

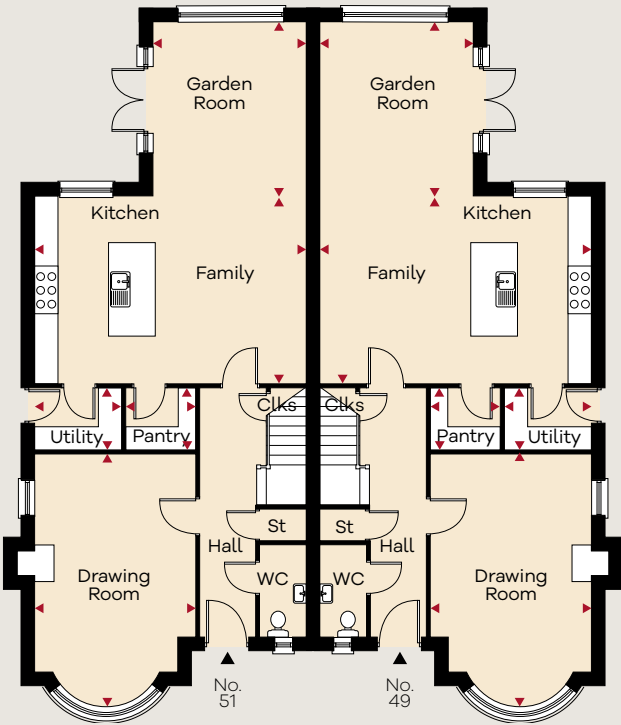


Harberton Crescent



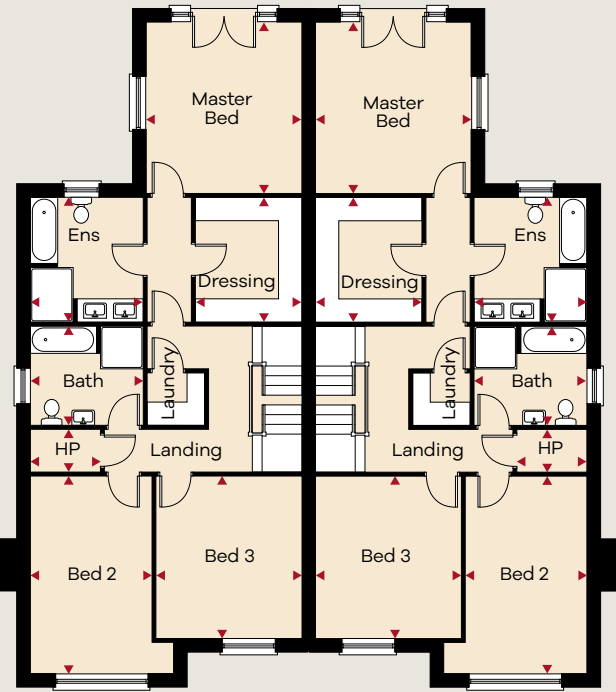
The Clevedon

4 Bedroom, Semi Detached Home. Total Floor Area - 3040 sq ft



GROUND FLOOR

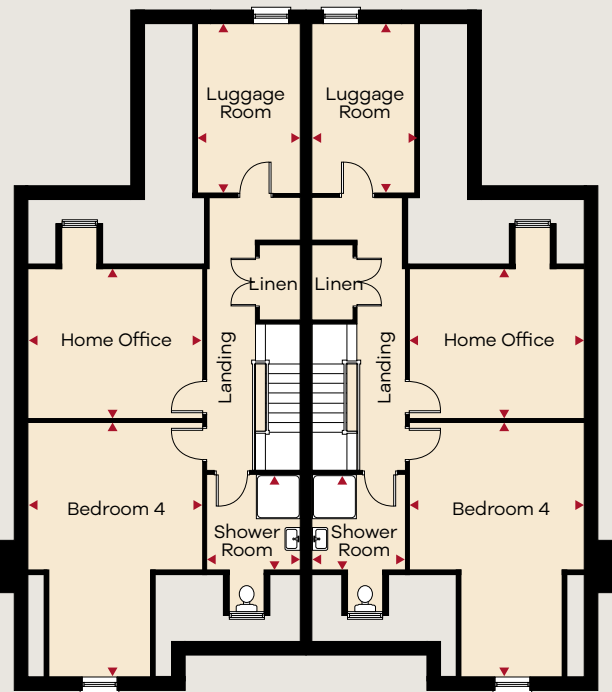
Ground Floor			
Entrance Hall with separate WC			
Drawing Room (max)	6.49 x 4.14	21'4" x 13'7"	
Kitchen Family	6.97 x 4.82	22'11" x 15'10"	
Garden Room	4.50 x 3.93	14'9" x 12'11"	
Utility	2.24 x 1.60	7'4" x 5'3"	
Pantry	1.80 x 1.60	5'11" x 5'3"	



FIRST FLOOR

First Floor			
Master Bedroom	4.40 x 3.93	14'5" x 12'11"	
Ensuite	3.12 x 2.90	10'3" x 9'6"	
Dressing Room	3.12 x 2.73	10'3" x 8'11"	
Bedroom 2	5.15 x 3.12	16'11" x 10'3"	
Bedroom 3	4.25 x 3.75	13'11" x 12'4"	
Bathroom	2.90 x 2.55	9'6" x 8'4"	

The Clevedon



SECOND FLOOR

Second Floor			
Bedroom 4 (max)	6.44 x 4.47	21'2" x 14'8"	
Shower Room	2.49 x 2.40	8'2" x 7'11"	
Home Office	4.47 x 3.90	14'8" x 12'10"	
Luggage Room	4.40 x 2.70	14'5" x 8'10"	

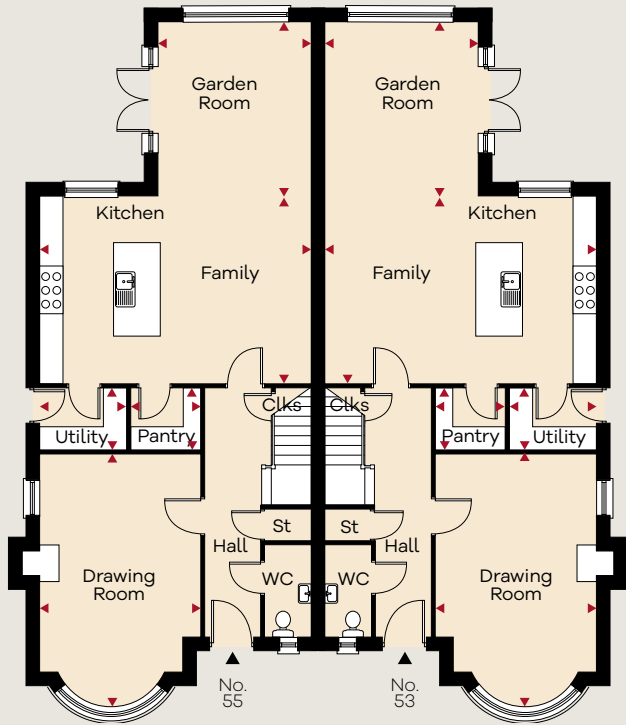
Note: Second floor rooms feature sloping ceilings at various heights

The Clevedon

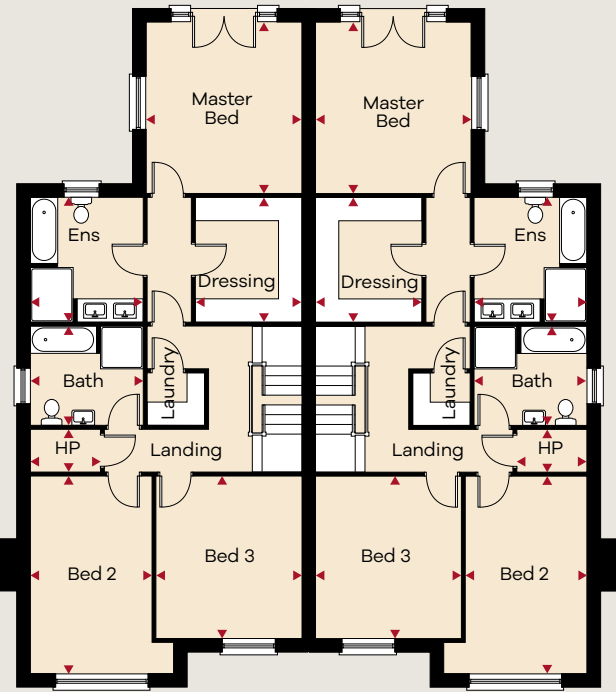
4 Bedroom, Semi Detached Home. Total Floor Area - 3040 sq ft



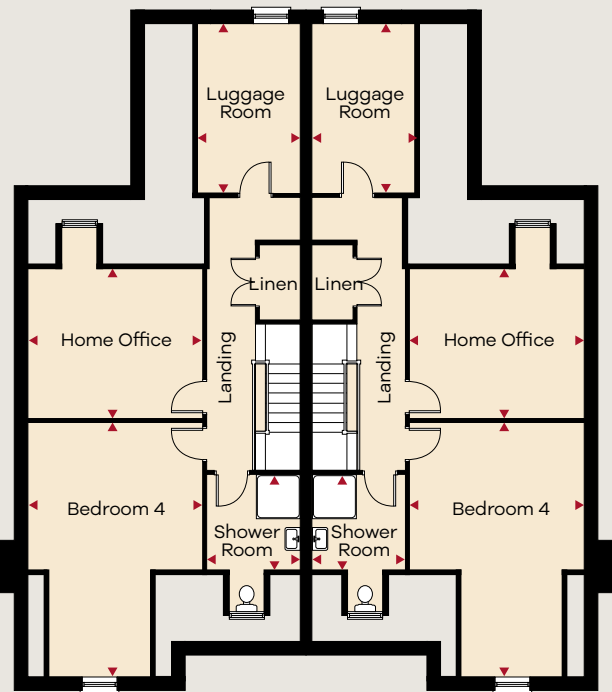
The Clevedon



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ground Floor		
Entrance Hall with separate WC		
Drawing Room (max)	6.49 x 4.14	21'4" x 13'7"
Kitchen Family	6.97 x 4.82	22'11" x 15'10"
Garden Room	4.50 x 3.93	14'9" x 12'11"
Utility	2.24 x 1.60	7'4" x 5'3"
Pantry	1.80 x 1.60	5'11" x 5'3"

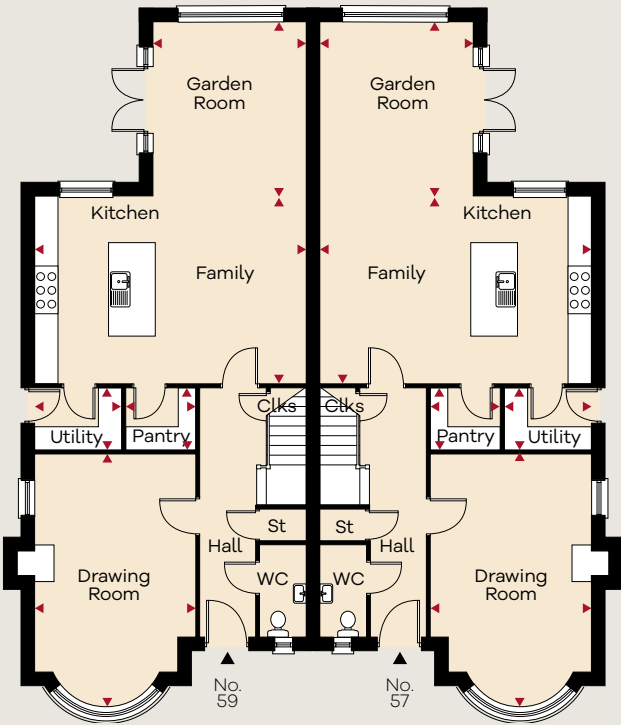
First Floor		
Master Bedroom	4.40 x 3.93	14'5" x 12'11"
Ensuite	3.12 x 2.90	10'3" x 9'6"
Dressing Room	3.12 x 2.73	10'3" x 8'11"
Bedroom 2	5.15 x 3.12	16'11" x 10'3"
Bedroom 3	4.25 x 3.75	13'11" x 12'4"
Bathroom	2.90 x 2.55	9'6" x 8'4"

Second Floor		
Bedroom 4 (max)	6.44 x 4.47	21'2" x 14'8"
Shower Room	2.49 x 2.40	8'2" x 7'11"
Home Office	4.47 x 3.90	14'8" x 12'10"
Luggage Room	4.40 x 2.70	14'5" x 8'10"

Note: Second floor rooms feature sloping ceilings at various heights

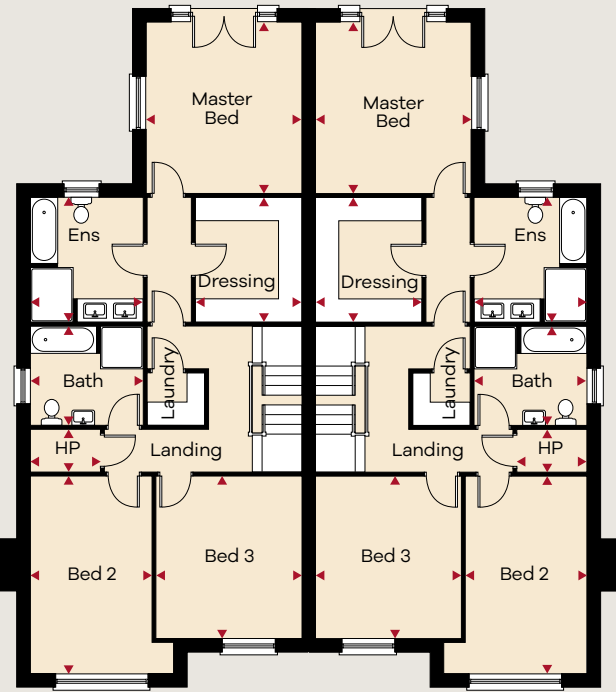
The Clevedon

4 Bedroom, Semi Detached Home. Total Floor Area - 3040 sq ft



GROUND FLOOR

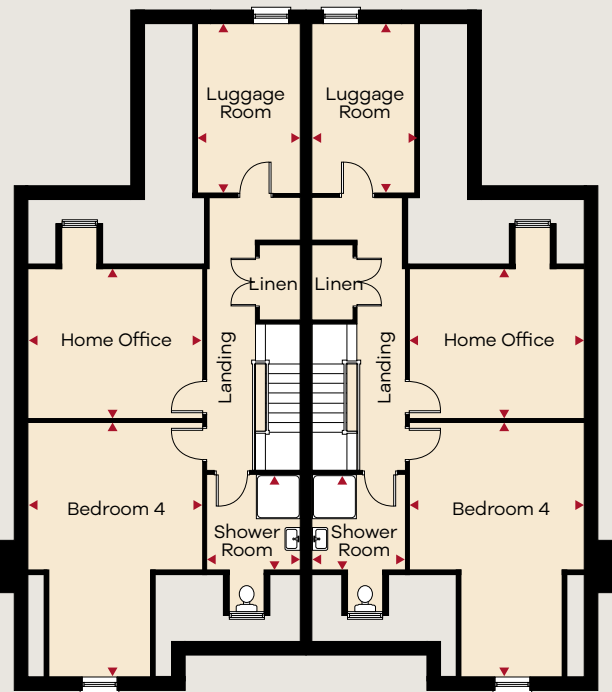
Ground Floor		
Entrance Hall with separate WC		
Drawing Room (max)	6.49 x 4.14	21'4" x 13'7"
Kitchen Family	6.97 x 4.82	22'11" x 15'10"
Garden Room	4.50 x 3.93	14'9" x 12'11"
Utility	2.24 x 1.60	7'4" x 5'3"
Pantry	1.80 x 1.60	5'11" x 5'3"



FIRST FLOOR

First Floor		
Master Bedroom	4.40 x 3.93	14'5" x 12'11"
Ensuite	3.12 x 2.90	10'3" x 9'6"
Dressing Room	3.12 x 2.73	10'3" x 8'11"
Bedroom 2	5.15 x 3.12	16'11" x 10'3"
Bedroom 3	4.25 x 3.75	13'11" x 12'4"
Bathroom	2.90 x 2.55	9'6" x 8'4"

The Clevedon



SECOND FLOOR

Second Floor		
Bedroom 4 (max)	6.44 x 4.47	21'2" x 14'8"
Shower Room	2.49 x 2.40	8'2" x 7'11"
Home Office	4.47 x 3.90	14'8" x 12'10"
Luggage Room	4.40 x 2.70	14'5" x 8'10"

Note: Second floor rooms feature sloping ceilings at various heights

The Barrington

4 Bedroom, Semi Detached Family Home. Total Floor Area - 2679 sq ft



The Barrington



Ground Floor			
Entrance Hall with separate WC			
Drawing Room (max)	6.49 x 4.14	21'4" x 12'1"	
Kitchen Family	6.97 x 4.82	22'11" x 15'9"	
Garden Room	4.65 x 4.08	15'3" x 13'5"	
Utility	2.24 x 1.60	7'4" x 5'3"	
Pantry	1.80 x 1.60	5'11" x 5'3"	

First Floor			
Master Bedroom	4.20 x 3.97	13'10" x 13'1"	
Ensuite	2.90 x 1.96	9'6" x 6'5"	
Dressing	2.90 x 2.14	9'6" x 7'0"	
Bedroom 2	4.07 x 3.12	13'4" x 10'3"	
Bedroom 3	3.75 x 3.17	12'4" x 10'5"	
Bathroom	2.90 x 2.55	9'6" x 8'4"	
Laundry	2.22 x 1.47	7'4" x 4'10"	

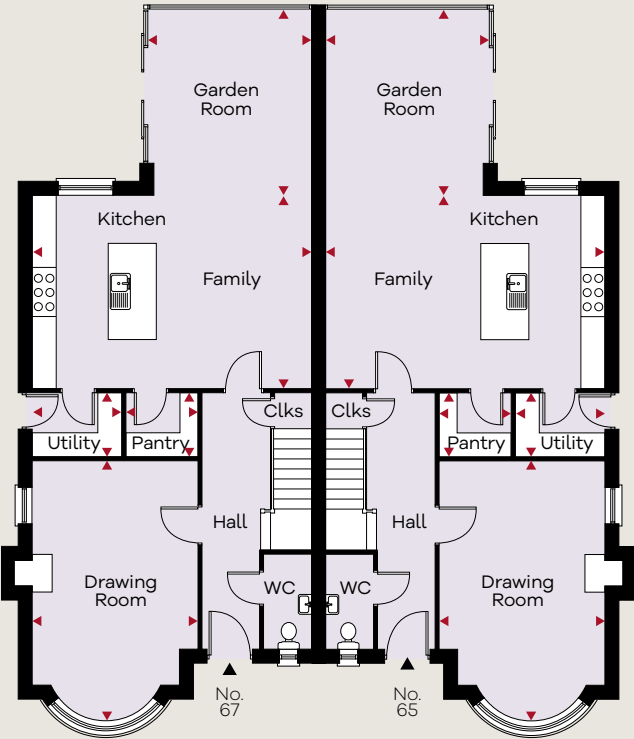
Second Floor			
Bedroom 4 (max)	10.40 x 4.47	34'1" x 14'8"	
Shower Room	2.54 x 2.40	8'4" x 7'10"	

Note: Second floor rooms feature sloping ceilings at various heights

- DENOTES WIDEST POINT - Floor plans are not to scale. CGI shown for illustration purposes only

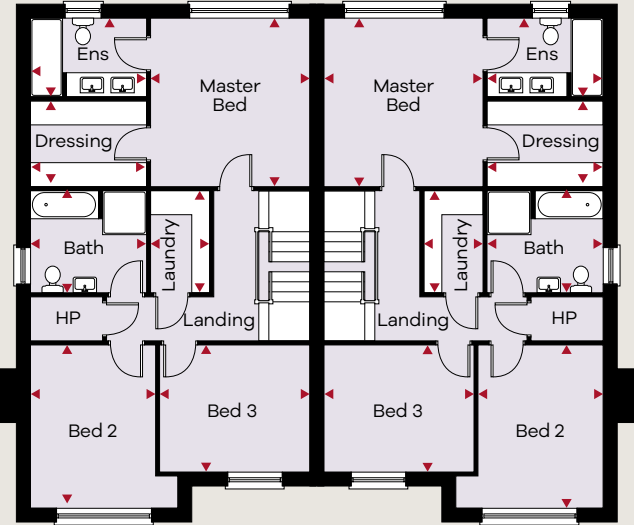
The Barrington

4 Bedroom, Semi Detached Family Home. Total Floor Area - 2679 sq ft



GROUND FLOOR

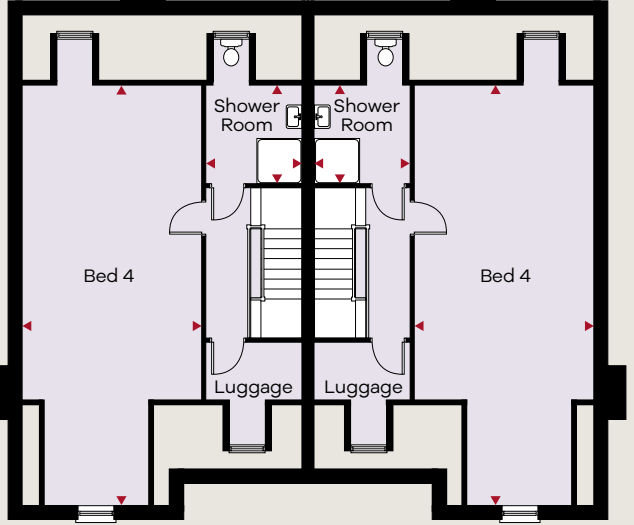
Ground Floor			
Entrance Hall with separate WC			
Drawing Room (max)	6.49 x 4.14	21'4" x 12'1"	
Kitchen Family	6.97 x 4.82	22'11" x 15'9"	
Garden Room	4.65 x 4.08	15'3" x 13'5"	
Utility	2.24 x 1.60	7'4" x 5'3"	
Pantry	1.80 x 1.60	5'11" x 5'3"	



FIRST FLOOR

First Floor			
Master Bedroom	4.20 x 3.97	13'10" x 13'1"	
Ensuite	2.90 x 1.96	9'6" x 6'5"	
Dressing	2.90 x 2.14	9'6" x 7'0"	
Bedroom 2	4.07 x 3.12	13'4" x 10'3"	
Bedroom 3	3.75 x 3.17	12'4" x 10'5"	
Bathroom	2.90 x 2.55	9'6" x 8'4"	
Laundry	2.22 x 1.47	7'4" x 4'10"	

The Barrington



SECOND FLOOR

Second Floor			
Bedroom 4 (max)	10.40 x 4.47	34'1" x 14'8"	
Shower Room	2.54 x 2.40	8'4" x 7'10"	

Note: Second floor rooms feature sloping ceilings at various heights

✦ - DENOTES WIDEST POINT - Floor plans are not to scale. CGI shown for illustration purposes only



All photographs are from our Harberton Show Home



Specification:

The Barrington & The Clevedon

Kitchen

- Choose your luxury Kitchen finishes from our bespoke Harberton range at Alwood, Lurgan
- You will be invited to book a personal appointment with the award winning designer Janice Sutherland
- Corian or quartz worktop and hand painted doors
- We have tailored the layout design to optimise the unit and worktop space in each Kitchen
- Integrated Bora glass ceramic hob with built in downdraft extractor
- Quooker Fusion boiling water tap
- Separate shelved Pantry
- Low voltage down lights

Utility Room

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

Sanitary Ware

- Contemporary white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Low profile shower trays with contemporary glass panels and doors to Bathrooms and Ensuites
- Heated anti-steam illuminated wall mirror to Bathrooms and Ensuites
- Low voltage down lights

Flooring

- Premium carpet and underlay in Drawing Room, Bedrooms, stairs and landing
- Tiled floor to Entrance Hall, Kitchen, Dine, Garden Room, Utility and WC
- Italian floor and partial wall tiling to Bathroom and Ensuite

Specification:

The Barrington & The Clevedon (continued)

Heating

- Gas fired central heating
- Energy efficient boiler
- Underfloor heating to Bathroom and Ensuite
- Underfloor heating throughout ground floor
- High output radiators on first floor
- Heated chrome towel rails to Bathroom, Ensuite and WC

Internal Finishes

- Painted internal walls in one colour throughout and white ceilings
- Traditional panel internal doors painted white with quality ironmongery
- Deep moulded skirting boards and architraves
- Comprehensive range of electrical sockets, switches, TV points and telephone points including 5 amp sockets to Drawing Room
- Security alarm
- Mains smoke and carbon monoxide detectors
- 9 ft high ceilings to ground floor
- Feature cornicing to Entrance Hall and Drawing Room
- Pre wired for BT Infinity connection

External Finishes

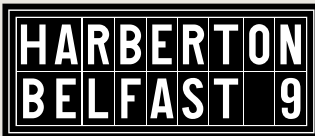
- Traditional cavity wall construction with roughcast render finish where applicable
- Traditional finish tiled roof
- uPVC double glazed windows with gunmetal grey finish
- Painted front and rear doors
- Turfed rear garden
- Landscape plan incorporating wall detailing, planting and hedging throughout the development
- Flagged patio areas and paths
- Front and rear outside electrical sockets
- Front and rear external lighting
- Rear outside water supply
- Decorative chimney stacks and pots



All photographs are from our Harberton Show Home

Site Layout

NOT TO SCALE



A Perfect Location

Located in the heart of BT9, Harberton is only a few minutes walk from Lisburn Road's bustling hub with local amenities, award winning restaurants, friendly coffee shops, elegant boutiques, inspiring interior emporia and quality delicatessens. The wide choice of superb schools, public transport links, golf courses, parks and excellent range of activities for all ages make it the perfect location for family living.

A few minutes away...

Balmoral Golf Club	1 minute
Balmoral Rail Halt	1 minute
Lisburn Road	2 minutes
M1 Motorway	2 minutes
Marks and Spencer	3 minutes
Lady Dixon Park	5 minutes
Stranmillis Village	5 minutes
Malone Golf Club	5 minutes
Queens University	7 minutes
Belfast City Centre	10 minutes

- Sport and Recreation
- Education
- Walks/Parks
- Public Transport



www.harbertonbt9.com

PROJECT ARCHITECT



DEVELOPED BY



SALES REPRESENTATION



525 Lisburn Road, Belfast
T: 028 9066 8888
www.simonbrien.com

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B L O C K
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