

GARDEN SQUARE

The Demesne, Hillsborough Road, Carryduff



THE ROSE



LANYON HOMES



A HOME WHERE YOUR FAMILY CAN GROW

Garden Square provides an exclusive range of modern three-bedroom homes ideal for the growing family. Buyers can choose from detached, semi-detached or townhouse styles each benefitting from a quiet location within the Demesne.

As with all Lanyon Homes, we are following the fundamentals of our ethos at Garden Square, creating homes ideally suited to the discerning purchaser who wants a property that combines design and practicality in a select location.

Every home at Garden Square offers a demanding specification, including some of the most innovative smart home

devices available on the market today with a range of sensors and controls to meet lifestyle needs and manage energy.

An extensive turnkey package offers carpeted living room and tiled entrance hall to the ground floor in every property along with impressive kitchens and bathrooms.



LANYON HOMES

At Lanyon Homes our top priority is ensuring that all our buyers, in all of our developments, experience the smoothest possible move into their new home.

We make every effort to take care of everything our buyers require to ensure a successful handover. Our aim is to take care of even the smallest details, enabling you to enjoy an exciting and positive home-buying experience.

Our team will provide as much, or as little, assistance as necessary. Whether you're a first-time buyer or seasoned mover, we'll be here when you need us.

We're conscious that the demands of homeowners are continually evolving and at Garden Square, as part of The Lanyon Homes Promise, we are providing a range of options and services to ensure you can get the most out of your home from the moment you turn your key in the door for the first time.

THE PERFECT LOCATION

Positioned just off the Hillsborough Road in Carryduff, and nestled within The Demesne, Garden Square offers commuters the perfect location for easy access by car to Belfast, Lisburn and other provincial towns.

Belfast International Airport and George Best Belfast City Airport are both less than 30 minutes drive from the development and the convenient local bus network offers an extensive range of public transport options and connections to transport hubs within the area.

Close proximity to the local market towns of Ballynahinch and Saintfield allows for residents to explore their quirky boutiques, traditional restaurants and artisan shops. Carryduff itself offers a range of amenities including two golf courses at Rockmount and Belvoir Golf Clubs.



SPECIFICATION

EXTERNAL

- Rendered finish.
- Lockable uPVC double glazed windows and composite doors.
- Feature light to front and back door.
- Wired for security alarm.
- Gardens sewn and landscaped where required.
- Paver patio area to rear.
- Timber fencing to rear garden boundaries.
- Driveways finished in tarmac.
- Outdoor tap (1 per dwelling) and outdoor socket (1 per dwelling) to be provided.

INTERNAL

- All internal walls and ceilings painted throughout.
- Painted moulded skirting, architraves, stair handrails and balustrades.
- Comprehensive range of electrical sockets, switches, TV and telephone points throughout in flush fitting.
- Wired for Satellite point, BT and Virgin
- Mains supply smoke and heat detectors as standard.
- Gas heating.
- Four panel doors throughout.





 **KITCHENS & UTILITY ROOMS**

- High quality work tops and doors.
- Tiled flooring.
- LED feature spot lighting to ceilings.
- Integrated fridge/freezer, oven, hob & dishwasher.

 **BATHROOMS, EN-SUITES & W.C.'S**

- Roca sanitary ware throughout.
- Roca vanity units to ensuite and cloak room.
- Hansgrove taps and shower valves throughout.
- Porcelain tiled floors.
- Porcelain feature tiles to bath and shower areas.
- LED mirrors in all bathrooms with USB and bluetooth connectivity in ensuites.
- Anthracite towel rails throughout.

**This includes tanking kits to the showers/baths.*

 **FLOOR COVERINGS & TILES**

- Tiled floor in ground floor hallway.
- Carpeting to lounge.
- Ceramic floor tiling in kitchen/dining area & toilet.
- Carpet in all bedrooms, upper halls & stairs.

 **SMART TECHNOLOGY**

- smart heating & lighting systems.





GARDEN SQUARE

The Demesne, Hillsborough Road, Carryduff



THE ROSE

Type A ●

2 STOREY DETACHED

3 BEDROOMS

1,235 SQ FT

GROUND FLOOR	MEASUREMENTS
Lounge (max)	14'1" x 13'6" (4.3m x 4.1m)
Kitchen/Dining	11'9" x 12'7" (3.6m x 3.8m)
Living	9'1" x 8'2" (2.8m x 2.5m)
Utility	
W.C.	

FIRST FLOOR	MEASUREMENTS
Bedroom 1 (max)	14'1" x 13'5" (4.3m x 4.1m)
Ensuite	
Bedroom 2	12'5" x 8'9" (3.8m x 2.7m)
Bedroom 3	12'11" x 8'7" (3.9m x 2.6m)
Main Bathroom	

PLOT 1

GROUND FLOOR



FIRST FLOOR



SITE PLAN



HOUSE TYPES

- A** **THE ROSE**

DETACHED	3 BEDROOMS	1,235 SQ FT
----------	------------	-------------
- B** **THE IVY**

DETACHED	3 BEDROOMS	1,150 SQ FT
----------	------------	-------------
- C** **THE FOXGLOVE**

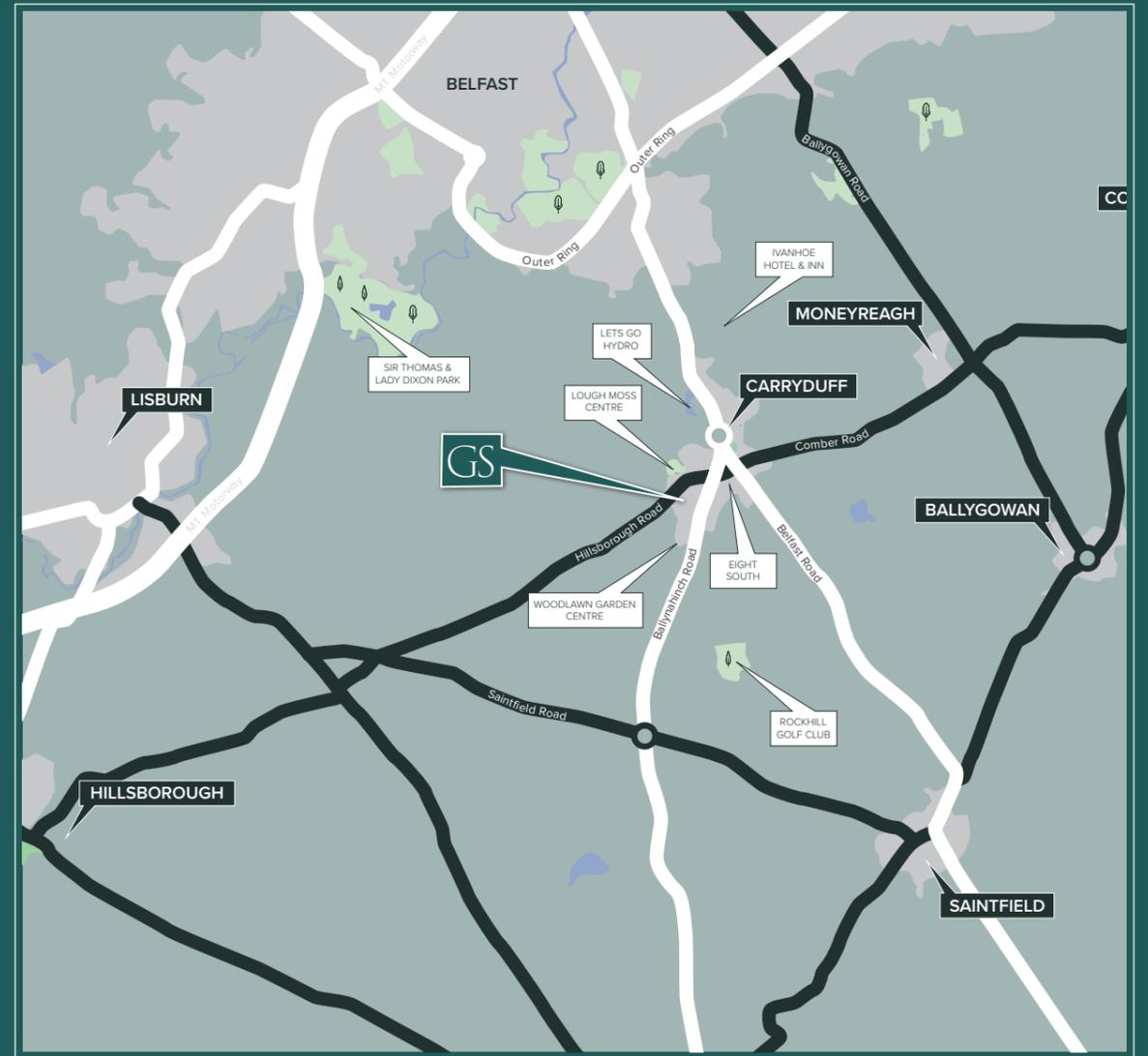
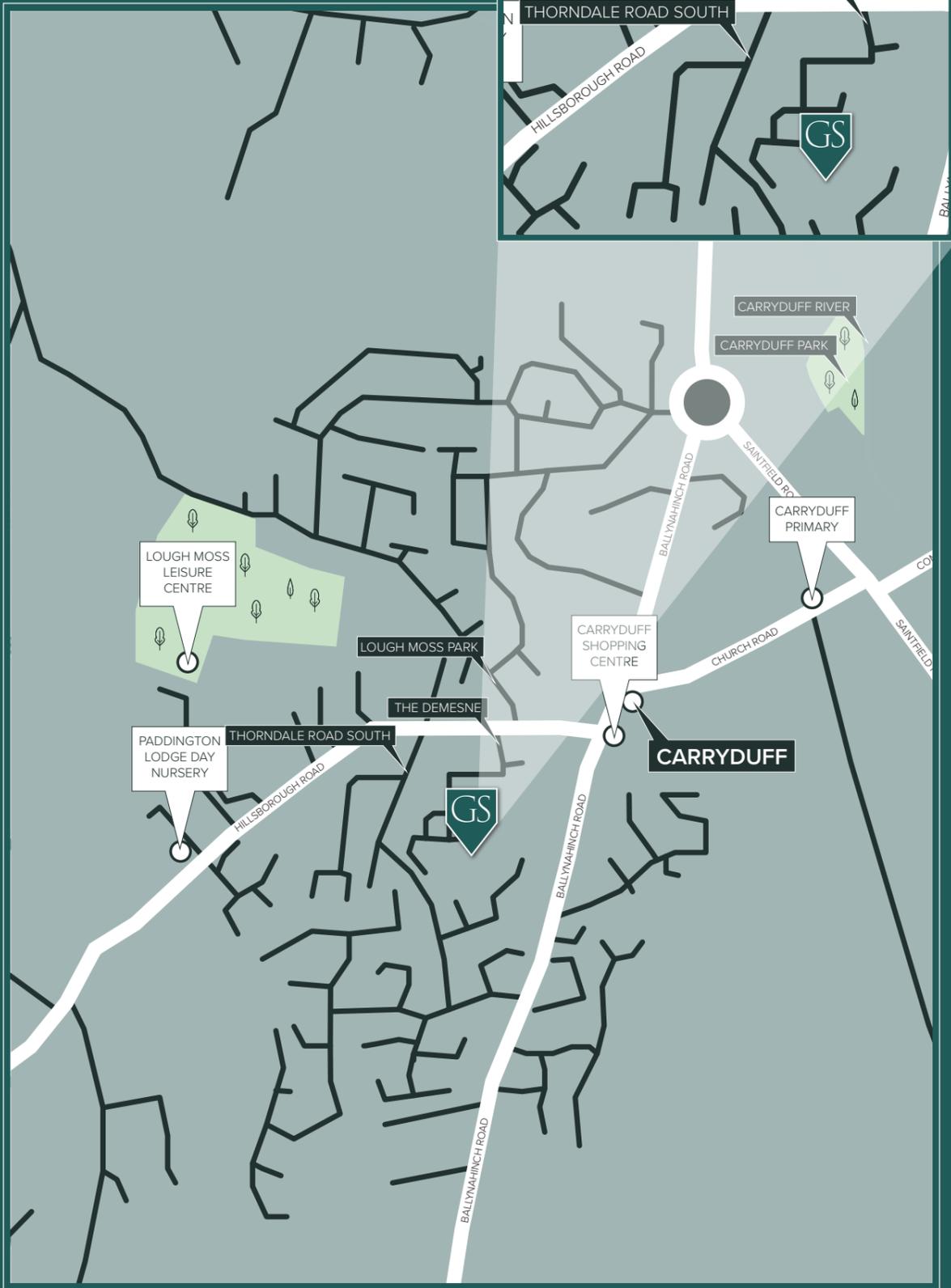
SEMI DETACHED	3 BEDROOMS	1,020 SQ FT
---------------	------------	-------------
- D** **THE DAHLIA**

SEMI DETACHED	3 BEDROOMS	970 SQ FT
---------------	------------	-----------
- E** **THE IRIS**

SEMI DETACHED	3 BEDROOMS	890 SQ FT
---------------	------------	-----------
- F** **THE VIOLET**

TOWNHOUSE	3 BEDROOMS	1030 SQ FT
-----------	------------	------------

LOCATION



LOCAL AMENITIES

Eight South	0.4 Miles
Lough Moss Centre	0.6 Miles
Woodlawn Garden Centre	0.9 Miles
Ivanhoe Hotel & Inn	1.4 Miles
Rockmount Golf Club	2.4 Miles
Let's Go Hydro	3.0 Miles
Forests Shopping Centre	4.0 Miles
Belvoir Park Golf Club	4.3 miles
Lagan Valley Regional Park	5.0 miles
Sir Thomas & Lady Dixon Park	5.9 Miles

DISTANCE TO

Saintfield	6.1 Miles
Belfast	6.8 Miles
Comber	7.3 Miles
City Airport	8.8 Miles
Lisburn	8.8 Miles
Hillsborough	9.2 Miles
International Airport	21 Miles



LANYON HOMES



South Belfast Office,
525 Lisburn Road,
Belfast, BT9 7GQ

028 9066 8888

www.simonbrien.com



Unit 6, Orpen Shopping Centre,
Upper Lisburn Rd,
Belfast, BT10 0BG

028 9030 8855

www.douganproperty.com

Disclaimer: These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Internal walls within each apartment are also subject to change at the discretion of the developer. Purchasers must satisfy themselves as to the current specification at the time of signing legally binding contracts. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions, computer generated images and photographs are for illustration only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.