



Millreagh Development,

**Price £415,000**



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- The Cleland, Millreagh Development, Carrowreagh Road,  
 Dundonald  
 Price £415,000

DEVELOPMENT-NAME=MILLREAGH

FINAL NEW BUILD HOME AT MILLREAGH -  
 MAGNIFICENT 6-BED DETACHED HOUSE WITH  
 DOUBLE GARAGE INCORPORATING FIRST FLOOR  
 PLAYROOM/OFFICE AND WC. IMPRESSIVE ENTRANCE  
 HALL WITH TWO RECEPTION ROOMS - LOUNGE  
 AND FAMILY ROOM/DINING ROOM. SPACIOUS  
 OPEN PLAN KITCHEN/DINING LEADING THROUGH  
 TO BRIGHT AND AIRY SUNROOM. SEPARATE  
 UTILITY ROOM AND PRACTICAL CLOAKS WITH WC.  
 FOUR DOUBLE BED BEDROOMS ON FIRST FLOOR,  
 MASTER BEDROOM WITH ENSUITE AND DRESSING  
 AREA. FAMILY BATHROOM WITH SEPARATE  
 SHOWER CUBICLE. TWO ADDITIONAL DOUBLE BED  
 BEDROOMS ON SECOND FLOOR WITH SHOWER  
 ROOM/WC. DOUBLE GARAGE WITH ROOM ABOVE  
 ACCESSED VIA EXTERNAL STAIRS INCLUDING  
 PRIVATE WC. Where convenience sits comfortably with  
 views towards Scrabo and Strangford Lough, Millreagh  
 has a perfect combination of traditional family homes in  
 a semi-rural setting but within minutes of both Belfast  
 City Centre and Bangor. Nestling just off the A20 dual  
 carriageway between Belfast and Newtownards the  
 Millreagh development is within easy reach of major  
 shopping areas, local schools and recreational amenities.  
 Alternatively, a quick trip over picturesque Craigantlet  
 hills and you can enjoy boutiques, coffee shops and  
 the lough shore walks of Holywood. **GROUND FLOOR**  
 LOUNGE 5.83 x 3.79M 19 2 x 12 5 INC  
 BAY FAMILY ROOM 5.05 x 3.79M 16 7 x 12  
 5 INC BAY KITCHEN 5.00 x 3.70M 16  
 5 x 12 2 INC BAY DINING AREA 3.83 x 3.79M  
 12 7 x 12 5 UTILITY 2.75 x 1.65M 9 0  
 x 5 5 WC 2.35 x 1.75M 7 9 x 5 9  
 SUNROOM 3.57 x 3.13M 11 8 x 10 3 **FIRST**  
**FLOOR** MASTER BEDROOM 5.20 x 3.79M 17 1 x  
 12 5 INC DRESS ENSUITE 2.75 x 2.30M  
 9 0 x 7 7 BEDROOM 2 3.79 x 3.55M 12 5  
 x 11 8 BEDROOM 3 3.79 x 3.55M 12 5 x  
 11 8 BEDROOM 4 4.25 x 2.75M 13 11 x  
 9 0 BATHROOM 2.70 x 2.35M 8 10 x 7 9  
**SECOND FLOOR** BEDROOM 5 4.64 x 3.79M  
 15 3 x 12 5 BEDROOM 6 4.64 x 3.79M 15  
 3 x 12 5 BATHROOM 2.76 x 1.54M 9 1 x  
 5 1 **GARAGE/PLAYROOM** (additional 830sqft approx)  
**DOUBLE GARAGE** 6.54 x 5.92M 21 5 x 19 5  
**INT PLAYROOM** 6.54 x 4.65M 21 5 x 15  
 3 **MAX WC** 1.55 x 1.04M 5 1 x 3 5  
**ABOUT YOUR NEW HOME** The Main Structure: Walls  
 are of traditional, tried and tested cavity construction.  
 Brick and/or plaster render are used for the external finish  
 topped by white coloured uPVC square edge fascia,  
 barge and soffit. External timber features are painted  
 gloss white to match where applicable. The roof will have  
 a contrasting black coloured, flat concrete tile crowned

by a dry fixed ridge tile. White coloured uPVC hexagonal  
 guttering with square uPVC downpipes compliment the  
 external trim. Energy saving white uPVC double glazed  
 windows with locking latches (except those deemed  
 emergency escape routes) are standard. White coloured  
 uPVC French doors or aluminium sliding patio doors are  
 fitted where applicable. A low maintenance GRP front  
 door and uPVC rear door with double-glazing complete  
 the external elevation. External: Your home will look  
 complete from day 1 - all garden areas will have a front  
 and rear lawn unless otherwise specified or shown on the  
 site layout. Flat top garden edge and treated rail fencing  
 will be erected where applicable. Fencing will include  
 1.8m high (approx) vertical boards to specified areas  
 at the rear of each property (our sales team can let you  
 know where). Driveways will be finished in bitmac. A  
 coloured pavia brick path will be provided to at least the  
 front and rear elevation with level access to one external  
 door. Specified plots may have a facing brick boundary  
 wall subject to planning conditions on site. You can even  
 wash your car and water the plants using the outside tap  
 which is provided as standard! Internal: 6 bevelled edge  
 MDF skirting and 4 contemporary MDF architrave painted  
 gloss white is the perfect trim for each room. Painted  
 MDF cillboard nosed and rebated provide a seamless  
 finish to the windows. The feeling of warmth and luxury  
 is added by the ash veneer internal doors with brushed  
 chrome coloured latch furniture. Solid ash newel posts  
 and handrails with square balustrades, protected by clear  
 preservative where appropriate, are incorporated in homes  
 with stairways. There will be smooth plastered ceilings  
 and a white, insulated, uPVC loft access trap door will be  
 fitted in the relevant area. Ventilation/extractor fans are  
 fitted in the kitchen, bathroom, ensuite (where applicable)  
 and WC. Heating: Energy conservation and running costs  
 are important to all of us so thermal insulation to walls,  
 roof space and habitable areas is provided to achieve a  
 substantial energy saving. A specially designed mains  
 gas central heating system is standard in each home.  
 This will incorporate a boiler and there will be radiators  
 in all main rooms. The system is programme controlled  
 to ensure a performance suitable for most individual  
 requirements and to provide you with a separate hot water  
 supply. Your new home will have a pressurised water  
 system. For your Peace of Mind: An intruder alarm is  
 supplied and installed by a NACOSS & NSI approved  
 company. Front and back doors have multi lock systems  
 and all ground floor windows are lockable. Electrically  
 operated smoke and carbon monoxide detectors are  
 installed. For your convenience, external lights are fitted  
 at both the front and back door. The front door will have  
 a door bell. Every property is registered with the National  
 House Building Council (NHBC) 10 Year warranty and  
 insurance scheme known as Buildmark. As such we also  
 adopt the requirements of the Consumer Code for Home

Builders. PLATINUM TURNKEY FINISH Did you know you could personalise your new home even before you move in? You could choose tiles, flooring, kitchens, power socket positions and many more features besides. We aim to provide you with an opportunity to get creative and put your stamp on a truly blank canvas. We build many choices and options in as we construct your new home, which means you'll have access to a wider range, the earlier you reserve. Our team will advise you on the options available on each property when you reserve a new home. We install a quality, practical kitchen (choice of door, worktop and handle from a range supplied by ACC Ltd). No kitchen is complete without appliances so we supply and fit a 4 ring gas hob and single electric oven complete with stylish extractor canopy, 70/30 integrated fridge freezer, dishwasher and a modern combi washer/dryer. Your bathroom, wc/cloaks, ensuite and shower room will have contemporary white sanitary ware with chrome finished fittings. This includes a chrome finished towel radiator in the main bathroom, ensuite and shower room. An electric shower in a stand alone cubicle will be installed in the bathroom. A thermostatic shower will be installed in a shower cubicle in the ensuite and shower room. Tailor your colour scheme from our extensive choice of quality floor tiles for entrance hall, kitchen/dining, sunroom, utility, bathroom, ensuite, shower room and WC/cloak areas. There is also a similar choice of feature wall tiles for the kitchen, bathroom, ensuite, shower room and WC/cloaks splash back areas (see Sales Staff for areas and details relevant to your particular property type). A choice of carpet with quality underlay is provided for the lounge, family room, stairs / landing and all bedrooms. A decorative sealed stove will be provided in the lounge and family room as standard. A generous provision of power points is provided throughout the house and where possible, they will be positioned to suit individual needs. This includes feature down lighting in at least the lounge and kitchen. TV points are provided in all bedrooms and a telephone point is installed beside the lounge TV point and in the smallest bedroom. And for the finishing touch ceilings will be painted white and the internal walls will be painted one neutral colour throughout. Additional options may be considered but we can only incorporate them into the property if a binding contract is in existence between all of us at the requisite stage of construction. Finally, keeping it all ship shape Landscaped areas have been incorporated to compliment your new home and these areas will require continuing management in the future in order to maintain the quality environment in which you live. For this purpose, Antrim Construction Company Limited has entered into an agreement with a management company. Residents will contribute to this service. The first payment will be made to Antrim Construction Company Limited at the same time as your balance purchase money is paid. And now for the 'small' print - it really is the same size as the rest because we want you to be fully informed throughout the buying process: 1. When a site is reserved customers will be granted not less than 6 weeks, known as the Reservation Period, to sign and return the Building Agreements/Contract. Reservations

are normally only taken from customers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The Reservation Fee is £1,000 and is non-refundable unless otherwise stated. After the Reservation Period the site may be returned to Available status. ACC Ltd reserves the right to sell the property to another customer during the Reservation Period, should that customer be in a better position to sign a Building Agreement. In such instances the original customer will be given not less than 24hrs notice, in which time the Building Agreements must be signed. Upon acceptance of the Building Agreements customers will be expected to pay a 5% deposit (via their solicitor). Balance monies are due on completion.

2. Definitions Available Property for Sale. Sale Agreed Holding Fee paid, waiting on signed Building Agreements. Sold Under Contract, pending completion.

3. SITE SAFETY To avoid the risk of serious injury please contact the Site Manager prior to visiting any work in progress on this development. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details. and that's it for now!

## GROUND FLOOR

### LOUNGE

5.84m x 3.78m (inc bay) (19'2" x 12'5" (inc bay))

### FAMILY ROOM

5.05m x 3.78m (inc bay) (16'7" x 12'5" (inc bay))

### KITCHEN

5.00m x 3.71m (inc bay) (16'5" x 12'2" (inc bay))

### DINING AREA

3.84m x 3.78m (12'7" x 12'5")

### UTILITY

2.74m x 1.65m (9'0" x 5'5")

### WC

2.36m x 1.75m (7'9" x 5'9")

### SUN ROOM

3.56m x 3.12m (11'8" x 10'3")

## FIRST FLOOR

### MASTER BEDROOM

5.21m x 3.78m (inc dress) (17'1" x 12'5" (inc dress))

### ENSUITE

2.74m x 2.31m (9'0" x 7'7")

### BEDROOM 2

3.78m x 3.56m (12'5" x 11'8")

### BEDROOM 3

3.78m x 3.56m (12'5" x 11'8")

BEDROOM 4  
4.24m x 2.74m (13'11" x 9'0")

BATHROOM  
2.69m x 2.36m (8'10" x 7'9")

SECOND FLOOR

BEDROOM 5  
4.65m x 3.78m (15'3" x 12'5")

BEDROOM 6  
4.65m x 3.78m (15'3" x 12'5")

BATHROOM  
2.77m x 1.55m (9'1" x 5'1")



For full EPC please contact the branch

