



Braidwater  
HOMES

# CLOUGHAN VIEW

Jubilee Road  
Ballyclare

Enjoy the tranquility of  
the countryside while  
conveniently accessing  
all the amenities and  
conveniences of urban life



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CLOUGHAN  
VIEW



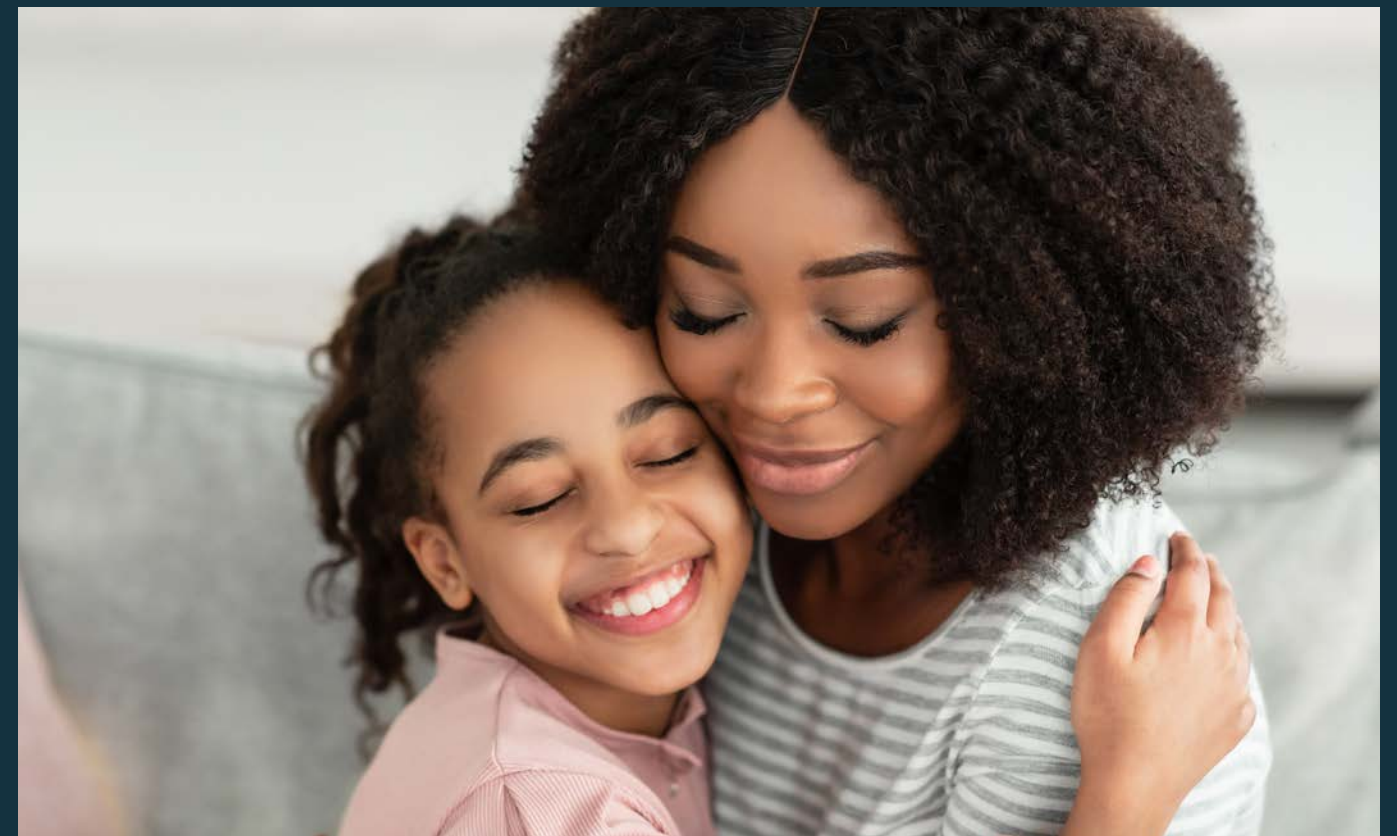


Life, lived well.





Cloughan View typifies modern living in the Braidwater style. Located a short distance from the M2 and only minutes from Ballyclare town centre, home owners will benefit from living in the country on the edge of the suburbs, with easy metropolitan access. Uniquely designed homes will blend into the existing landscape and the carefully planned layout will create a sense of community. This is the Braidwater way, this is life, lived well.





Well designed.

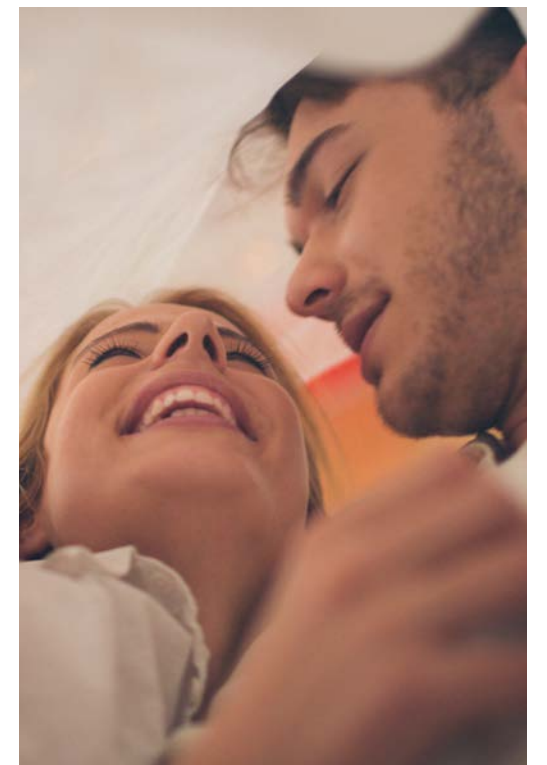




The design of Braidwater's homes is intricate and detailed.

From the clever use of space in the kitchen to bright, airy rooms, no aspect of modern life has been overlooked.

Secluded gardens offer a peaceful sanctuary and when combined with space and green areas throughout the development, it will allow families the peace of mind that their children will have room to play on their doorstep.





## Energy efficiency

Braidwater's homes are highly energy efficient, easy to heat with low costs due to factory driven modular construction techniques. High performance double glazing, composite doors, quality wall, roof and floor insulation, floating floor techniques and sound proofing are all utilised to deliver a high quality, energy efficient product.



## Architecture

The development will include a range of semi and detached homes which are classically styled, with a variety of house types offering traditional architectural detailing.



## Ecological benefits

Grassland, hedgerow and scattered standard tree planting are an intricate part of the development, providing significant biodiversity enhancement and delivering opportunities for a range of wildlife species.

## Community

Braidwater is proud of the growing community spirit intertwined in its new developments across Northern Ireland. Building new homes is more than just bricks and mortar. It's also about creating thriving new communities where people can live, work and play together. The extra thought and effort is dedicated to building new developments with community and families in mind.



## Views

Urban living effortlessly blends with rural landscapes, with Cloughan View's perfect location on the outskirts of Ballyclare and surrounded by green fields of the Antrim countryside.



An aerial photograph of a complex highway interchange with multiple overpasses and curved ramps. The road is surrounded by green fields and some trees. In the background, there are rolling hills under a blue sky with scattered white clouds. The text "Well connected." is overlaid in a large, white, serif font across the center of the image.

Well connected.





Cloughan View's location on the new Jubilee 'link' road in Ballyclare is perfect for commuting locally, to Belfast and further afield.

A peaceful suburb in a highly popular area, you're not too far away from the town centre, leisure parks, retail parks, the hospital, schools and all of the local amenities.





## Antrim Coast & Glens

The beauty of the Antrim Coast & Glens is only a short drive away, with the coast from Larne to Ballycastle an area of outstanding natural beauty. The Giant’s Causeway and Carrick-a-Rede rope bridge are also easily accessible along with the popular seaside towns such as Portstewart and Portrush.



## Ballyclare Rugby Club

Our new development is heavily linked to the Rugby world and in close proximity to the grounds of Ballyclare Rugby Club, The Cloughan.

It’s that close, we’ve named one of our house types after The Cloughan, plus the Club is so handy for watching the big games, or bringing the kids along to weekly training.



## Six Mile Water Park

This attractive town park, with the Six Mile Water River gently flowing through it, offers an open lawn area with meadowland, walkways, play park and outdoor gym equipment making it an ideal destination for an enjoyable day out.



## Ballyclare Town Centre

The town is home to an exciting mix of high street stores, independent shops and the popular array of restaurants and coffee shops with everything you need literally on your doorstep.

## Sports and Leisure

For those who like to keep fit, you’ll find a range of sports and tennis clubs catering to all age groups. The popular Leisure Centre is a hive of activity with everything from classes to badminton.

For amateur golfers there is an array of golfing options, from Ballyclare to Greenacres and the Kingfisher Country Estate in Templepatrick.

## Education

Like any good town, a wide range of primary, secondary and grammar schools are available within a short distance. If students make the decision to progress, the options in Belfast are endless and a huge opportunity to further their education without venturing too far.



## Public Transport Links

Residents at Cloughan View will benefit from easy access to Ballyclare with a bus stop on the doorstep of the development and a good alternative to the car. From Ballyclare, a range of public transport links will allow you to make decisions on your carbon footprint.



## M2

The new Jubilee ‘link’ road allows you direct access to the M2 within 5 minutes of leaving your home, avoiding the town centre and Doagh. Once on the M2 you have a 15 minute journey East to Belfast City Centre and surrounds or to the West you have Antrim, Mid Ulster and the new A6 to the North West.

No matter where your end journey is, Cloughan View’s ease of access to the M2 will allow you the luxury of getting to your final destination, sooner rather than later.





Well appointed.



We're famous for our exceptionally high standards and Cloughan View will be no different. Our homes are much more than simply bricks and mortar or glass and timber put together well. It's the fit and finish that sets us apart. From our homely turnkey packages to luxurious upgrades, every home oozes quality and well-considered class.

This is backed up by our NHBC award winning site managers and teams who have achieved regional and national success as they demonstrate incredible dedication, passion, commitment and leadership to produce homes of exceptional quality.





# Site Layout



FUTURE  
DEVELOPMENT

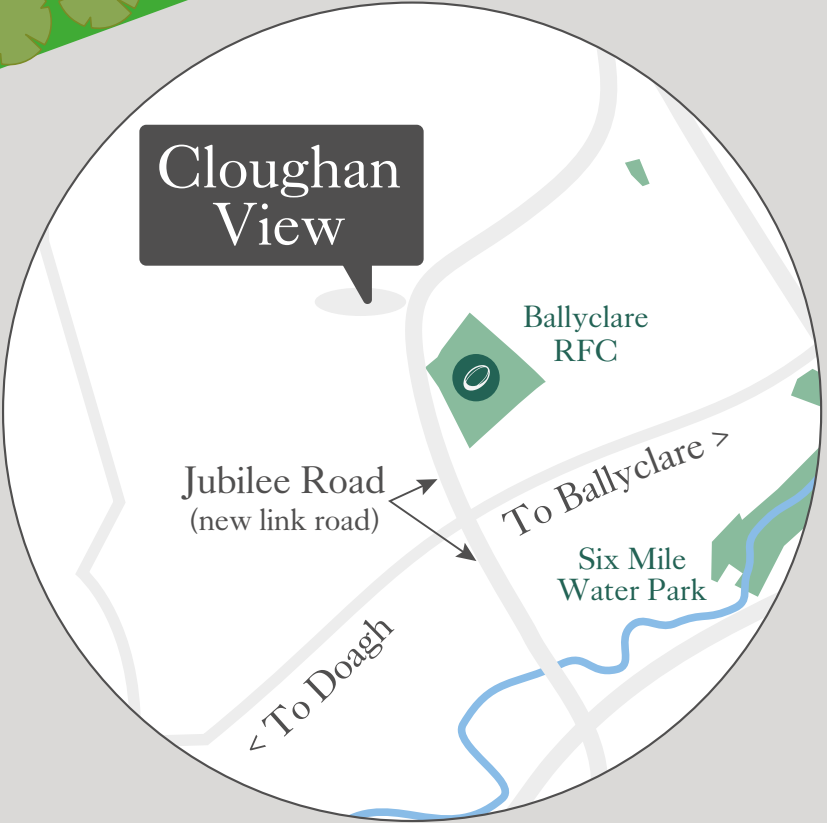
CURRENT  
DEVELOPMENT

JUBILEE ROAD

DEVELOPMENT  
ENTRANCE

- The Musgrave – 3 bed semi detached, C6
- The Clogher – 3 bed semi detached, C4
- The Grosvenor – 3 bed semi detached, C7c
- The Harlequin – 3 bed semi detached, C7c
- The Cloughan – 4 bed semi detached, C7b
- The Ravenhill – 4 bed detached, C7d
- The Belvedere – 4 bed detached chalet bungalow, C1a
- The Malone – 4 bed detached, C12
- The McBride – 5 bed detached, C14

Site drawing image is indicative of house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Image is for illustration only, please check with the selling agent/ Braidwater for further guidance.







The Musgrave

The Clogher

# The Musgrave & The Clogher

3 BEDROOM SEMI DETACHED

Plots: The Musgrave: 62a, 71a, 86a, 98a  
Plots: The Clogher: 61a, 72a, 85a, 97a

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

## The Musgrave & The Clogher

### THE MUSGRAVE GROUND FLOOR

Lounge	3.40m x 4.90m
Kitchen, Dining, Family (max)	4.75m x 4.90m
WC	2.00m x 1.30m

### THE MUSGRAVE FIRST FLOOR

Master Bedroom (max)	3.45m x 4.90m
Ensuite	2.40m x 1.25m
Bedroom 2	3.25m x 2.50m
Bedroom 3	3.25m x 2.30m
Bathroom (max)	2.15m x 2.00m

### THE CLOGHER GROUND FLOOR

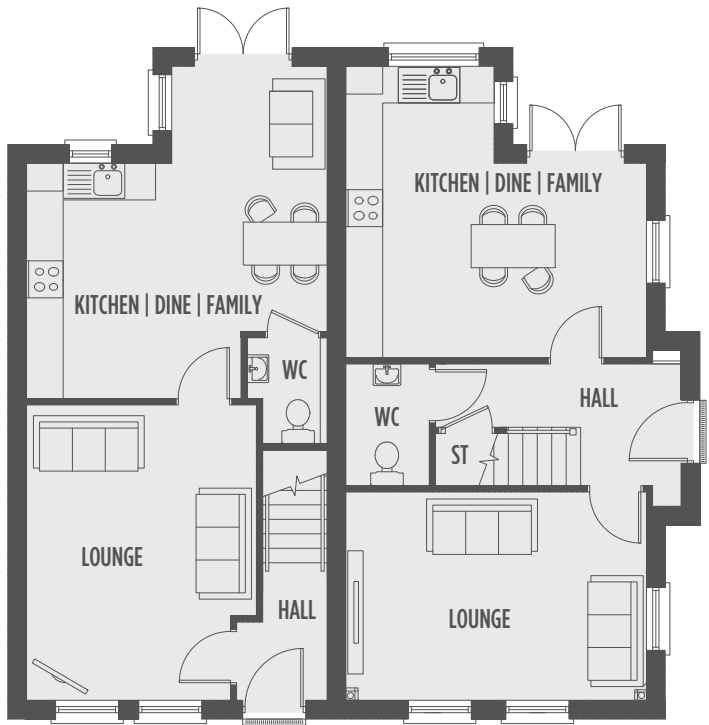
Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC	1.70m x 1.30m

### THE CLOGHER FIRST FLOOR

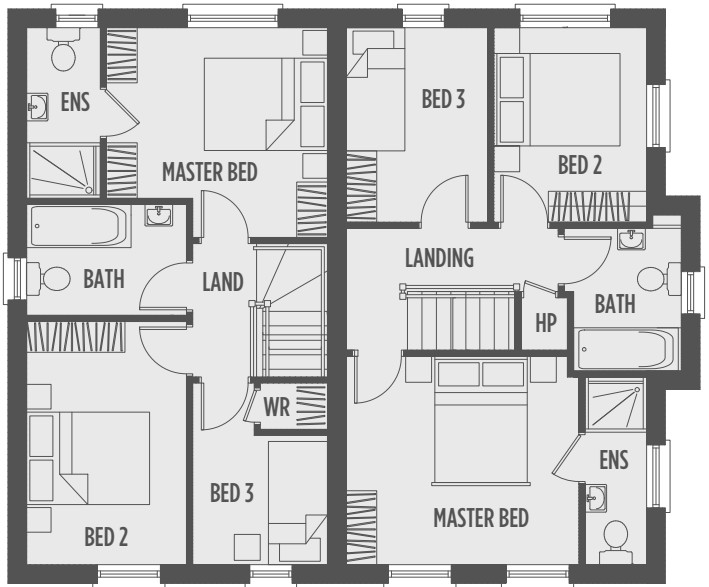
Master Bedroom (max)	3.40m x 3.60m
Ensuite	2.80m x 1.20m
Bedroom 2	3.95m x 2.60m
Bedroom 3 (max)	3.00m x 2.20m
Bathroom (max)	1.80m x 2.60m

THE CLOGHER

THE MUSGRAVE



GROUND FLOOR



FIRST FLOOR

THE CLOGHER

THE MUSGRAVE

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.





The Grosvenor

The Harlequin

Solar Panels  
(front or rear, plot dependent)

# The Grosvenor & The Harlequin

3 BEDROOM SEMI DETACHED

Plots: The Grosvenor: 47a, 54a, 76a, 80a, 82a

Plots: The Harlequin: 48a, 55a, 77a, 81a, 83a

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## The Grosvenor & The Harlequin

### THE GROSVENOR GROUND FLOOR

Lounge	5.00m x 3.70m (max)
Kitchen   Dining   Family	4.15m x 5.90m (max)
WC	2.25m x 1.00m

### THE GROSVENOR FIRST FLOOR

Master Bedroom (inc bay)	3.70m x 4.80m (max)
Ensuite	1.75m x 1.80m
Bedroom 2	3.10m x 3.15m
Bedroom 3	3.10m x 2.70m
Bathroom	2.10m x 3.00m (max)

### THE HARLEQUIN GROUND FLOOR

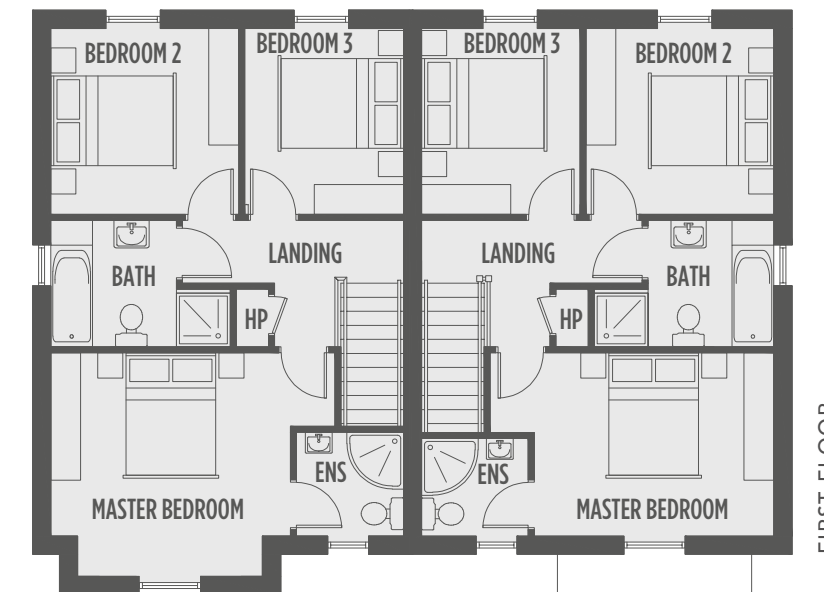
Lounge	5.00m x 3.70m (max)
Kitchen   Dining   Family	4.15m x 5.90m (max)
WC	2.25m x 1.00m

### THE HARLEQUIN FIRST FLOOR

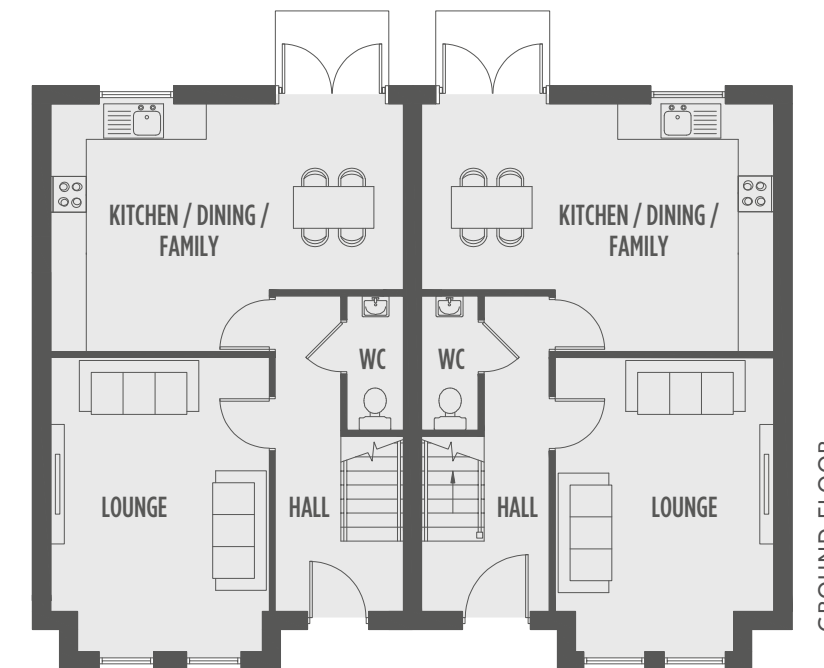
Master Bedroom	3.10m x 4.75m (max)
Ensuite	1.70m x 1.80m
Bedroom 2	3.10m x 3.15m
Bedroom 3	3.10m x 2.70m
Bathroom	2.10m x 3.00m (max)

THE GROSVENOR

THE HARLEQUIN



FIRST FLOOR



GROUND FLOOR

THE GROSVENOR

THE HARLEQUIN

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Solar Panels  
(front or rear, plot dependent)

# The Cloughan

4 BEDROOM SEMI DETACHED

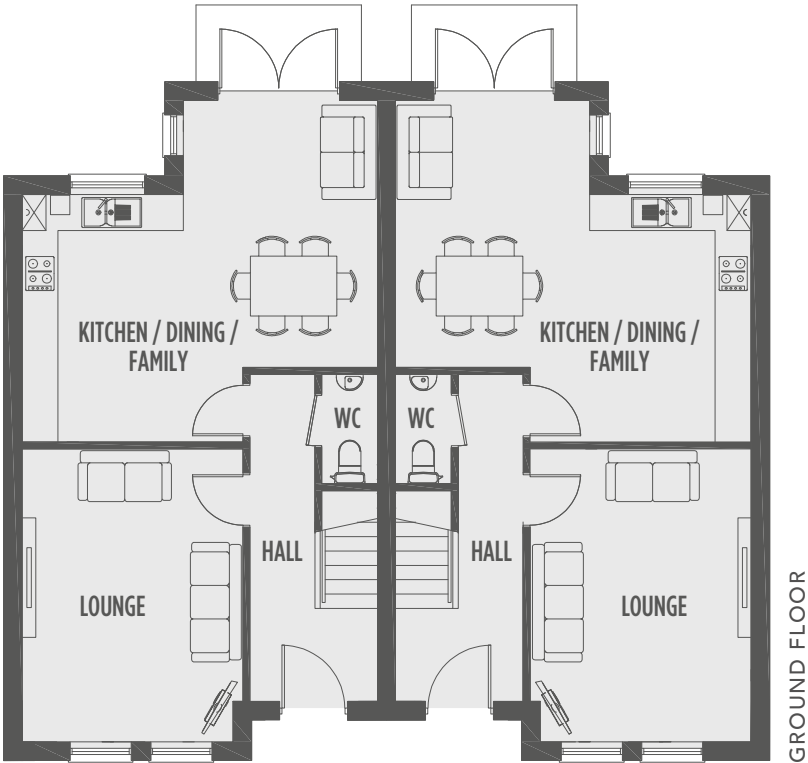
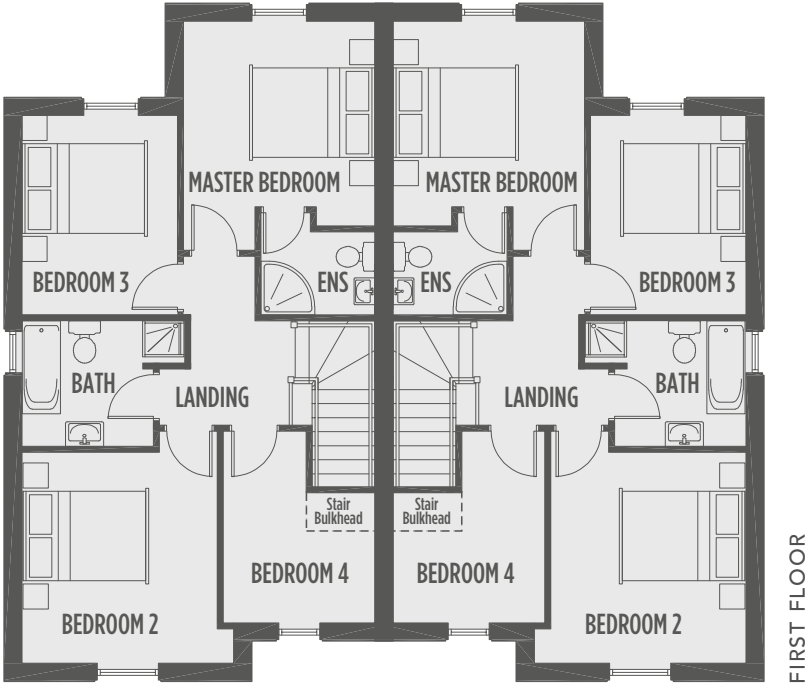
Plots: 42a, 43a, 49a, 50a, 59a, 60a, 64a, 65a, 68a, 69a, 74a, 75a, 89a, 90a, 92a, 93a, 94a, 95a

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## The Cloughan

GROUND FLOOR	
Lounge	4.90m x 3.70m (max)
Kitchen   Dining   Family	5.70m x 5.95m (max inc snug)
WC	1.90m x 0.95m

FIRST FLOOR	
Master Bedroom	3.85m x 3.25m (max)
Ensuite	1.70m x 1.95m
Bedroom 2	3.70m x 3.55m (max)
Bedroom 3	3.35m x 2.60m
Bedroom 4	3.00m x 2.50m (max)
Bathroom	2.30m x 2.75m



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Solar Panels  
(front or rear, plot dependent)

# The Ravenhill

4 BEDROOM DETACHED

Plots: 37a, 39a, 40a, 41a, 44a, 52a, 57a, 58a, 73a, 78a, 79a, 91a, 96a

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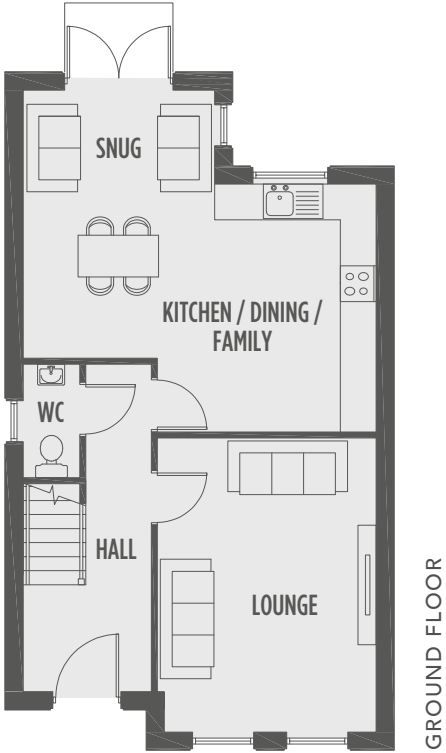
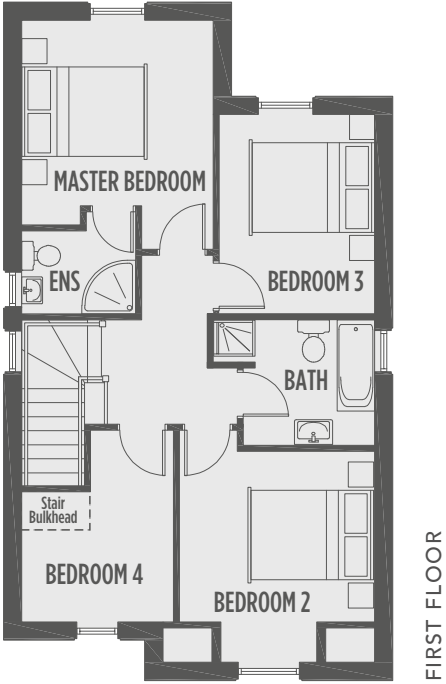
## The Ravenhill

### GROUND FLOOR

Lounge	4.90m x 3.70m (max)
Kitchen   Dining   Family	5.70m x 5.90m (max inc snug)
WC	1.90m x 0.95m

### FIRST FLOOR

Master Bedroom	3.85m x 3.20m (max)
Ensuite	1.70m x 1.95m
Bedroom 2	3.70m x 3.40m (max)
Bedroom 3	3.35m x 2.60m
Bedroom 4	3.00m x 2.45m (max)
Bathroom	2.25m x 2.80m



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Solar Panels  
(front or rear, plot dependent)

# The Belvedere

4 BEDROOM DETACHED CHALET BUNGALOW

Plots: 45a, 87a

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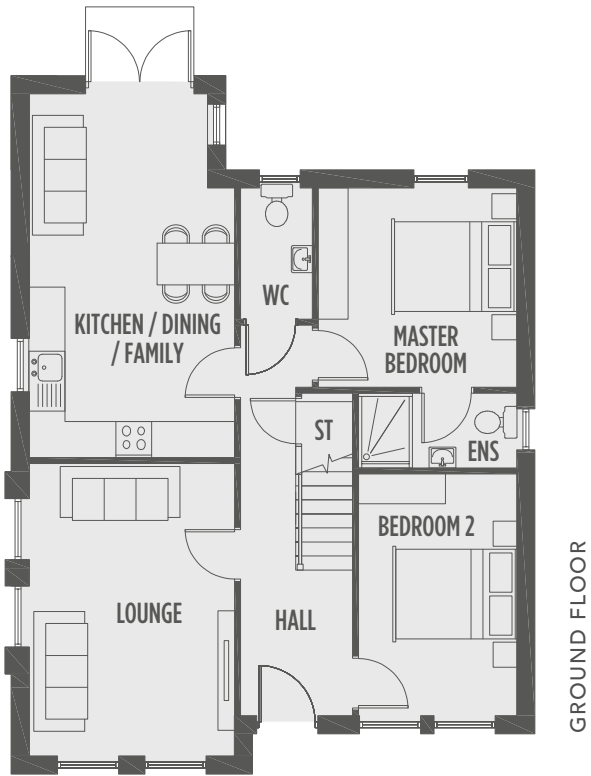
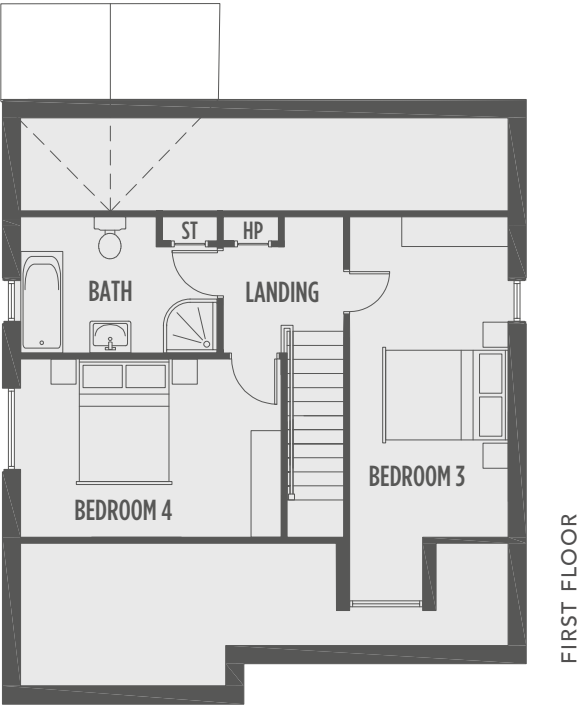
## The Belvedere

### GROUND FLOOR

Lounge	4.90m x 3.45m
Kitchen   Dining   Family	6.55m x 3.45m (max inc snug)
WC	2.20m x 1.20m
Master Bedroom	3.35m x 3.30m
Ensuite	1.25m x 2.55m
Bedroom 2	4.05m x 2.55m

### FIRST FLOOR

Bedroom 3	6.90m x 2.60m (max)
Bedroom 4	3.30m to 4.40m
Bathroom	2.60m x 3.35m(max)



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# The Malone

4 BEDROOM DETACHED

Plots: 46a, 51a, 53a, 88a

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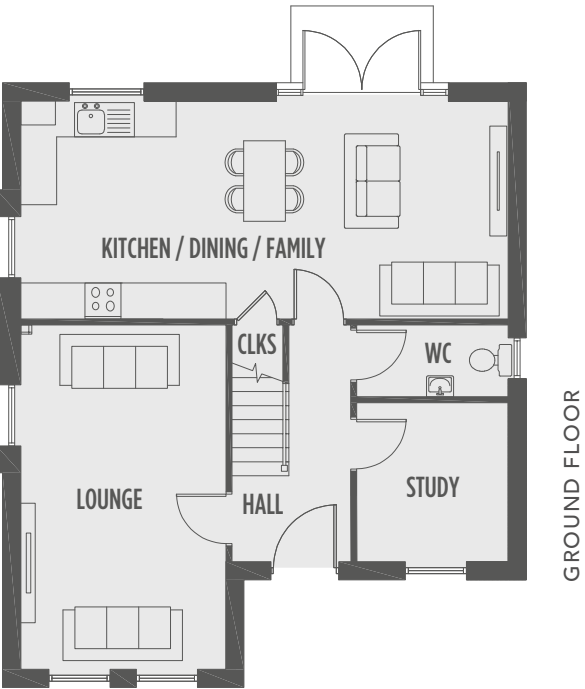
## The Malone

### GROUND FLOOR

Lounge	5.80m x 3.45m
Study	2.70m x 2.55m (max)
Kitchen   Dining   Family	3.65m x 8.20m
WC	1.20m x 2.55m

### FIRST FLOOR

Master Bedroom	4.80m x 3.45m (max)
Ensuite	1.80m x 1.80m
Bedroom 2	4.60m x 3.45m (max)
Bedroom 3	4.00m x 2.60m (max)
Bedroom 4	3.65m x 2.60m (max)
Bathroom	1.90m x 2.70m (max)



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# The McBride

5 BEDROOM DETACHED

Plot: 38a, 56a, 63a, 66a, 67a, 70a, 84a

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## The McBride

### GROUND FLOOR

Lounge	6.00m x 3.30m
Kitchen	2.95m x 2.90m
Dining   Family	6.00m x 3.25m
Utility	1.90m x 2.40m
WC	1.65m x 1.30m

### FIRST FLOOR

Master Bedroom	4.30m x 3.25m (max)
Ensuite (master)	2.20m x 1.85m
Bedroom 2	4.00m x 3.30m (max)
Ensuite (bed 2)	1.10m x 2.30m
Bedroom 3	1.90m x 3.30m

### SECOND FLOOR

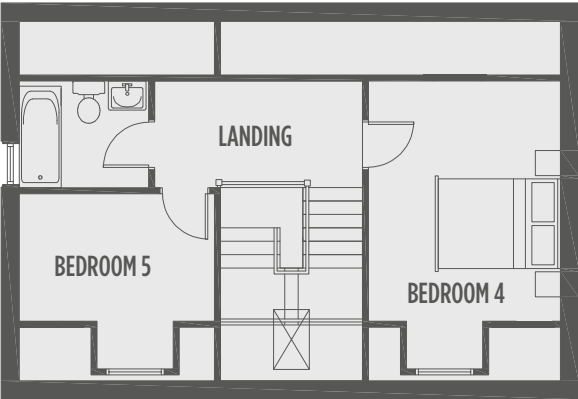
Bedroom 4	4.85m (inc egress window) x 3.25m (max)
Bedroom 5	3.00m (inc egress window) x 3.30m (max)

Bathroom	1.80m x 2.20m
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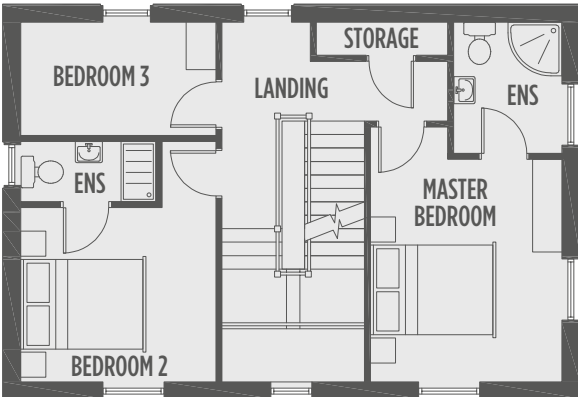
### THE McBRIDE UPGRADE SPECIFICATION AS STANDARD

The C14 McBride is our signature house type which typifies what Braidwater is all about. A three storey, five bedroom home, with an upgrade specification to delight any homeowner, including;

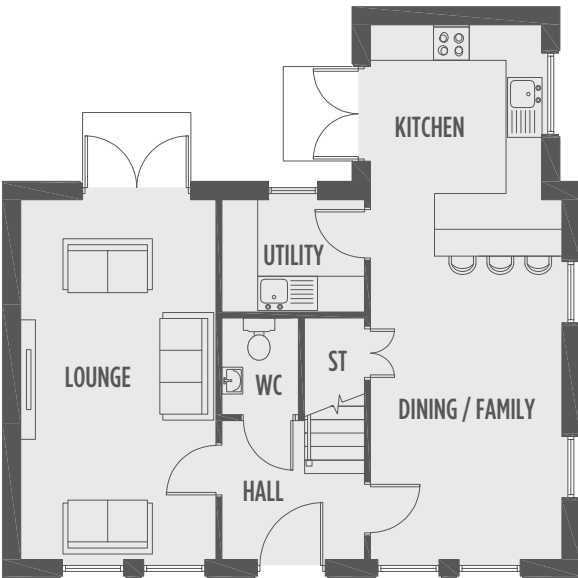
- premium quartz worktop in kitchen with upstands and splashback;
- Elegant ceramic Belfast sink;
- solid Wakefield kitchen door;
- upgrade door handles;
- kitchen canopy feature and 895mm tall kitchen wall units;
- superior range of floor and wall tiling in kitchen, dining, hallway and WC;
- deluxe Apollo Elite Cormar carpet with 10mm cushioned foam underlay;
- please note: utility comes with a standard worktop and sink/tap.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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# Your Turnkey Package

Each house at Cloughan View is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home

### Kitchen

A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles

Eye level double oven (where applicable)

Integrated modern ceramic hob

Stainless steel extractor fan

Integrated washer/dryer (where applicable)

Integrated fridge/freezer

Integrated dishwasher

Convenient soft close drawers and doors to the kitchen

LED lighting under high level units to accommodate modern living (where applicable)

Stainless steel Leisure bowl & a half sink & Lever tap

Why not make your kitchen stand out from the norm with our canopy feature and 895mm high level units (available with the upgrade solid oak door)

Elegant ceramic Belfast sink (available with the upgraded quartz worktop)

### Dining

Glazed patio doors opening out onto the garden allowing extra space & natural light

### Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Chrome towel rail to bathroom

Attractive vanity unit or half pedestal sink to main bathroom and ensuite (where applicable)

### Plumbing and Heating

Natural gas central heating with an energy efficient combi gas boiler, supplying instant hot water for convenience

Electric shower to main bathroom

Thermostatic gas shower to ensuite providing instant hot water

### Floor Coverings

A choice of floor tiling from a specified range to entrance hall, kitchen/dining, wc, bathroom & ensuite

A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing & bedrooms

### Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area in main bathroom & ensuite (full tiling where shower over bath)

Splashback in bathroom, ensuite & wc

### Woodwork and Painting

Oak flush vincer doors throughout with contemporary ironmongery (or equal/approved product)

Classical 6” moulded skirting throughout

Classical 4” moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

### Lounge

A modern electric feature fire with mantle including inset & hearth

### Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

### Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)

Enhanced window proportions to maximise natural light throughout

Each home will have PV Solar Panels improving the energy rating (front or rear, plot dependent)

See P42 for more information on the energy efficiency benefits of your new Braidwater home

### Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door (where applicable)

Tarmac to driveways with cobble edging

Beautifully landscaped front & back gardens with lawn turf (where applicable)

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Outside water tap as standard

Door bell

Outside lighting at front and rear entrance to enhance the appearance with added security

### Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit [www.NHBC.co.uk/homeowners](http://www.NHBC.co.uk/homeowners)

### Please note:

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction







# The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be tailored to your own taste.

## Lounge

A luxurious Durrow marble fireplace with a white pearl surround and Evonic Kepler 22" electric fire

## Kitchen Upgrades

With the kitchen the most popular room within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with a Hestia tap

Luxurious solid Wakefield/ Aldana door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

Make the best use of your full height larder with an upgrade of pull out drawers

Elegant island from our Fenwick Legno / Wakefield ranges

Why not make your kitchen stand out from the norm with our canopy feature and 895mm high level units (available with the upgrade solid oak door)

Elegant ceramic Belfast sink (available with the upgraded quartz worktop)

## Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

## Storage Options

Modern built in storage options to bedrooms (separate brochure available)

## Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur

## Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts

High end finish with chrome tile trim

## Wood Floor

Upgrade to our wood style floor option to your lounge.

Hard-wearing and easy to clean it's the perfect upgrade to personalise your home

## Stylish Coving

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages (excludes ensuite & main bathroom)

## Upgrade

To discuss an upgrade please speak to our selling agent for further details.

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# A new era in energy efficiency

Homes that lower your maintenance and running costs



Kore EPS floor insulation is manufactured with sustainable and 100% renewable raw material

## Sustainable and low carbon materials

Braidwater's homes produce 36% less CO<sub>2</sub> in construction than the average home through efficient use of innovative, sustainable materials.

Materials such as FSC timber and the groundbreaking low carbon EPS floor insulation, along with lean production methods to minimise waste, are all key elements of your home design.

An example of Kore EPS reduction of CO<sub>2</sub> emissions:

**90%** in raw material production  
**60%** in the manufacturing of insulation

Braidwater is proud to say our homes are leading the way in driving down the CO<sub>2</sub> in house delivery and lifetime cost.



## Solar PV Panels

All homes at Cloughan View will be complete with PV panels. The location and number of panels is determined by computer modelling in order to optimise the efficiency levels. This will allow our home owners to produce their own renewable electricity.

## Green Mortgages

Typically, green mortgages offer home-seekers an incentive to buy an energy-efficient house and are usually available for new builds that meet specific criteria such as an energy performance certificate (EPC) rating of A or B.

Braidwater builds homes which meet this criteria, so ask your financial advisor about your green mortgage options.

## Energy Efficiency

Our perfected timber frame off site system uses the latest technology to carefully model every aspect of insulation and detailing in our homes. This allows Braidwater to create some of the most energy efficient, low cost, maintenance homes on the market.





## CLOUGHAN VIEW

Ballyclare Town Centre	1.5 miles
Doagh	1.5 miles
Ballynure	4.5 miles
Templepatrick	5 miles
Mossley	6 miles
Antrim	11 miles
Belfast Int. Airport	11 miles
Larne	13 miles
Belfast	14 miles
Ballymena	15 miles



# Braidwater

## HOMES

**SimonBrien**  
NEW HOMES

Tel: 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)



This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.