



Fortwilliam Grange, Belfast

Prices starting : £185,000

Situated close to the famous lower pillars on the highly respected Fortwilliam Park, Fortwilliam Grange is a small but perfectly formed development consisting of only 4 units (2 no. detached and 2 no. semi-detached). All properties are a generous 1,150 sq.ft.

The development enjoys easy access to Belfast City Centre via Shore Road or M2 motorway network. Renowned local amenities include Cavehill Country Park & Fortwilliam Golf Club. Excellent shopping can be found at both Abbey Centre and Cityside Retail & Leisure Park. Asda & Lidl stores have recently opened only minutes' walk from your potentially new front door.

The stylish properties will benefit from an extremely high specification and quality standard of finish throughout. Building works are expected to be completed by early 2019.

HIGH QUALITY SPECIFICATION

- *High quality kitchens with choice of doors, handles and worktops to include soft closing doors and drawers*
- *Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and washer / drier*
- *Recessed energy efficient led lighting*

BATHROOM, ENSUITES & WCS

- *Contemporary white sanitary ware with chrome fittings*
- *Chrome towel rail to Bathroom and EnSite*
- *Recessed lighting*
- *Thermostatically controlled showers*

FLOOR COVERINGS & TILING

- *Choice of ceramic tiling to WC, Bathroom and Ensuite*
- *Full height tiling to shower enclosures and half height to bath areas*
- *Choice of quality engineered wooden floor to ground floor (except WC)*
- *Carpets to Bedroom, stairs, hallways and landings*

INTERNAL FEATURES

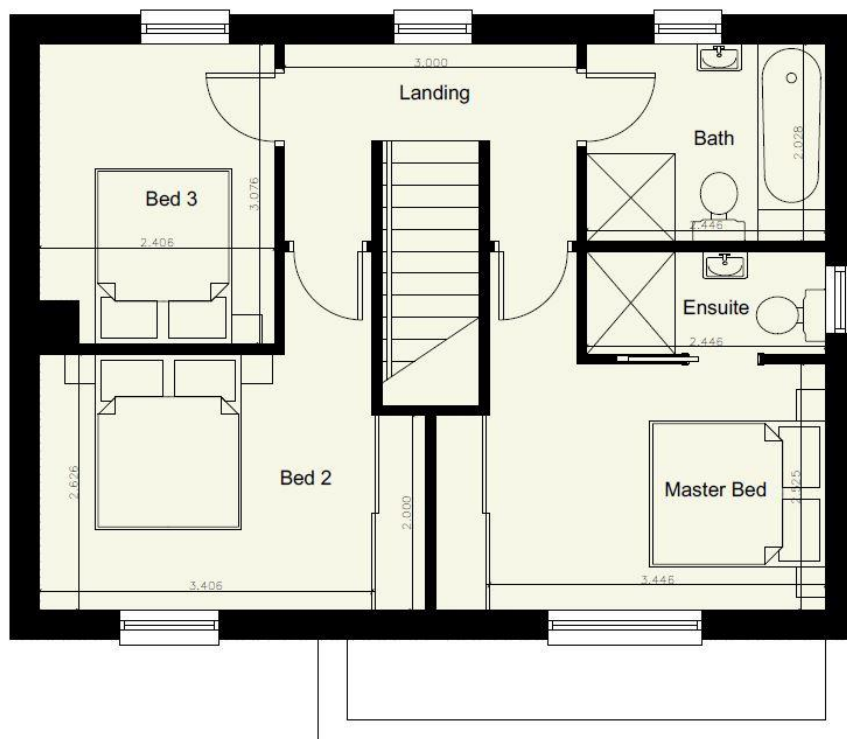
- *Gas fired central heating*
- *Internal walls and ceilings painted*
- *CO detectors*
- *Contemporary internal doors with quality ironmongery*
- *Wiring for future satellite point*

EXTERNAL FEATURES

- *Timber Frame construction*
- *High thermal insulation and energy efficiency rating*
- *All rear gardens to be laid out in lawn with grass seed*
- *uPVC double glazed windows with lockable system*
- *10-year home warranty*

Site 1 & 2

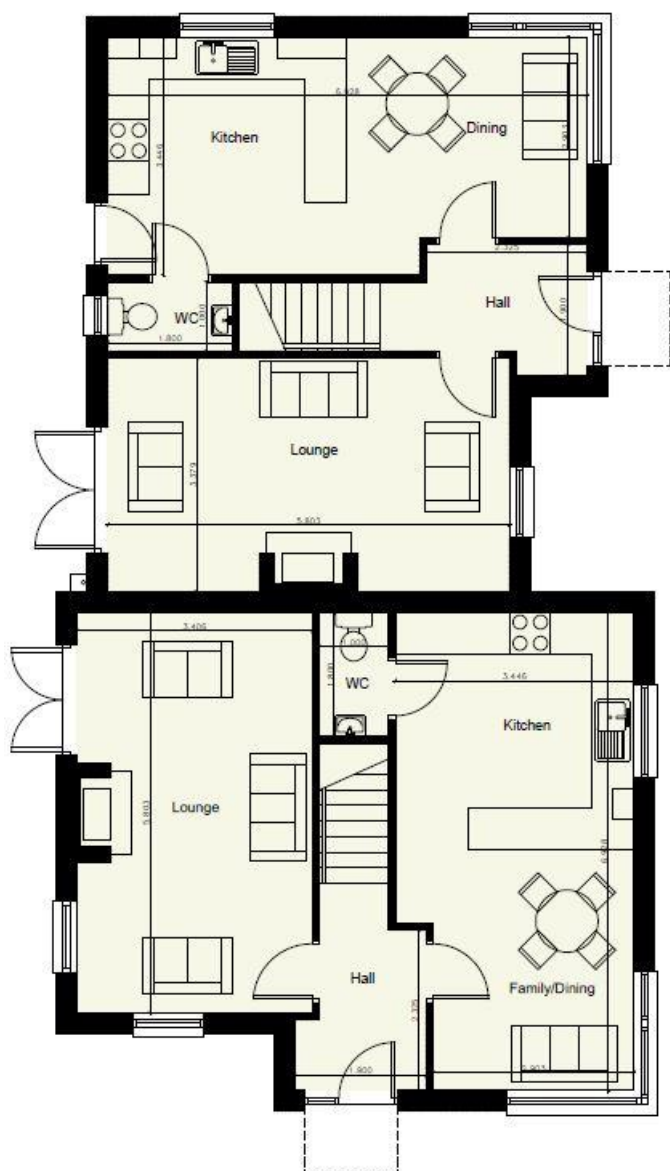
Detached Units £199,950



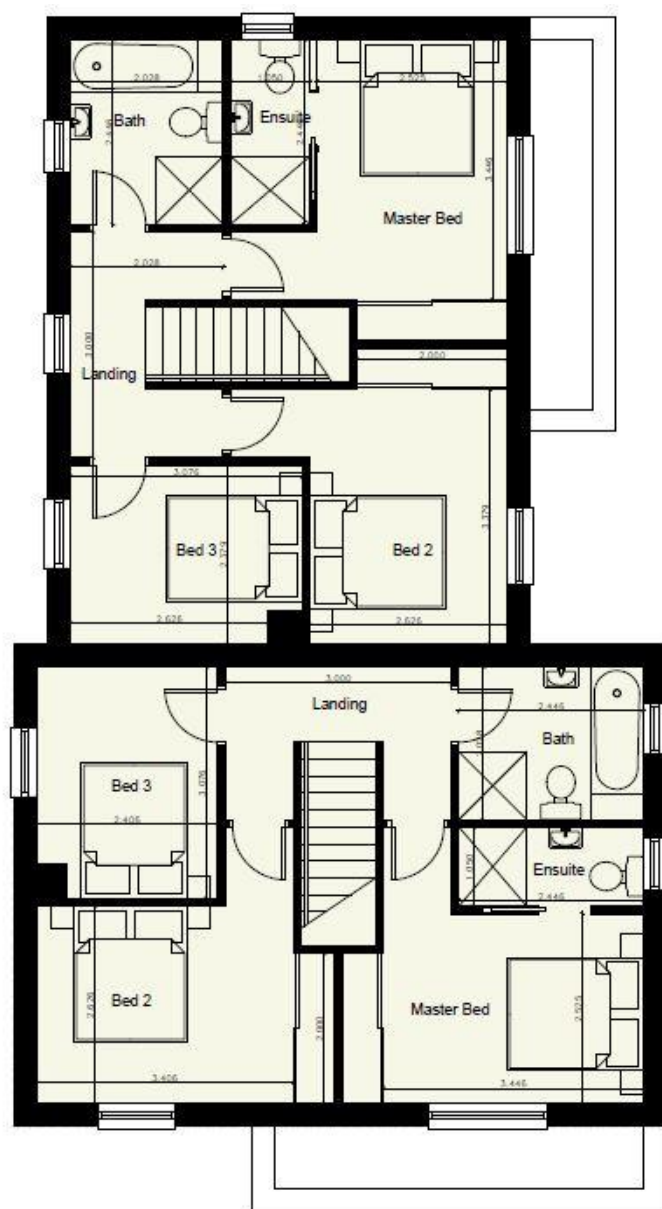
Site 3 & 4

Semi-Detached £185,000

Ground Floor



First Floor









Photographs shown are taken from a recently finished development by the same builder and are to show a general level of finish. They do not represent the finish in this development.



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