

UPTON HALL

ANTRIM ROAD
TEMPLEPATRICK
BT39





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Home is where
the **heart** is.

PWD



1. The National Trust, Patterson's Spade Mill, Templepatrick
2. The Rabbit Hotel & Retreat, Templepatrick
3. Dunadry Hotel & Gardens
4. Antrim Castle Gardens
5. Paradise Walk, Hilton Templepatrick Golf & Country Club at Kingfisher Country Estate
6. The Rabbit Hotel & Retreat, Templepatrick
7. Castle Upton Estate, Templepatrick
8. Hilton Templepatrick Golf & Country Club at Kingfisher Country Estate
9. Coleman's Garden Centre

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Providing the perfect blend of suburban serenity and urban amenities, this exclusive new development offers nothing less than the ideal living experience. Offering a range of outstanding detached and semi-detached homes, Upton Hall guarantees comfort, style and tranquillity, all within an exceptional area. Fittingly named to reflect the impressive Castle Upton which proudly stands just across the road from the Upton Hall development, homeowners can experience picturesque scenery, history and culture right from their doorstep.

Situated at the heart of County Antrim, the quaint village of Templepatrick is regarded as one of the area's most sought-after places to live. With a rich history, breath-taking scenery and a thriving tight-knit community, this unparalleled location affords homeowners with the opportunity to create lasting memories with all of the family. Whether its spending time in nature or kicking back and relaxing at one of many nearby facilities, this exceptional area offers something for everyone.

Surrounded by picturesque outdoor spaces Upton Hall is the idyllic place to call home, especially for those who love the great outdoors. With plenty of opportunities for walking, cycling or simply relaxing in nature, residents of Upton Hall will be spoiled for choice when it comes to enjoying the scenic beauty of this location. From the stunning grounds of Antrim Castle Gardens to the lush fairways of Hilton Templepatrick Golf & Country Club at Kingfisher Country Estate, prospective residents can rest assured that there is plenty to see and do.

What's more, with the renowned Rabbit Hotel and Retreat situated just a short distance away, homeowners have the chance to unwind and escape the hustle and bustle of everyday life.

For those looking for a more traditional hotel experience, the nearby Dunadry Hotel and Gardens provides an excellent choice for a serene getaway, perfect to relax and recharge.



Owning
the
moment

With the homes at Upton Hall thoughtfully designed with your needs in mind, each property benefits from striking exteriors and spacious interiors. Carefully built with a fine attention to detail, Upton Hall ensures that homeowners can experience the very best of modern living

Boasting contemporary kitchens, sleek bathrooms, cosy bedrooms and chic living areas, the properties at Upton Hall are the perfect choice for prospective buyers hoping to settle down in a home which requires little maintenance and showcases a comfortable and stylish living experience. Additionally, these homes include an energy efficient heating system, which not only ensures affordable energy costs but also contributes to an environmentally friendly property. With inviting open spaces, the benefit of a private paved patio area, and a warm and welcoming atmosphere, residents of Upton Hall have the perfect space for both relaxation and entertainment.

The surrounding area features a wealth of amenities and local attractions. If you enjoy an afternoon of shopping, the nearby Junction Shopping Complex provides a range of stores to choose from, or why not spend the day at Coleman's Garden Centre which offers a variety of plants, flowers and garden accessories? With an ideal location comes easy access to a number of convenience stores, entertainment and leisure facilities, and eateries, guaranteeing that homeowners can experience all that Templepatrick and the nearby area has to offer without having far to travel.

- 1. The Rabbit Hotel & Retreat, Templepatrick
- 2. Wolf hound at Antrim Castle Gardens
- 3. Hilton Templepatrick Golf & Country Club at Kingfisher Country Estate
- 4. Shopping, The Junction, Antrim
- 5. Antrim Castle Gardens

The versatility
is **perfect**



Practical living designed
around **your needs**



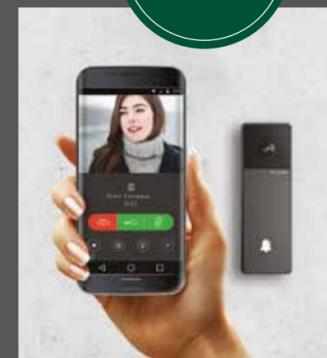
CGI image is for visual purposes only - Please refer to landscaping plan with estate agent with regards to individual plots.



Let's make it personal

At Upton Hall careful attention to detail has been given in every element of design and construction, giving these homes their distinct charm - The following features are included in every home:

INTERNAL



- Fully installed security alarm system
- Gas fired central heating system - App enabled
- Audio / video door bell with smart phone app
- Woodburning stove to lounge with latest ultra-clean burning and exceptional A+ energy rating
- Pre-wired for Openreach fibre optic broadband (FTTP)
- Access ladder to roof space

KITCHEN



Computer Visual of previous PWD Kitchen/Dining at Belvoir View Mews



- Stainless steel sink with contemporary mixer tap
- Island unit where applicable
- Integrated under unit lighting
- Choice of quartz worktops and upstands
- Quality kitchen appliances

BATHROOM & ENSUITE



- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite
 - Thermostatically controlled showers
- Bespoke wall mounted vanity unit in main bathroom
 - Chrome heated towel rail

EXTERNAL



- Landscaped front gardens to include turfed lawn and planting
 - Paved patio area to rear
 - Timber fencing to boundaries
 - External water tap
 - Rear external double power socket

The finer details



Images used are indicative of the style and finish at Upton Hall

KITCHEN

- High quality units with choice of traditional / contemporary doors with a range of colours and handles to choose from
- Soft close doors and drawers
- Island unit where applicable
- Choice of quartz worktops and upstands
- Stainless steel sink with contemporary mixer tap
- Integrated under unit lighting
- Quality integrated appliances to include eye level double electric oven, gas hob, dishwasher, fridge / freezer, and extractor

UTILITY ROOM (where applicable)

- High quality units with choice of door finishes, worktops and handles
- Washing machine & space for tumble dryer (or combi where applicable)

BATHROOMS & ENSUITES

- Contemporary white sanitary ware with chrome fittings
- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite
- Low profile shower trays
- Thermostatically controlled showers
- Bespoke wall mounted vanity unit in main bathroom
- WC with soft close function
- Chrome heated towel rail
- Fully tiled shower enclosure and part tiled walls to bathroom & ensuite

DOWNSTAIRS WC

- Contemporary white sanitary ware with chrome fittings

ELECTRICAL INSTALLATION

- Energy efficient downlighters to open plan kitchen area, bathroom, and ensuite
- Fully installed security alarm system
- Gas fired central heating system - App enabled
- Audio / video door bell with smart phone app
- Comprehensive range of brushed stainless steel electrical sockets and switches to ground floor
- Mains supply smoke and carbon monoxide detectors with battery back up
- One USB charging port in lounge, kitchen, and all bedrooms
- Pre-wired for Openreach fibre optic broadband (FTTP)

DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Access ladder to roof space

FLOORING

- Choice of tiled flooring to entrance hall, kitchen / dining / living area, utility room, cloakroom (where applicable), WC, bathroom and ensuite
- Choice of carpets with high quality underlay to lounge, stairs, landing, and bedrooms

HEATING

- Gas heating with high output radiators
- High efficiency gas boiler
- Woodburning stove to lounge with latest ultra-clean burning and exceptional efficiency and A+ energy rating

EXTERNAL FINISHES

- Each home has been designed to aid minimal ongoing maintenance
- High quality uPVC framed double glazed windows
- Tiled roof
- Bitmac driveways
- Landscaped front gardens to include turfed lawn and planting as per landscaping plan - See estate agent for further details
- Rear gardens sown
- Timber fencing to boundaries
- Paved patio area to rear
- Pre-installed electric car charging point
- Front and rear external lighting
- External water tap
- Rear external double power sockets

SELECTIONS

- Selections are from a pre-selected range with the builders nominated suppliers

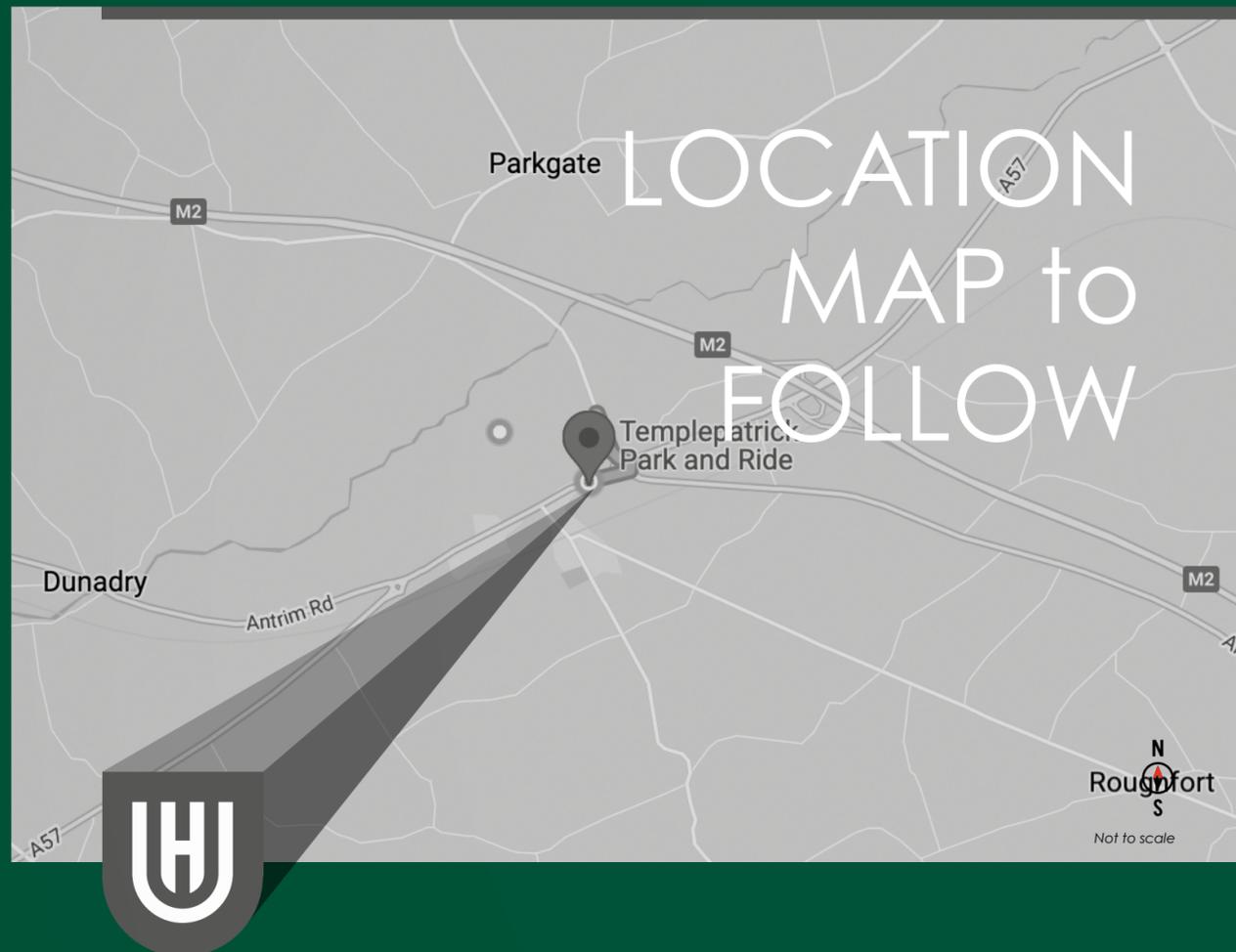
WARRANTY

- 10 year warranty provided by NHBC



SPECIFICATION

Conveniently Located



Distances to;

Templepatrick Park & Share	500 feet	Antrim	6.5 miles
The Rabbit Hotel & Retreat	450 feet	Belfast City Centre	12.5 miles
Castle Upton Estate	0.5 miles	Crumlin	10.0 miles
Coleman's Garden Centre	0.5 miles	Lisburn	17.0 miles
Hilton Templepatrick Golf & Country Club	0.7 miles	George Best Belfast City Airport	15.5 miles
EUROSPAR Templepatrick	0.7 miles	Belfast International Airport	6.5 miles
Dunadry Hotel & Gardens	2.3 miles		

PWD

At PWD we take great pride in providing homes of exceptional quality in the most sought after residential locations.

We have successfully established ourselves in the Greater Belfast area with all of our new developments featuring homes of the highest standard.

Our homes combine innovative design with the use of carefully selected construction materials, providing comfort and functionality and enhancing our commitment to making your home the very best it can be.

Through our combination of many years experience in house building, our dedication to perfection and our partnerships with first class design and construction consultants, we will deliver your perfect home.

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BROOKE HALL WOOD, BELFAST



CARNLEA WOOD, NEWTOWNABBEEY

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