors with chrome lever handles
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Mains smoke and carbon monoxide detectors

### EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Front and rear external lighting
- Black guttering and downpipes
- Sliding sash double glazed windows to front elevation in uPVC with 3 heritage colours
- Panelled front door finished in complementary colours
- Outside water supply
- Open space with landscaping for all residents
- A management company will be formed to organise the upkeep and wellbeing of the development

10 year structural warranty



## KITCHEN UPGRADES

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Speak to our kitchen designers and they will advise you on the superb range of upgrade options

## FLOOR COVERING UPGRADES

Feel the benefits of our range of upgraded floor coverings to enhance the quality for your home

## STORAGE OPTIONS

We can help you make use of every available space with our bespoke storage options

## TILING

Our superior range of designer tiling options could help you create that extra feeling of grandeur

## DESIGN FEATURES

Add your own stamp to your new home with our hand selected internal paint colour options

## UPGRADE

To discuss an upgrade please speak to our selling agent for further details

## FUTURE PROOF

Add smart home features controlled by your phone - video door bell, heating control, lighting control, the possibilities are endless!

# TAILOR YOUR INTERIOR & EXTERIOR TO YOUR OWN PERSONAL REQUIREMENTS

YOU CAN CREATE YOUR OWN  
BESPOKE INTERIORS WITH  
A SELECTION OF UPGRADES  
AVAILABLE

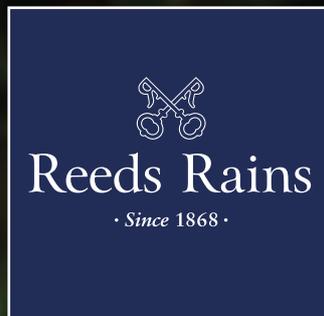


SOLICITORS:



// We would be delighted to act on your behalf in the purchase of your new property. //

SALES REPRESENTATION BY:



**028 9084 3427**  
**www.reedsrains.com**

A DEVELOPMENT BY:



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

**B L O C K**  
creative property marketing