

# CASTLEHILL WOOD

CASTLEHILL ROAD, STORMONT



LANYON HOMES





# WHERE STYLE AND SUBSTANCE MEET

**Castlehill Wood provides an extensive portfolio of spacious detached and semi-detached homes fusing the character and charm synonymous with this part of East Belfast with modern functionality, smart technology and innovative design.**

Following the fundamentals of the Lanyon Homes ethos, we have created homes ideally suited to the discerning purchaser who wants a residence in an exceptional location.

The development offers a range of two and three-storey house types providing three, four and four bed plus playroom options. Each home is nestled in landscaping that leads to a communal open space created to provide an area for residents to enjoy the outdoors and interact.

Each home will feature some of the most innovative smart home devices available on the market today with range of sensors and controls to meet lifestyle needs and manage energy.

On arrival to their new home purchasers can have broadband internet and whole house wifi, a fully functional smart-home with remote smart-phone access and a data cabling system to allow the home to adapt with future technology changes.



## LANYON HOMES

**At Lanyon Homes our top priority is ensuring that all our buyers, in all of our developments, experience the smoothest possible move into their new home.**

We make every effort to take care of everything our buyers require to ensure a successful handover. Our aim is to take care of even the smallest details, enabling you to enjoy an exciting and positive home-buying experience.

Our team will provide as much, or as little, assistance as necessary. Whether you're a first-time buyer or seasoned mover, we'll be here when you need us.

We're conscious that the demands of homeowners are continually evolving and at Castlehill Wood, as part of The Lanyon Homes Promise, we are providing a range of options and services to ensure you can get the most out of your home from the moment you turn your key in the door for the first time.



# SUBLIME STORMONT

**Enjoy the stunning views over Belfast atop Prince of Wales Avenue as Stormont House towers behind you, while away hours with the family exploring Stormont Estate and adventuring in the newly refurbished Mo Mowlam Park or just relax with some award-winning coffee and snacks at The General Merchant bistro/cafe.**

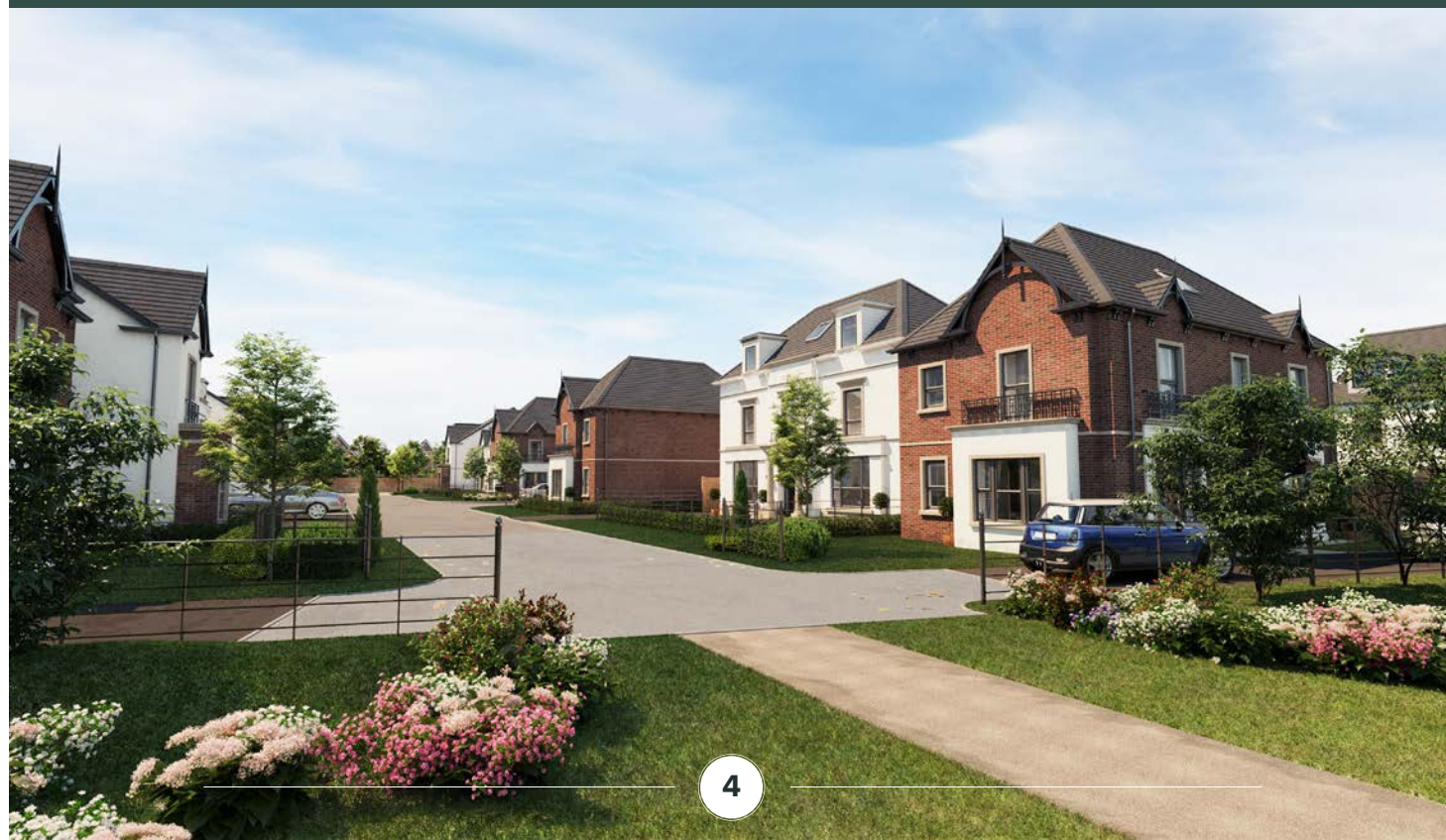
Set alongside towering oaks and cedars that form the parameter of the historic Stormont Estate, Castlehill Wood offers a range of exclusive family homes in one of Belfast's most desirable locations.

Providing a sanctuary of peace and quiet, more akin to a development in a rural County Down village, Castlehill Wood is accessed from the mature and leafy Castlehill Road just ten minutes drive from Belfast City Centre.

This unique development offers owners the opportunity to live within a few minutes walk of the stunning Stormont Estate amongst some of the province's leading primary and post-primary schools.

East Belfast offers a plethora of coffee shops, boutiques and some of Belfast's most exclusive restaurants and bars in the vibrant communities of Ballyhackamore and Belmont, both of which have experienced a stunning renaissance throughout the last decade.

Hopping on the newly installed Belfast rapid transport system provides access further afield to Belfast City Centre, Belfast City Airport, and Titanic Quarter while the renowned coastal town of Holywood is also easily accessed by car or public transport.





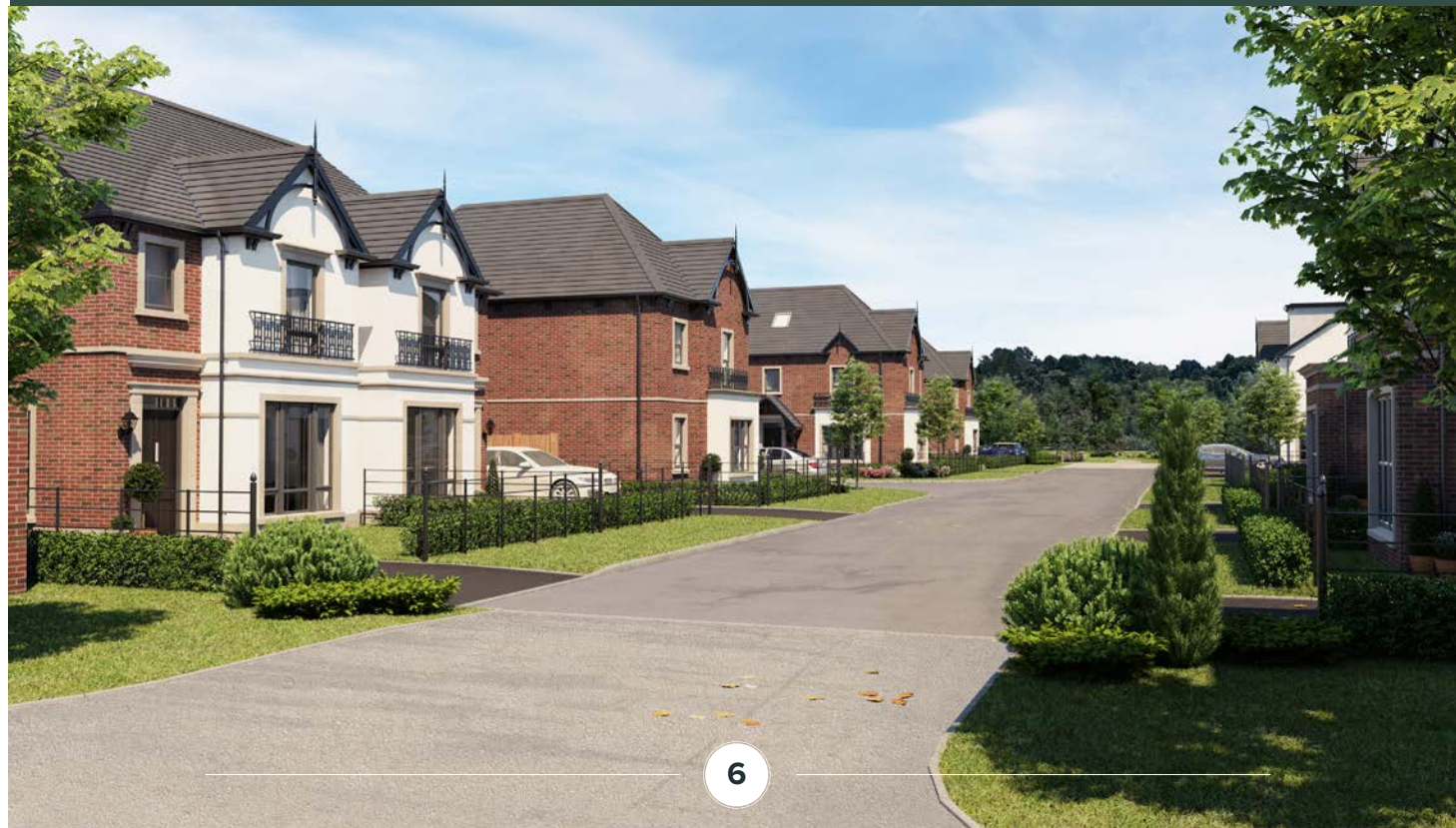
# SPECIFICATION

## EXTERNAL

- Mixture of red bricks and/or render.
- Lockable uPVC double glazed windows and doors.
- Feature light to front door.
- Security Alarm.
- Gardens turfed and landscaped where required.
- Paver patio area to rear.
- Timber fencing to rear garden boundaries.
- Driveways finished in tarmac.
- Outdoor tap (1 per dwelling) and outdoor socket (1 per dwelling) to be provided.

## INTERNAL

- All internal walls and ceilings painted throughout.
- Painted moulded skirting, architraves, stair handrails and balustrades.
- Comprehensive range of electrical sockets, switches, TV and telephone points throughout in flush fitting.
- Wired for Satellite point.
- Mains supply smoke and heat detectors as standard.
- Gas Heating.
- Doors throughout are white 4 panel door with chrome ironmongery.
- Roof space to be lit where applicable.







## KITCHENS & UTILITY ROOMS

- Choice of high quality work tops and doors.
- Choice of tile flooring.
- LED feature spot lighting to ceilings.

## FLOOR COVERINGS & TILES

- Timber floor in living room/entrance hall to ground floor.
- Ceramic floor tiling in kitchen/dining area & toilet.
- Carpet in all bedrooms, upper halls & stairs.

## BATHROOMS, EN-SUITES & W.C.'S

- Choice of contemporary white sanitary ware with chrome fittings to main bathroom and en-suites.
- Ceramic tile floors.
- LED feature spot lighting to ceilings.

- Ceramic wall tiling above kitchen worktop.
- Ceramic wall tiling above baths and showers if applicable\*

*\*This includes tanking kits to the showers/baths.*



## SMART TECHNOLOGY

The selection of available 'smart-tech' products at Castlehill Wood have been carefully selected, based on simplicity and long service life.

Light switches use the mechanical action of pressing to generate the energy required to send the wireless signal to the control system, never needing a battery, while wireless sensors draw enough energy from a room lamp, only to need battery replacement every 5 years.

Burglar alarms know when occupants have left home, turning lights on automatically with random routines mimicking occupants while away to provide extra security and bathroom and landing lighting comes on dimly when movement detected during the night.

Voice control is provided by Alexa with loudspeaker and advanced heating controls inform the boiler how much to heat the water to instead of fully on, then off.







**CASTLEHILL WOOD**  
CASTLEHILL ROAD, STORMONT





# THE CEDAR

Type M

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining	16'8" x 11'11"
Lounge (max)	13'11" x 12'5"
Utility	7'2" x 3'3"
W.C.	

SECOND FLOOR	MEASUREMENTS
Bedroom 4 (max)	24'7" x 16'8"
Ensuite	

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	13'11" x 12'5"
Ensuite	
Bedroom 2 (max)	11'11" x 8'9"
Bathroom (max)	10'10" x 5'5"
Bedroom 3	11'11" x 7'5"

PLOTS	35 & 36
-------	---------

4 BEDROOMS

3 STOREY DETACHED

1,450 SQ FT

### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR







DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining (max)	19'3" x 14'0"
Lounge	19'3" x 13'3"
Utility	6'2" x 2'1"
W.C.	

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	13'3" x 10'
Dressing Room	9'4" x 8'4"
Ensuite	
Bedroom 2	11'9" x 10'5"
Bedroom 3 (max)	13'11" x 8'
Bathroom (max)	13'6" x 6'10"

PLOTS

3 & 29

3 BEDROOMS

2 STOREY DETACHED

1,400 SQ FT

GROUND FLOOR



FIRST FLOOR







THE WILLOW

Type S

DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining	16'1" x 11'4"
Lounge (max)	15'3" x 11'10"
Utility	5'1" x 3'1"
W.C.	

SECOND FLOOR	MEASUREMENTS
Bedroom 4 (max)	16'9" x 9'9"
Ensuite	

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	15'3" x 11'9"
Ensuite	
Bedroom 2 (max)	11'4" x 8'4"
Bedroom 3	10'2" x 7'2"
Bathroom (max)	7'11" x 5'5"

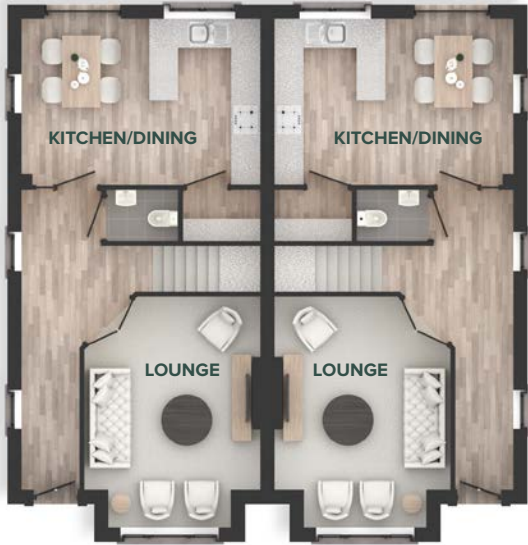
PLOTS	33 & 34
-------	---------

4 BEDROOMS

3 STOREY SEMI-DETACHED

1,330 SQ FT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining (max)	19'3" x 14'0"
Utility	6'2" x 2'1"
Lounge (max)	19'3" x 15'6"
W.C.	

SECOND FLOOR	MEASUREMENTS
Bedroom 4 (max)	14'2" x 14'0"
Playroom	14'2" x 10'9"
Shower Room	8'4" x 5'10"

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	14'5" x 10'5"
Dressing Room	9'3" x 8'4"
Ensuite	
Bathroom (max)	13'6" x 6'10"
Bedroom 2	11'9" x 10'5"
Bedroom 3	14'11" x 8'4"

LOTS	22, 26 & 32
------	-------------



4 BEDROOMS  
+ PLAYROOM



3 STOREY  
DETACHED



1,900  
SQ FT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining	18'6" x 13'9"
Lounge (max)	16'10" x 11'4"
Utility	6'9" x 5'9"
Cloaks	5'9" x 1'10"
W.C.	

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	16'9" x 11'2"
Ensuite	
Bedroom 2	13'2" x 9'3"
Bedroom 3 (max)	12'0" x 8'9"
Bedroom 4	10'5" x 6'10"
Bathroom	9'3" x 6'5"

PLOTS

27 & 28

4 BEDROOMS

2 STOREY DETACHED

1,350 SQ FT

GROUND FLOOR



FIRST FLOOR







# DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dinign	18'6" x 14'10"
Lounge (max)	22'0" x 11'4"
Utility	6'9" x 5'9"
Cloaks	5'9" x 1'10"
W.C.	

SECOND FLOOR	MEASUREMENTS
Bedroom 4 (max)	21'9" x 10'9"
Playroom (max)	18'6" x 8'9"
Shower Room	9'0" x 7'4"

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	16'6" x 12'5"
Ensuite	
Bedroom 2	15'8" x 9'3"
Bedroom 3 (max)	12'3" x 8'9"
Bathroom	9'3" x 7'7"

## PLOTS

23 & 24



4 BEDROOMS  
+ PLAYROOM



3 STOREY  
DETACHED



2,020  
SQ FT

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR







DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining (max)	22'11" x 14'8"
Lounge (max)	22'11" x 14'11"
Utility	6'2" x 2'1"
W.C.	

SECOND FLOOR	MEASUREMENTS
Bathroom (max)	10'3" x 8'4"
Playroom (max)	18'7" x 12'8"
Shower Room	8'4" x 5'8"

FIRST FLOOR	MEASUREMENTS
Bedroom 1	15'7" x 14'1"
Ensuite	
Bedroom 2	14'8" x 9'6"
Bedroom 3 (max)	14'8" x 9'11"
Bedroom 4 (max)	18'7" x 13'3"

PLOTS	2
-------	---



4 BEDROOMS  
+ PLAYROOM



3 STOREY  
DETACHED

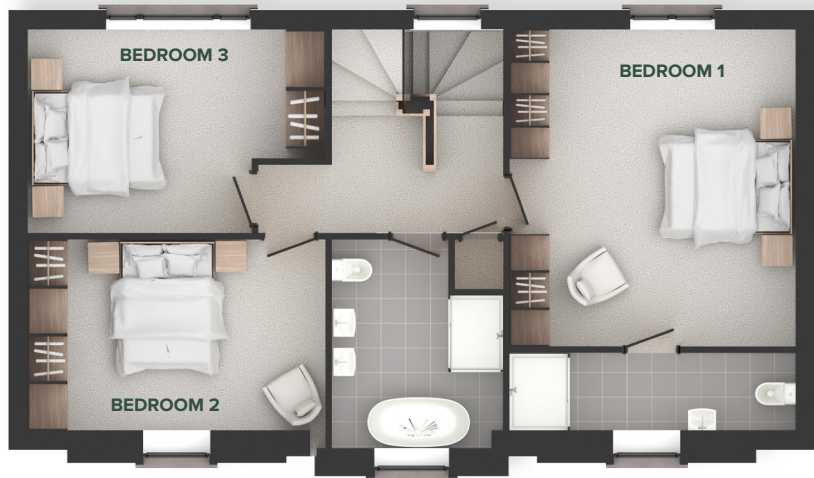


2,150  
SQ FT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







THE BIRCH

Type Z

DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Kitchen/Dining (max)	20'5" x 18'6"
Lounge (max)	22'0" x 11'4"
Cloaks	5'9" x 1'10"
Utility	6'9" x 5'9"
W.C.	

SECOND FLOOR	MEASUREMENTS
Bathroom	9'3" x 7'7"
Playroom (max)	18'6" x 12'
Shower Room	9'0" x 7'4"

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	16' x 12'5"
Ensuite	
Bedroom 2	15'8" x 9'3"
Bedroom 3 (max)	12'3" x 8'9"
Bedroom 4 (max)	21'9" x 10'9"

PLOTS	1, 25 & 31
-------	------------



4 BEDROOMS  
+ PLAYROOM



3 STOREY  
DETACHED



2,070  
SQ FT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





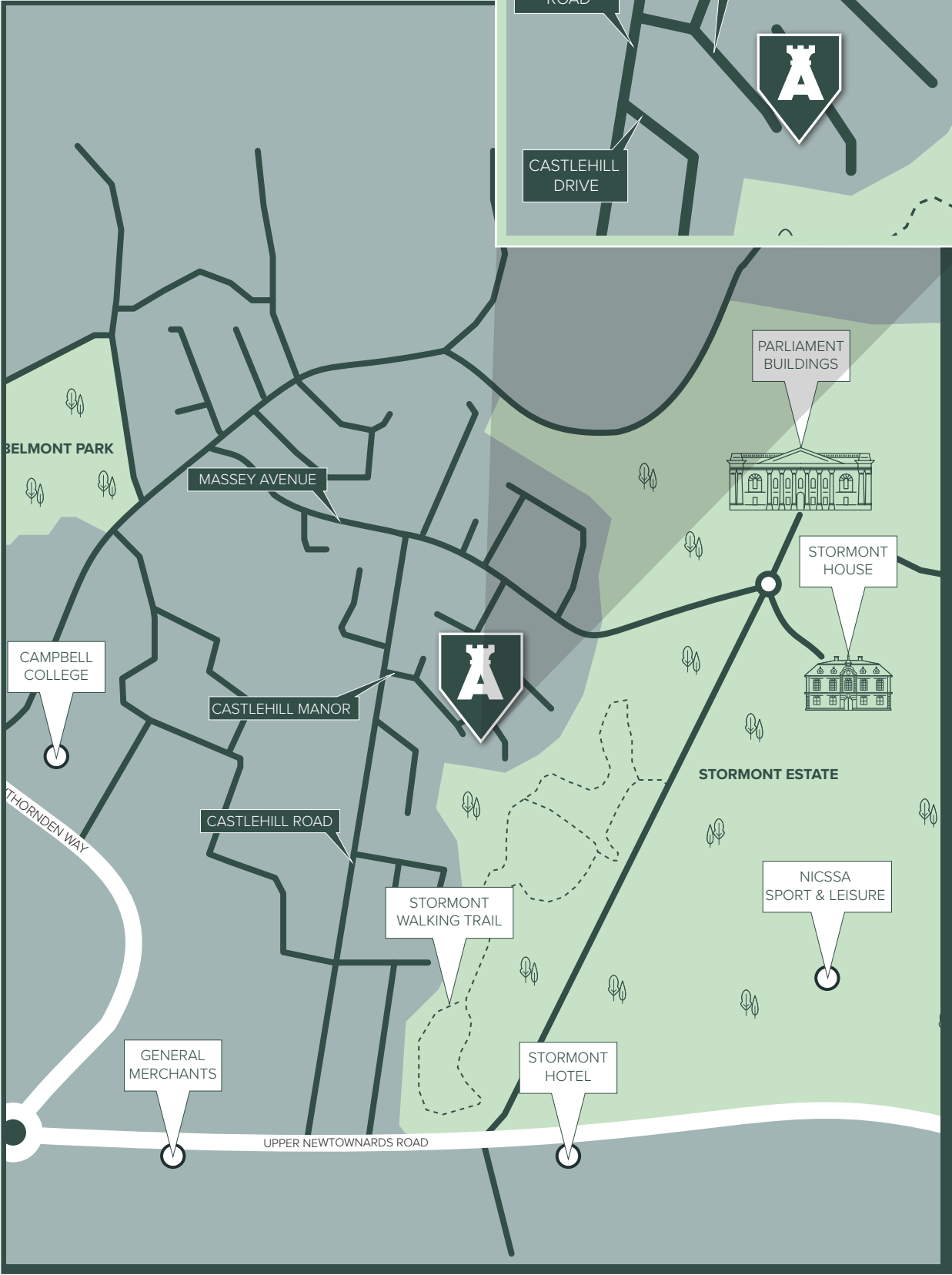
# SITE PLAN

<b>THE CEDAR</b> 3 STOREY DETACHED 4 BEDROOMS	<b>THE LARCH</b> 2 STOREY DETACHED 3 BEDROOMS	<b>THE WILLOW</b> 3 STOREY SEMI-DETACHED 4 BEDROOMS	<b>THE ROWAN</b> 3 STOREY DETACHED 4 BEDROOMS + PLAYROOM
<b>THE SYCAMORE</b> 2 STOREY DETACHED 4 BEDROOMS	<b>THE ELM</b> 3 STOREY DETACHED 4 BEDROOMS + PLAYROOM	<b>THE OAK</b> 3 STOREY DETACHED 4 BEDROOMS + PLAYROOM	<b>THE BIRCH</b> 3 STOREY DETACHED 4 BEDROOMS + PLAYROOM





# LOCATION







# LANYON HOMES



East Belfast Office  
237 Upper Newtownards Road  
Belfast, BT4 3JF

**028 9059 5555 | [simonbrien.com](http://simonbrien.com)**

Disclaimer: 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 correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Internal walls within each apartment are also subject to change at the discretion of the developer. Purchasers must satisfy themselves as to the current specification at the time of signing legally binding contracts. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions, computer generated images and photographs are for illustration only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.