

# Cromlyn Wood

LISBURN ROAD  
ROYAL HILLSBOROUGH

## THE DOWNSHIRE

4 BEDROOM DETACHED HOME  
SITES 6 & 9  
TOTAL FLOOR AREA 2,734 FT<sup>2</sup> APPROX.

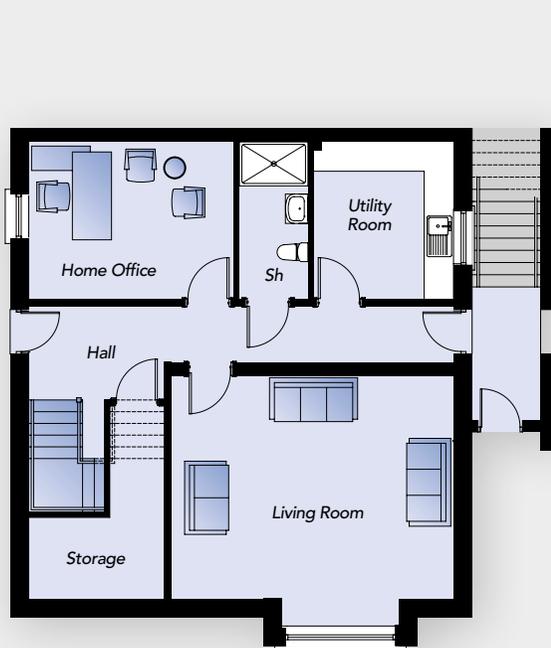
# THE DOWNSHIRE

4 BEDROOM DETACHED HOME

SITES 6 & 9

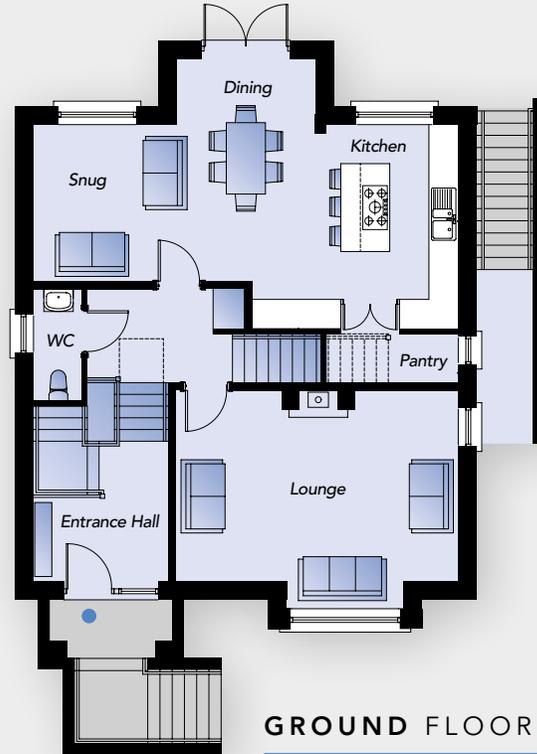
TOTAL FLOOR AREA 2,734 FT<sup>2</sup> APPROX.

Note. Site 9 will be a handed version of these plans



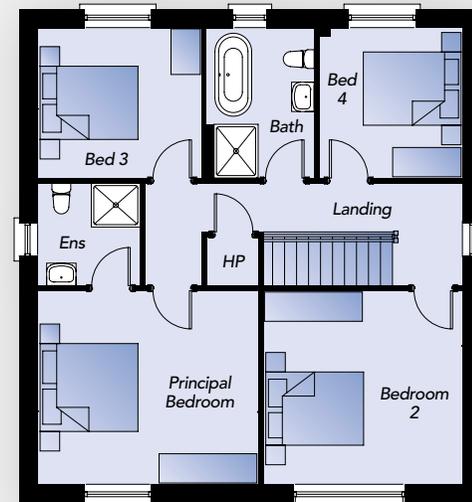
## LOWER GROUND FLOOR

Living Room (max)	18'9" x 16'8"
Home Office	13'7" x 10'5"
Utility Room	10'5" x 9'4"
Storage (max)	13'0" x 9'0"
Shower Room	10'5" x 4'5"



## GROUND FLOOR

Entrance Hall	
Lounge (max)	18'9" x 14'6"
Kitchen /Dining / Snug (max)	28'4" x 18'1"
Pantry	8'8" x 3'2"
WC	7'5" x 3'2"



## FIRST FLOOR

Principal Bed	14'7" x 13'0"
Ensuite	6'8" x 6'8"
Bedroom 2	13'3" x 13'0"
Bedroom 3	11'0" x 10'1"
Bedroom 4	10'1" x 9'5"
Bathroom	10'1" x 7'2"







## SITE LAYOUT NOT TO SCALE

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.

SALES REPRESENTATION BY



South Belfast Office  
525 Lisburn Road, Belfast BT9 7GQ  
Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)



15 Main Street, Royal Hillsborough BT26 6AE  
Telephone 028 9268 3762  
[www.downshireestateagents.co.uk](http://www.downshireestateagents.co.uk)

# Alskea

[alskea.com](http://alskea.com)