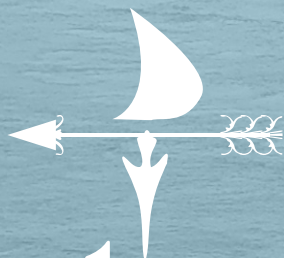


EST.



2023

# Coastguard

A P A R T M E N T S

FERRY QUARTER

Enjoy Lough Shore Living in Strangford Village









# A place to relax and embrace nature.

Enjoy the tranquillity of Lough Views and lough shore living in Strangford Village, Co Down.

Strangford Village once voted one of the prettiest in the UK to live has the shores of Strangford Lough offering one of the most beautiful coasts in County Down.

The Coastguard Apartments are elegantly designed within the highly desirable, private development, Ferry Quarter, Shore Road, Strangford. You are warmly greeted at the entrance by the thoughtfully landscaped grounds, seamlessly connecting to the Coastguard Apartments. Each apartment offers individual access with panoramic views over Strangford Lough.

An area of outstanding natural beauty, Strangford boasts a vibrant village vibe in the summer months with a fabulous array of local restaurants, The Artisan, The Lobster Pot & The Cuan along with locally run shops, The Cake Shop, dentist, chemist shop and outdoor activities pursuits.

Ferry Quarter is just a short drive to Castle Ward Estate, Audley's Castle, local woodland Trust Nature walks and the beautiful beaches along the shoreline of the County Down Coast.

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LOVE YOUR HOME





# Apartment 1+2

Two lower ground floor, 2 bedroom spacious apartments with own door access. Enjoy open space living with a large entertaining area comprising of your kitchen, living and dining. There is ample storage with the addition of a larder/utility/store. Bedroom 1 has an ensuite and there is also a separate bathroom.

Truly appreciate your natural surroundings by stepping out on to the deck to enjoy uninterrupted Lough views.



| KITCHEN/LOUNGE       |                    |
|----------------------|--------------------|
| 10.3m x 5.7m max     | 33'10" x 18'8" max |
| LARDER/UTILITY/STORE |                    |
| 4.1m x 2.0m          | 13'6" x 6'6"       |
| BEDROOM 1            |                    |
| 4.3m x 3.1m max      | 14'1" x 10'2" max  |
| ENSUITE              |                    |
| 2.2m x 1.2m          | 7'2" x 3'11"       |
| BEDROOM 2            |                    |
| 3.2m x 3.9m max      | 10'6" x 12'9" max  |
| BATHROOM             |                    |
| 2.1m x 2.3m          | 6'10" x 7'6"       |





# Apartment 1





# Apartment 2









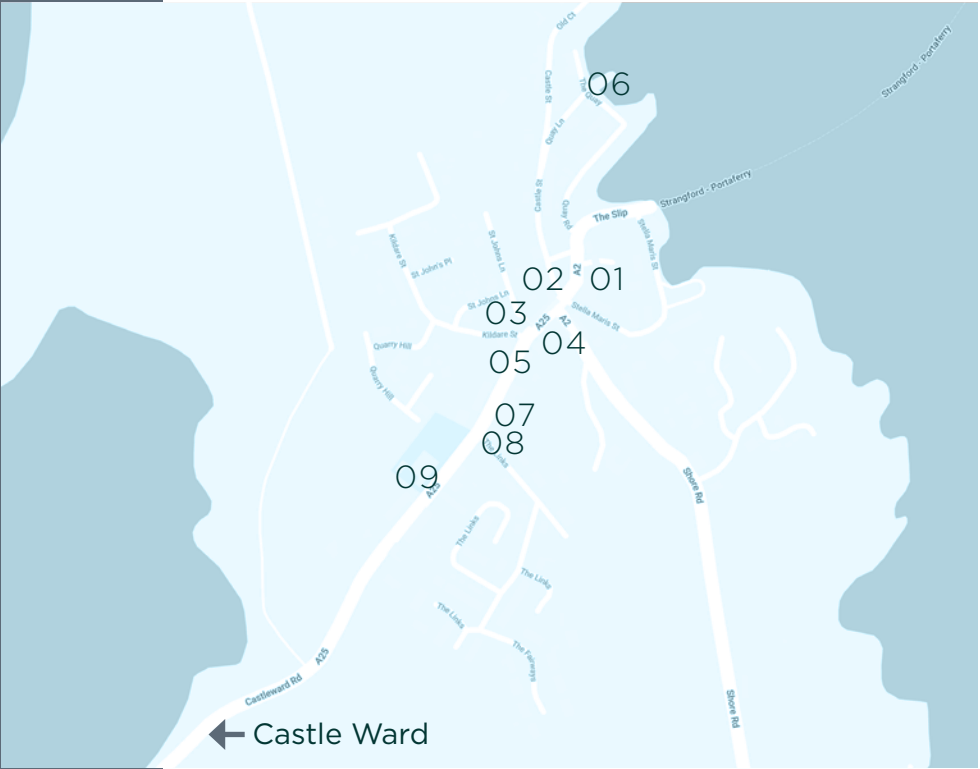


# Strangford Village - A Magical Place To Live

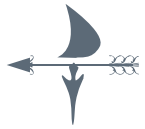
Enjoy a cosy pub lunch, or evening meal, a walk along the Lecale way or take the Strangford Ferry across the narrows for a day trip to Greyabbey and explore the local antique shops and Ards Peninsula.

Locally the area benefits from excellent schools and an easy commute to the city, and Downpatrick with a wide variety of local produce.

Strangford village is a hub of activity with paddle boarding, canoe trails, sailing, walking, hiking, and sea swimming plus local activity, sailing or rowing clubs.



- 01. The Cuan
- 02. The Lobster Pot
- 03. Dental Practice
- 04. Mace Grocery Shop
- 05. The Artisan Cookhouse
- 06. Strangford Marina
- 07. The Hole in The Wall
- 08. VIVO Grocery Store
- 09. St Joseph’s Primary School



|              |          |
|--------------|----------|
| Portaferry   | 1 mile   |
| Downpatrick  | 9 miles  |
| Ballywalter  | 14 miles |
| Dundrum      | 17 miles |
| Ballynahinch | 17 miles |
| Millisle     | 20 miles |
| Donaghadee   | 22 miles |
| Carryduff    | 23 miles |
| Hillsborough | 28 miles |
| Belfast      | 28 miles |
| Newtownards  | 28 miles |
| City Airport | 32 miles |
| Bangor       | 33 miles |



# Specification of your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance.

## Communal Areas

Dedicated parking areas  
Visitor parking  
Fully decorated communal area  
Fully landscaped communal area  
Decorative lighting  
Enclosed bin storage

## External Features

Energy Efficient Traditional Masonry Construction with brick, Stone & render to selected areas  
Solid concrete floors to maximising insulation and minimising sound transmission  
Black seamless aluminium rainwater goods, with black uPVC Downpipes  
Double glazed windows with sills  
GRP Composite front door with a 5 point system  
High thermal insulation and energy efficiency rating  
Bitmac parking areas

## Internal Features

### Kitchen

Kitchen, quality kitchen individually designed for each apartment. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room.

### Bathrooms

Pre-selected contemporary designer sanitary ware. Towel radiators will be fitted in all bathrooms and ensuite areas.

### Floor Coverings & Tiles

High quality floor tiling and strategically placed wall tiling to bathroom, ensuite and wc  
Quality tiling to hallway, living area, kitchen / dining and utility  
Quality carpets and underlay to bedrooms

### Internal Trimming & Doors

Painted moulded skirting and architrave  
Painted internal doors with quality ironmongery  
Glazed door to lounge with quality ironmongery (if applicable)  
All Internal walls and ceiling painted throughout

### Heating & Plumbing

Underfloor heating  
Pressurised hot and cold water systems, gas fired central heating with energy efficient combi boiler, thermostatically controlled radiators and  
Heating controlled with heatmiser home kit  
Outside tap provided

### Electricity

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. Wiring for future satellite points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.





# Additional Information

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, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

# Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

# Warranty

White goods carry a 1 year guarantee from date of installation  
10 Year Buildmark warranty





Developed by:



[www.ballygoodestates.com](http://www.ballygoodestates.com)

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The logo for Simon Brien New Homes features the text 'SimonBrien' in a white, sans-serif font, with 'NEW HOMES' in a smaller, white, sans-serif font below it, all set against a red rectangular background.

**SimonBrien**  
NEW HOMES

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