

CONTEMPORARY FAMILY HOMES



MILL BRIDGE
PHASE 2

HYDEPARK ROAD • NEWTOWNABBEY





CROSS THE BRIDGE
TO A WONDERFUL NEW COMMUNITY

PERFECTLY LOCATED TO ENJOY THE VERY BEST OF TOWN AND COUNTRY LIVING



Welcome to Mill Bridge, a wonderful new community backing on to open countryside and accessed by a feature stone bridge flanked by a beautiful riverside park and seating area.

This will be a community where families can gather to socialise and neighbours become friends - a sustainable development thriving side by side with the natural elements that surround it.

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

Travelling in to Belfast couldn't be easier on the Metro bus network or via the M2 at Sandyknowes.

Mill Bridge will preserve the environment for future generations



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



MILLBRIDGE

A **WONDERFUL** SETTING
WITH BEAUTIFUL **RIVERSIDE**
LANDSCAPED **OPEN SPACE**

Mill Bridge is a visionary development which offers a wide choice of quality homes with a luxury specification coupled with a more natural way of life.

We have created specially designed landscaped walkways and riverside seating areas for residents

PROVIDING THE PERFECT PLACE TO RELAX EXERCISE AND EXPLORE

THE RIVERSIDE

This natural watercourse provides a stunning and diverse family environment waiting to be explored



OPEN COUNTRYSIDE

To the north of Mill Bridge lies acres of open countryside - the ideal place for cycling, running or an evening stroll



RIVERSIDE PARK

This traditionally designed riverside space features a walkway and riverside seating with landscaping on the riverbanks - a perfect meeting place for residents





LOCATION MAP - NOT TO SCALE



SITE LAYOUT - NOT TO SCALE

THE LOCAL AREA

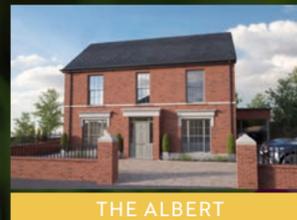
- Tesco Extra.....0.8 mile
- Cheeky Cherub Cafe.....0.8 mile
- City Of Belfast Golf Course.....1.0 mile
- Linen & Latte Cafe.....1.2 miles
- Lilian Bland Community Park.....1.3 miles
- Movie House Cinema.....1.4 miles
- Belfast Zoo.....1.8 miles
- Valley Park.....2.0 miles
- Valley Leisure Centre.....2.7 miles
- Abbey Centre, Shopping Centre.....2.7 miles

THE SCHOOL RUN

- Ballyhenry Primary & Nursery School.....0.3 mile
- Glengormley High School.....0.6 mile
- Mossgrove Primary School.....0.6 mile
- Glengormley High School.....0.7 mile
- Glengormley Integrated P. School.....1.2 miles
- Naiscoil Éanna.....1.2 miles
- Gaelscoil Éanna.....1.2 miles
- St Mary's on the Hill Primary School.....1.3 miles
- Carnmoney Primary School.....1.3 miles
- Edmund Rice College.....1.4 miles
- St Bernard's Primary School.....1.7 miles
- Ashgrove Nursery and Primary School...1.9 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 ALBERT



THE CLIFTON



THE HAYDON



THE HAYDON II



THE HOLLY



THE PAIGE



THE CLARENCE





THE ALBERT

4 OR 5 BEDROOM DETACHED FAMILY HOME

4 BEDROOM FLOOR AREA 1370 sq. ft. approx | FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

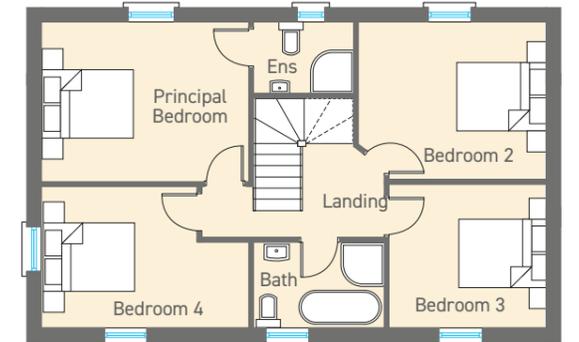
5 BEDROOM FLOOR AREA 2000 sq. ft. approx

THE ALBERT

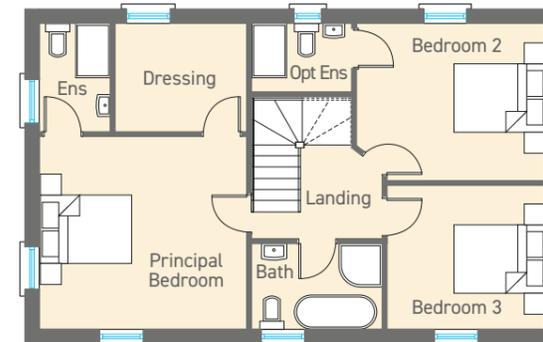
4 or 5 BEDROOM DETACHED FAMILY HOME



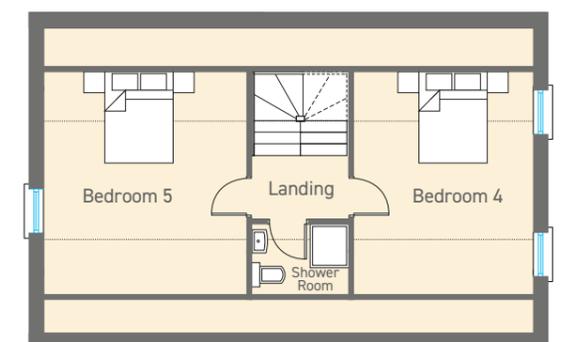
FIRST FLOOR (4 BED OPTION)



FIRST FLOOR (5 BED OPTION)



SECOND FLOOR (5 BED OPTION)



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

FIRST FLOOR 4 BED	Ft/Inch	Metres
Principal Bedroom	14'1" x 10'9"	4.29 x 3.32
Ensuite	6'9" x 4'9"	2.09 x 1.48
Bedroom 2 max	12'10" x 10'9"	3.96 x 3.32
Bedroom 3	10'9" x 9'7"	3.32 x 2.95
Bedroom 4 max	14'1" x 9'7"	4.29 x 2.94
Bathroom	8'10" x 5'5"	2.72 x 1.80

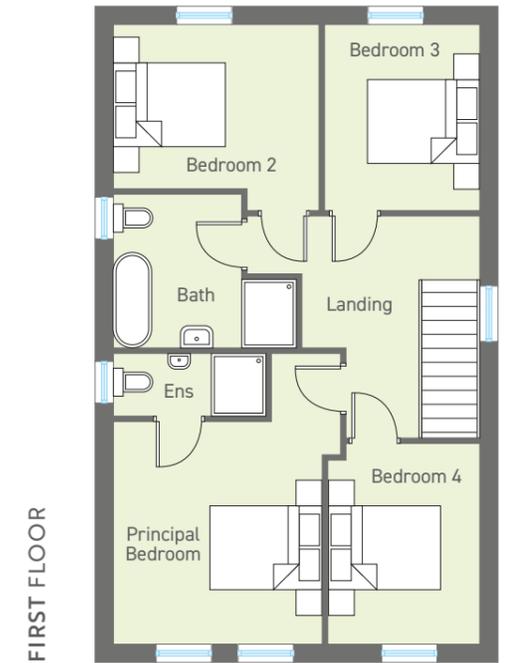
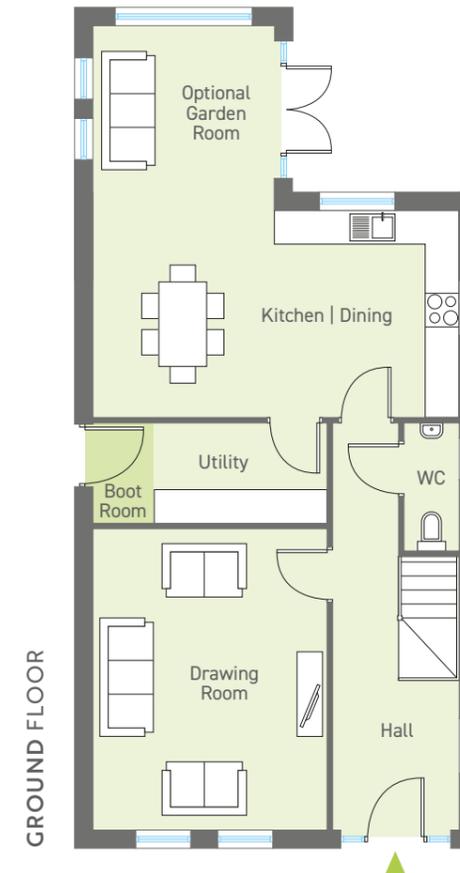
FIRST FLOOR 5 BED	Ft/Inch	Metres
Principal Bedroom	14'1" x 13'2"	4.29 x 4.02
Ensuite	7'6" x 4'10"	2.25 x 1.50
Dressing	8'10" x 7'4"	2.70 x 2.25
Bedroom 2	12'10" x 10'9"	3.96 x 3.32
Optional Ensuite	6'9" x 3'7"	2.09 x 1.13
Bedroom 3	10'9" x 9'7"	3.32 x 2.95
Bathroom	8'10" x 5'9"	2.72 x 1.80

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



THE CLIFTON

4 BEDROOM DETACHED FAMILY HOME



THE CLIFTON (RED BRICK)

4 BEDROOM DETACHED FAMILY HOME

FLOOR AREA 1320 sq. ft. approx | FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

GROUND FLOOR Ft/Inch Metres

Entrance Hall with separate WC		
Drawing Room	16'3" x 13'3"	4.95 x 4.05
Kitchen Dining	19'6" x 11'2"	5.95 x 3.40
Utility Boot Room	13'3" x 5'4"	4.05 x 1.65
Optional Garden Room	9'10" x 9'10"	3.00 x 3.00

FIRST FLOOR Ft/Inch Metres

Principal Bedroom	12'0" x 11'3"	3.66 x 3.43
Ensuite	8'3" x 3'4"	2.51 x 1.03
Bedroom 2	11'1" x 10'2"	3.38 x 3.10
Bedroom 3	10'2" x 8'4"	3.10 x 2.55
Bedroom 4	10'9" x 8'3"	3.30 x 2.50
Bathroom	9'9" x 8'4"	3.00 x 2.53



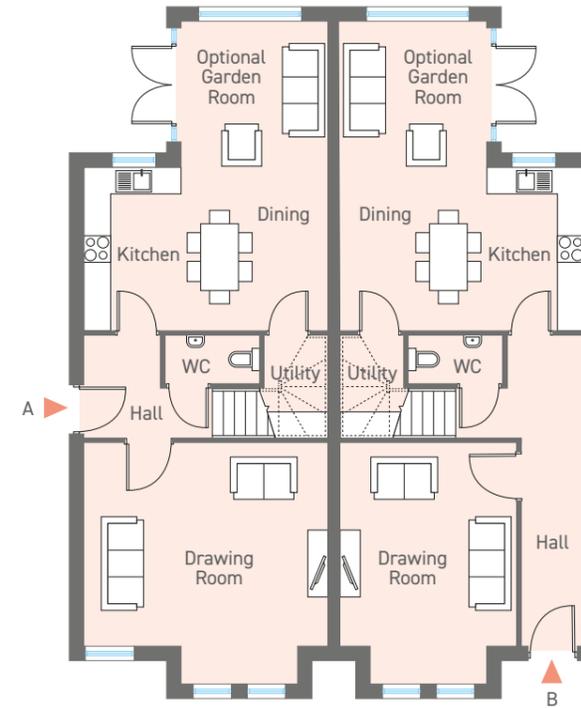
THE HAYDON

3 or 4 BEDROOM SEMI DETACHED FAMILY HOME
 3 BEDROOM FLOOR AREA 1120 sq. ft. approx | 4 BEDROOM FLOOR AREA 1520 sq. ft. approx
 FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

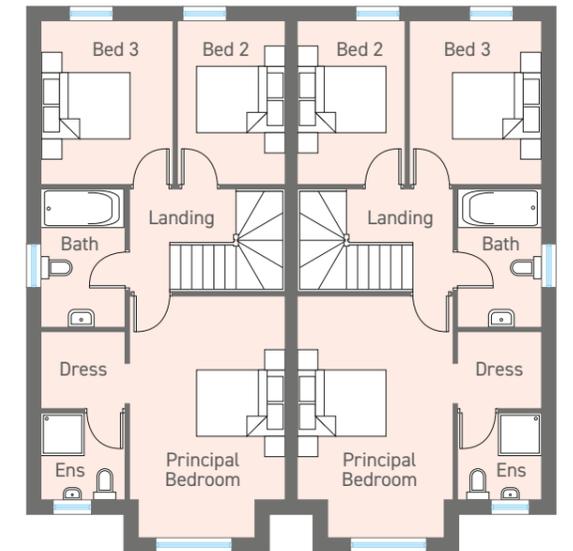
THE HAYDON

3 or 4 BEDROOM SEMI DETACHED FAMILY HOME

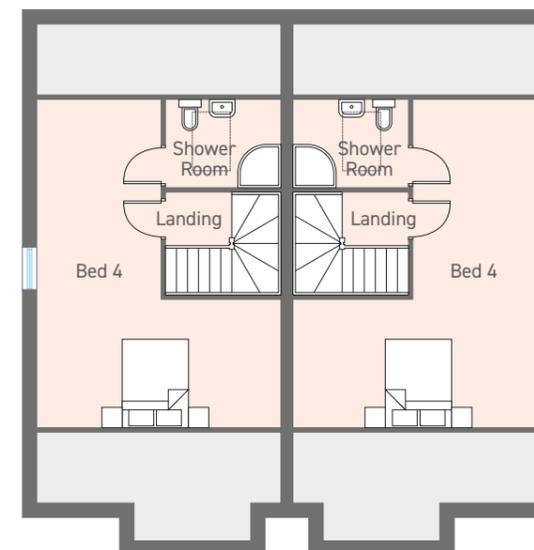
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR - OPTIONAL EXTRA



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

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

SECOND FLOOR - OPTIONAL EXTRA	Ft/Inch	Metres
Bedroom 4 max	18'9" x 16'7"	5.73 x 5.07
Shower Room	7'9" x 4'3"	2.40 x 1.30



THE HAYDON II

3 or 4 BEDROOM SEMI DETACHED FAMILY HOME

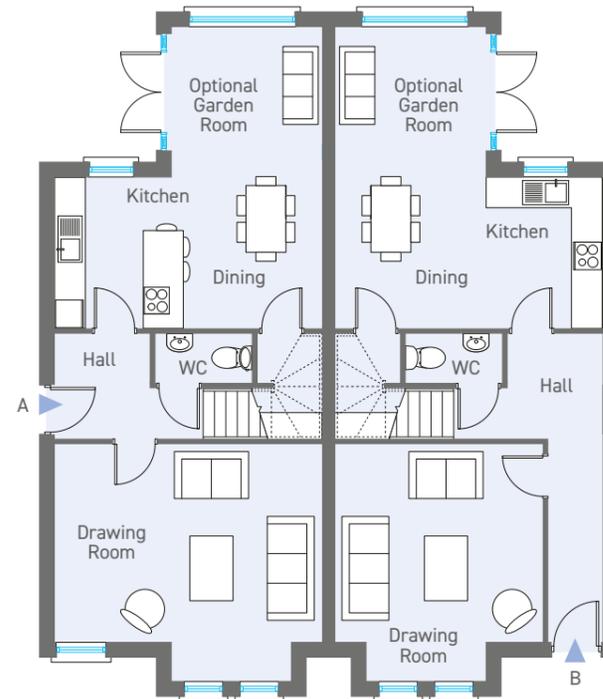
3 BEDROOM FLOOR AREA 1120 sq. ft. approx | 4 BEDROOM FLOOR AREA 1520 sq ft approx

FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

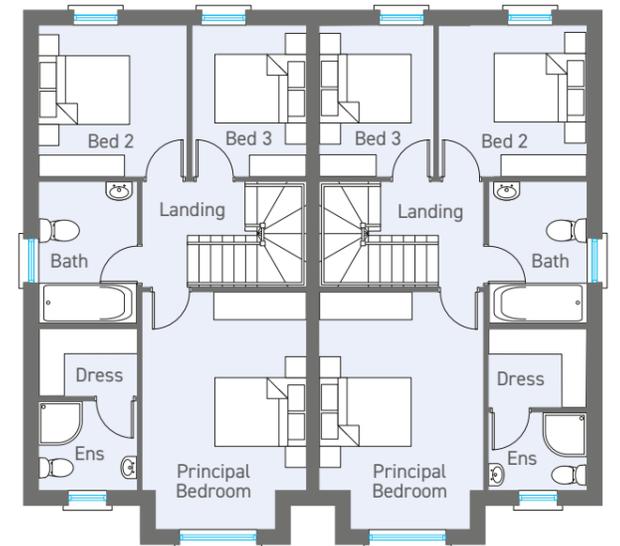
THE HAYDON II

3 & 4 BEDROOM SEMI DETACHED FAMILY HOME

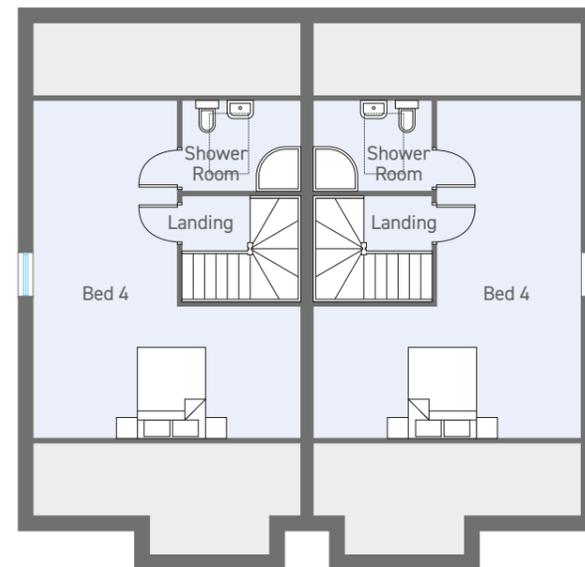
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR - OPTIONAL EXTRA



GROUND FLOOR

	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room (A) max	17'8" x 13'2"	5.42 x 4.01
Drawing Room (B) max	16'2" x 12'8"	4.94 x 3.87
Kitchen Dining	17'8" x 10'1"	5.42 x 3.06
Optional Garden Room	10'1" x 10'1"	3.05 x 3.04

FIRST FLOOR

	Ft/Inch	Metres
Principal Bedroom max	13'2" x 10'10"	4.01 x 3.33
Ensuite	6'6" x 5'10"	2.00 x 1.80
Dressing Room	6'6" x 4'5"	2.00 x 1.37
Bedroom 2	9'10" x 10'1"	3.00 x 3.06
Bedroom 3	10'1" x 7'7"	3.06 x 2.32
Bathroom	9'5" x 6'6"	2.88 x 2.00

SECOND FLOOR - OPTIONAL EXTRA

	Ft/Inch	Metres
Bedroom 4 max	18'9" x 16'7"	5.73 x 5.07
Shower Room	7'9" x 4'3"	2.40 x 1.30



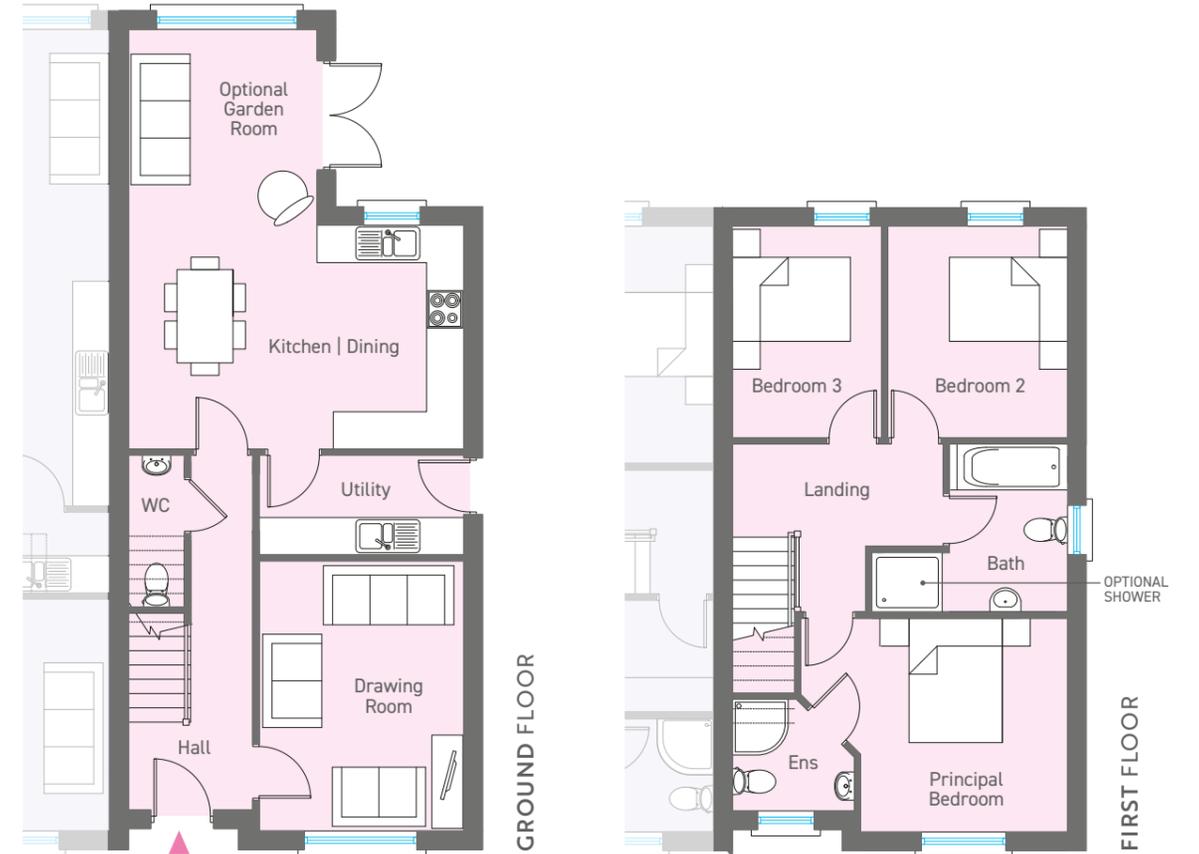
THE HOLLY

3 BEDROOM SEMI DETACHED FAMILY HOME

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

THE HOLLY

3 BEDROOM SEMI DETACHED FAMILY HOME



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	14'3" x 10'9"	4.34 x 3.29
Kitchen Dine Family max	17'9" x 11'8"	5.45 x 3.59
Utility	10'9" x 5'3"	3.29 x 1.59
Optional Garden Room	10'5" x 9'10"	3.15 x 3.03

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	13'2" x 11'5"	4.02 x 3.49
Ensuite	6'5" x 6'0"	1.96 x 1.80
Bedroom 2	10'8" x 9'6"	3.30 x 2.90
Bedroom 3	10'8" x 7'11"	3.30 x 2.40
Bathroom	9'2" x 6'3"	2.80 x 1.90



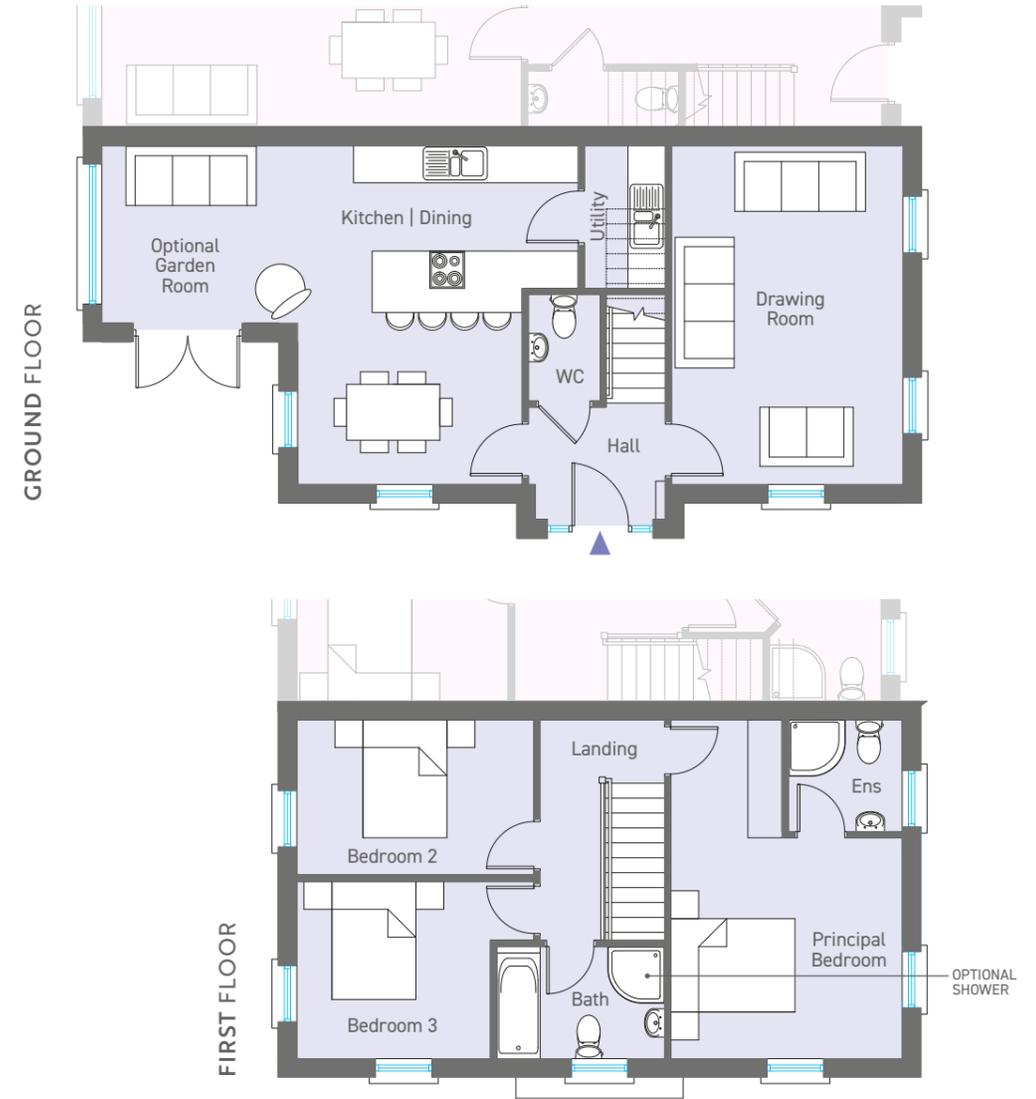
THE PAIGE

3 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA 1155 sq. ft. approx | FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

THE PAIGE

3 BEDROOM SEMI DETACHED FAMILY HOME



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Drawing Room	17'9" x 12'2"	5.45 x 3.72
Kitchen Dine Family	17'9" x 11'10"	5.45 x 3.61
Utility	7'6" x 4'3"	2.30 x 1.30
Optional Garden Room	10'5" x 9'6"	3.15 x 2.86

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	17'9" x 12'2"	5.45 x 3.72
Ensuite	6'0" x 6'0"	1.82 x 1.82
Bedroom 2	12'6" x 8'3"	3.81 x 2.50
Bedroom 3 max	10'3" x 9'4"	3.11 x 2.85
Bathroom	8'9" x 6'0"	2.70 x 1.80



THE CLARENCE

THE CLARENCE (A) - 3 or 4 BEDROOM TOWNHOUSE

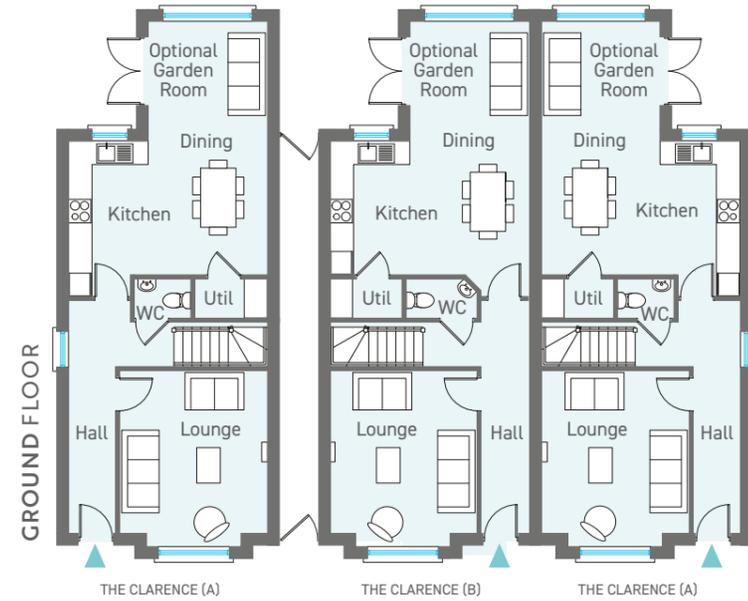
3 BEDROOM FLOOR AREA 1120 sq. ft. approx | 4 BEDROOM FLOOR AREA 1520 sq ft approx
FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

THE CLARENCE (B) - 4 or 5 BEDROOM TOWNHOUSE

3 BEDROOM FLOOR AREA 1220 sq. ft. approx | 4 BEDROOM FLOOR AREA 1680 sq ft approx
FLOOR AREA OF OPTIONAL GARDEN ROOM 110 sq. ft. approx

THE CLARENCE

3, 4 or 5 BEDROOM TOWNHOUSE



CLARENCE A & B

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

CLARENCE A

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

CLARENCE B

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom max	14'8" x 13'5"	4.50 x 4.10
Ensuite	8'6" x 3'9"	2.60 x 1.20
Bedroom 2	11'6" x 10'6"	3.50 x 3.20
Bedroom 3	10'2" x 8'3"	3.10 x 2.50
Bedroom 4	12'2" x 8'3"	3.70 x 2.50
Bathroom	8'6" x 6'6"	2.60 x 2.00

Note: Hot Press and shower tray in main bathroom are optional extras

CLARENCE A

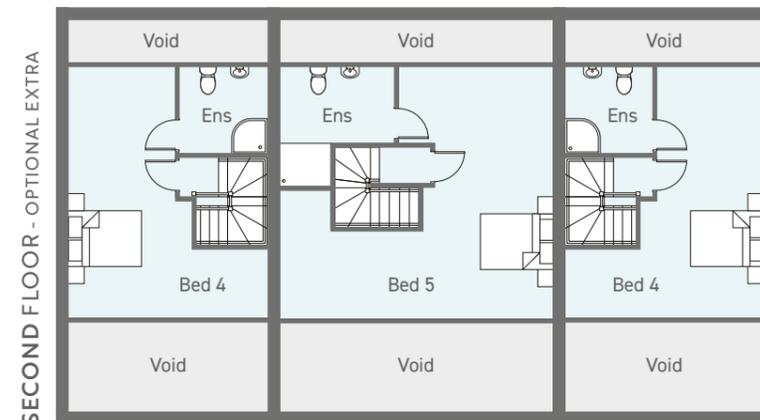
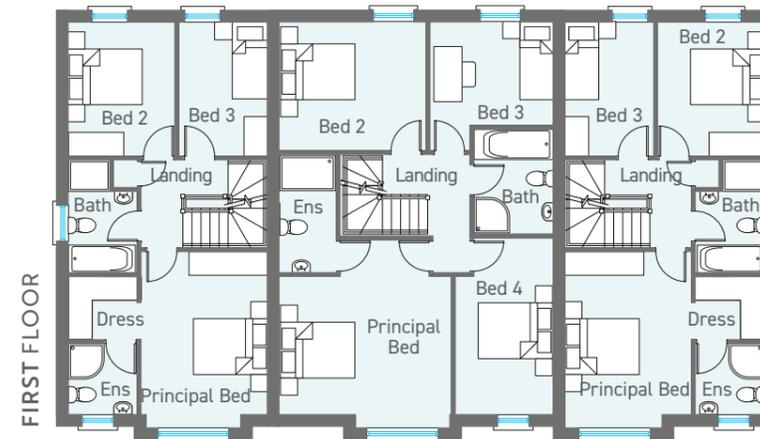
OPTIONAL EXTRA

SECOND FLOOR	Ft/Inch	Metres
Bedroom 4 max	22'5" x 16'6"	6.83 x 5.07
Ensuite	7'9" x 6'0"	2.40 x 1.83

CLARENCE B

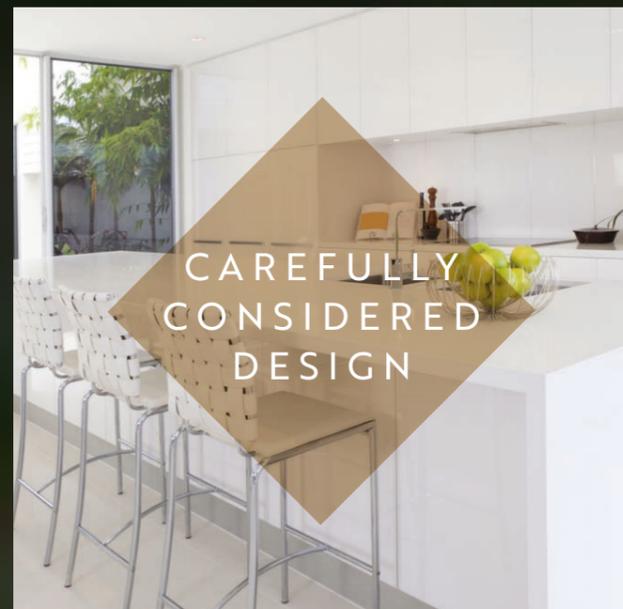
OPTIONAL EXTRA

SECOND FLOOR	Ft/Inch	Metres
Bedroom 5 max	21'8" x 21'4"	6.70 x 6.50
Ensuite	9'6" x 4'3"	2.90 x 1.30





CAREFULLY
CONSIDERED
DESIGN

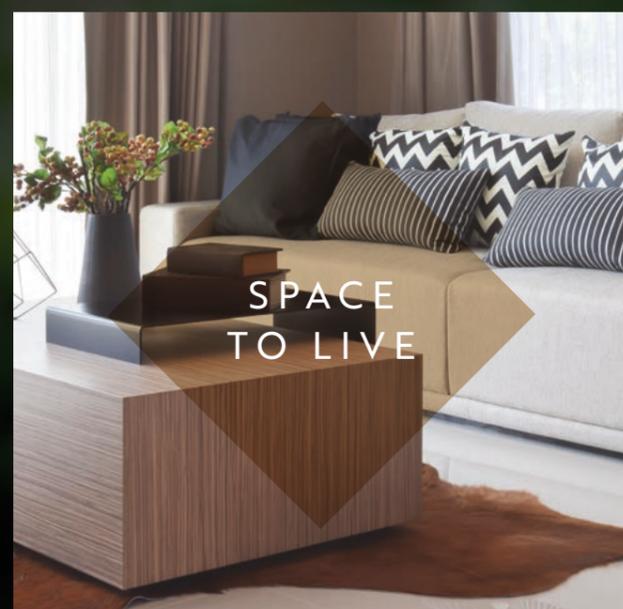


CAREFULLY
CONSIDERED
DESIGN

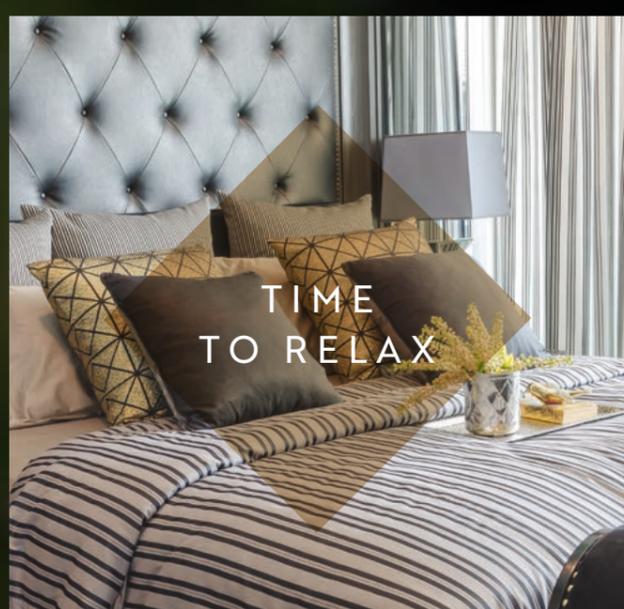
OUR **LUXURY SPECIFICATION** FEATURES
MORE THAN YOU COULD POSSIBLY IMAGINE



REFRESH
AND
RECHARGE



SPACE
TO LIVE



TIME
TO RELAX



STYLISH
FIXTURES

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 (where applicable)
- Plumbed space for washing machine and tumble drier

BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom (The Albert and The Clifton)
- Thermostatically controlled shower to Bathroom and Ensuite (where applicable)
- 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
- Wood burning stove available as an
- Optional extra in selected house types

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
- Feature stone entrance bridge and detailing throughout the site
- Riverside park with landscaping for all residents
- A management company will be formed to organise the upkeep and wellbeing of the development
- Perspex Mill Bridge house number sign fitted at front door

10 year structural warranty





OPTIONAL
UPGRADES



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

TAILOR YOUR
**INTERIOR &
EXTERIOR**
TO YOUR OWN
PERSONAL
REQUIREMENTS

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



AN EXCLUSIVE COLLECTION OF TRADITIONAL HOMES

to suit all families and individual needs with
a unique village community charm



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