



GROUND FLOOR



FIRST FLOOR



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

