

A stylized landscape illustration. The sky is a light pink color with a large yellow sun in the upper right, emitting yellow rays. Below the sky are rolling hills in shades of brown, dark blue, and red. On the right side of the dark blue hill, there is a small lighthouse with a blue roof and a yellow body. The text 'Mount Pleasant' is written in a large, white, serif font across the middle of the image, and 'Newtownards' is written in a smaller, white, sans-serif font below it.

# Mount Pleasant

## Newtownards

**A place you will be happy to call home.**

3 & 4 BEDROOM DETACHED AND SEMI DETACHED HOMES

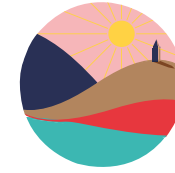
**Phase 2**





M O U  
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P L E  
A S A  
N T

A place you will  
be happy to call **home**.



Mount Pleasant  
Newtownards

Phase 2



Dingles

Building Quality Homes for all.

*Dingles Builders have been building quality homes in Northern Ireland for almost 50 years.*

With a reputation for the most exacting high standards and a continued attention to detail, you can be assured of quality you can rely on when you purchase a Dingles home.

Dingles are committed to offering the very best quality of fixtures, fittings and workmanship. Practical layouts and contemporary styling built on a foundation of trust and experience, means your home is in safe hands with our team.



# NEW TOWN ARDS

## Newtownards

Life on the Lough.

**Just a short commute from Belfast and nestled against the shores of Strangford Lough, historic Newtownards, is a charismatic market town and a perfect place to call home.**

With fantastic links to Belfast City and nearby Bangor, as well as the many wonderful experiences waiting to be explored across the Ards Peninsula, Mount Pleasant presents a stunning range of contemporary homes set against a stunning backdrop of rolling hills and the drifting waves of Strangford Lough.

With the historic Scrabo Tower close by, Newtownards is the fantastic base for exploring the many sites and sounds of County Down including heritage sites

such as Mount Stewart, Grey Abbey or a visit to the stunning nearby aquarium and a trip on the Strangford Ferry. Famous for it's lively and bustling craft markets, Newtownards is a vibrant town well represented by it's local sporting teams from rugby and soccer to cricket and bowling.

Mount Pleasant is a modern stylish, development placed at the heart of a traditional rural town offering a range of local pubs and restaurants or peaceful, relaxing shore strolls. All this adds to the development being placed in a highly desirable location.

With excellent schools nearby along with historic churches, fantastic shopping facilities and great transport links, Mount Pleasant is a place you will be happy to call home!

# Specification

Prestigious homes, perfectly finished.



PHASE TWO

Mount Pleasant

## Specification

### Kitchen

High quality units with choice of door, high spec worktop and handles

Integrated appliances to include electric hob, double electric oven, extractor hood, fridge/freezer and dishwasher

Concealed underlighting to kitchen units

Recessed downlighters to ceilings

### Utility Rooms

Quality utility units with laminate work top and upstand

Free standing washing machine and tumble dryer

Stainless steel Sink

### Bathroom, En-suites & WCs

Contemporary white sanitaryware with chrome fittings

Thermostatically controlled shower with dual shower head and separate bath (bathroom only)

Ensuite – Thermostatically controlled shower

Recessed downlighters to ceilings

Wall mirror

Chrome towel radiators in bathroom and ensuite

### Floor covering and Tiling

Ceramic tiled floor to hallway, kitchen/dining areas, bathrooms, en-suites and WC's

Full height tiling to shower enclosures

Tiles to wet areas above bath and wash hand basins

Tiled splashback to wash hand basin in WC

High quality carpets to lounge, bedrooms, stairs and landings



**Air Source Heat Pump & System**

### Internal Features.

Internal décor walls and ceilings painted

Mains supply smoke and carbon monoxide detectors

Moulded skirting and architraves

Painted internal doors with quality ironmongery

Comprehensive range of electrical sockets, switches, TV and telephone points, USB charging port to kitchen and master bedroom

Brushed chrome switches and socket plates throughout

Electronic security system

Air Source Heat Pump\*

windows and patio doors with locking system

Solid timber front doors with painted finish, incorporating a three-point locking system

Outside water tap

Close board boundary fencing to side and rear (approx. 6ft)

External lighting to front and rear door

Black PVC fascia and rainwater goods

### What is an Air Source Heat Pump?

An air source heat pump is a low-carbon way of heating your home. It is more energy efficient as the pump uses less electrical energy than the heat it produces.

The heat pump works by absorbing heat from the outside air into a liquid refrigerant at a low temperature. Using electricity, the pump compresses the liquid to increase its temperature. It is then condensed back into a liquid in order to release the stored heat. The heat is then sent to your radiator heating system.

### External Features

Front gardens turfed and landscaped

Rear gardens levelled and seeded

Brick paviour driveway

Patio area at rear

uPVC Anthracite double glazed

Any unused heat is stored in the hot water cylinder. This hot water will also provide hot baths and showers.

### Benefits of Heat Pumps

Low carbon emissions

Less maintenance than combustion heating systems

Longer life than combustion systems

Heat pumps deliver more heat energy than the electrical energy they consume so a heat pump system typically costs less than a traditional heating system

*\*Subject to planning approval*



M O U  
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**Phase  
Two**

A place you will  
be happy to call **home.**



# Site Map

New Phase Site Layout.



## Key

● A1	4 Bedroom Semi - Detached	Render & Brick Finish	Plot:	<b>7, 8</b>
● B	4 Bedroom - Detached	Render & Brick Finish	Plot:	<b>30</b>
● C	4 Bedroom Semi - Detached	Render & Brick Finish	Plots:	<b>24, 25</b>
● C1	4 Bedroom Semi - Detached	Render & Brick Finish	Plots:	<b>26, 27, 28, 29</b>

## Phase Two

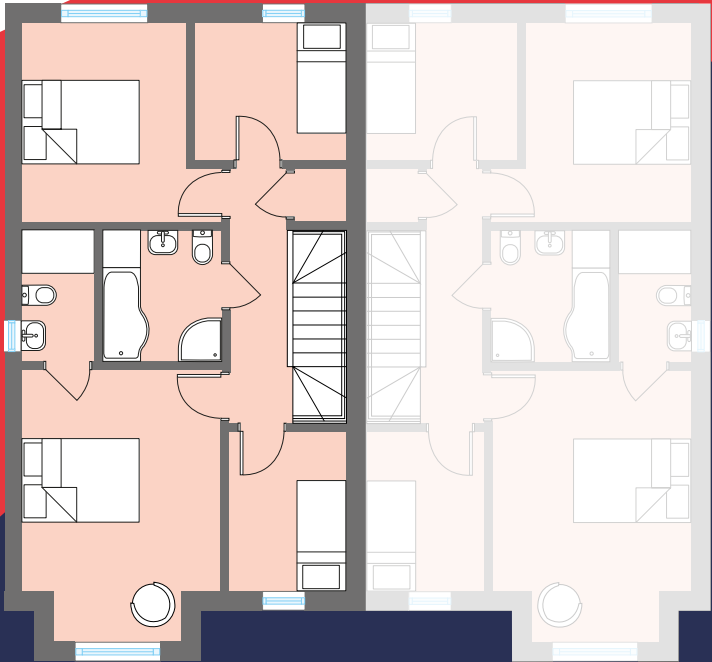
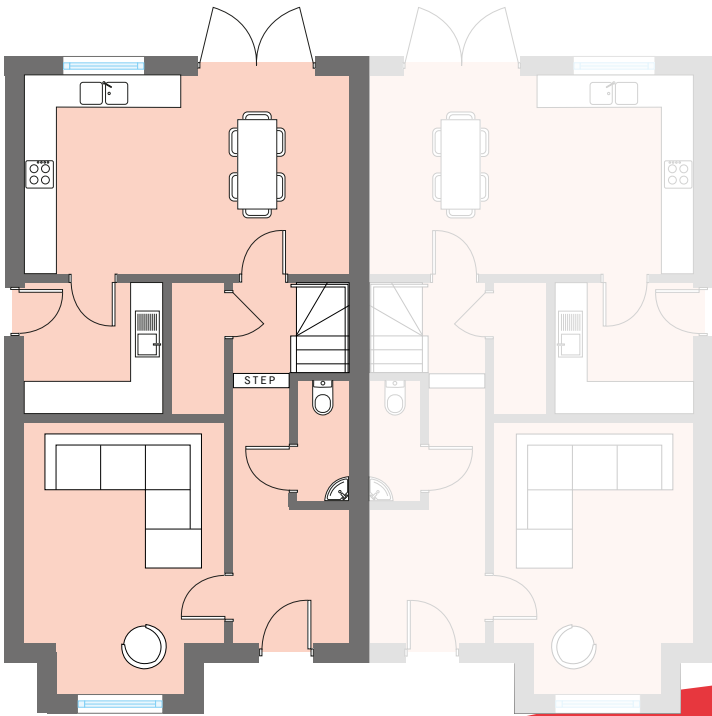




# House Type A1 — 4 Bedroom Semi-Detached Home

HOUSE SIZE  
— 124 SQ M / 1335 SQ FT

PLOT NUMBERS  
Render & Brick Finish — 7, 8



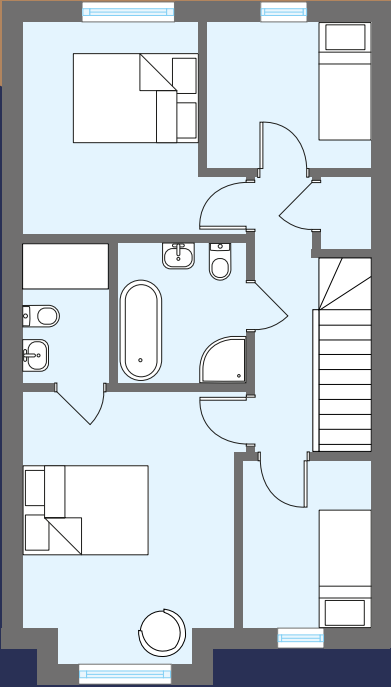
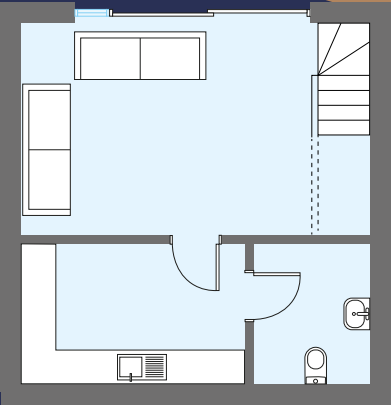
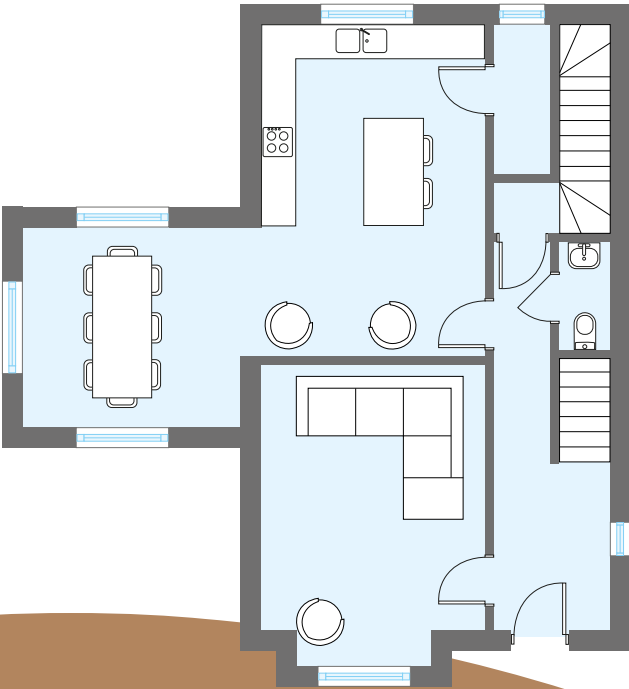
Ground Floor

Lounge	4.00m x 3.63m
Kitchen/Dining	5.85m x 3.58m
Utility	—
WC	—
Store	—

First Floor

Bedroom 1	3.99m x 3.60m
Ensuite	—
Bedroom 2	3.59m x 2.99m
Bedroom 3	2.78m x 2.50m
Bedroom 4	2.9m x 2.18m
Bathroom	—

NOTE  
ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.



# House Type B — 4 Bedroom Detached Home

HOUSE SIZE	PLOT NUMBERS
— 1,851 SQ FT	
Render & Brick Finish	— 30

## Lower Ground Floor

Living	5.93m x 3.49m
Utility	—
WC	—

## Upper Ground Floor

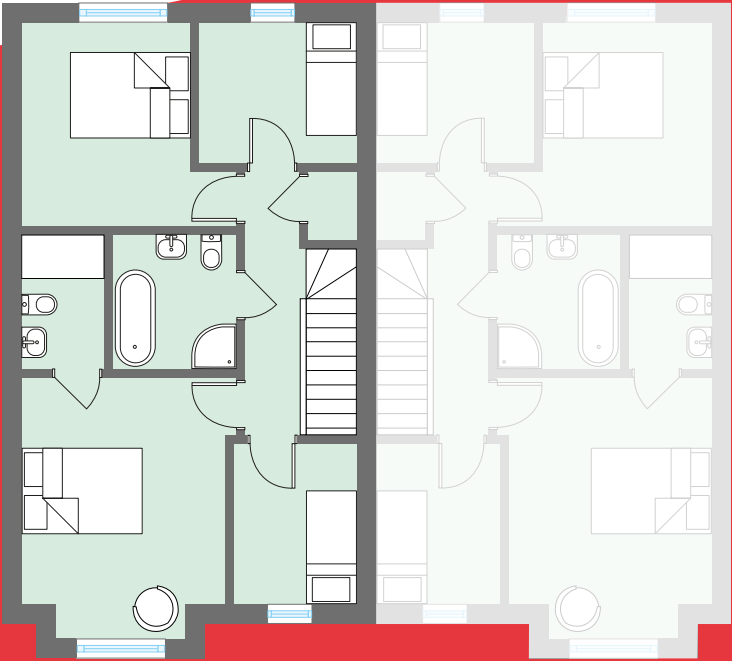
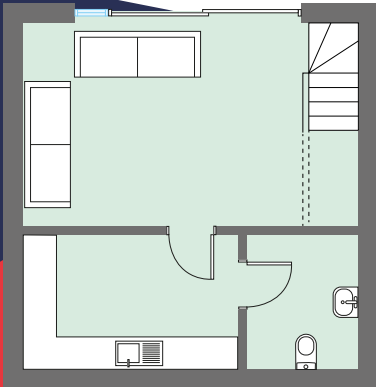
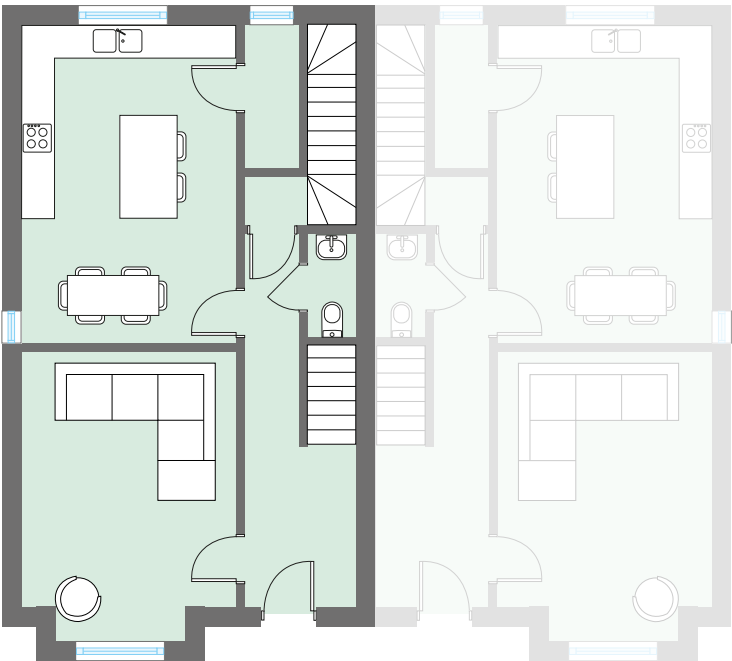
Lounge	4.49m x 3.68m
Kitchen	5.61m x 3.68m
Dining	3.40m x 3.39m
Utility	—
WC	—
Store	—

## First Floor

Bedroom 1	4.00m x 3.60m
Ensuite	—
Bedroom 2	3.61m x 3.00m
Bedroom 3	2.83m x 2.51m
Bedroom 4	2.52m x 2.23m
Bathroom	—

NOTE — ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT





# House Type C — 4 Bedroom Semi-Detached Home

HOUSE SIZE	PLOT NUMBERS
— 160 SQ M / 1722 SQ FT	
Render & Brick Finish	— 24, 25

## Lower Ground Floor

Living	5.93m x 3.49m
Utility	—
WC	—

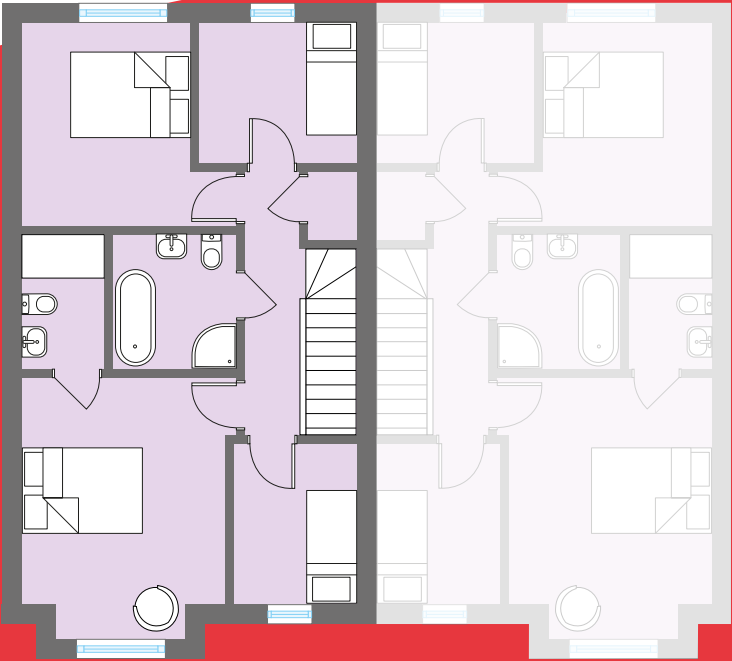
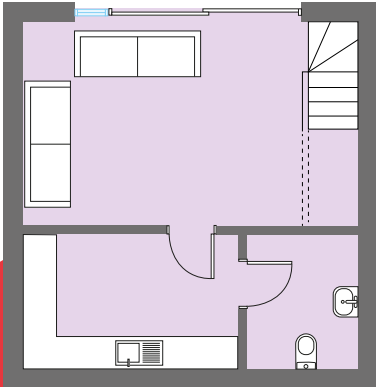
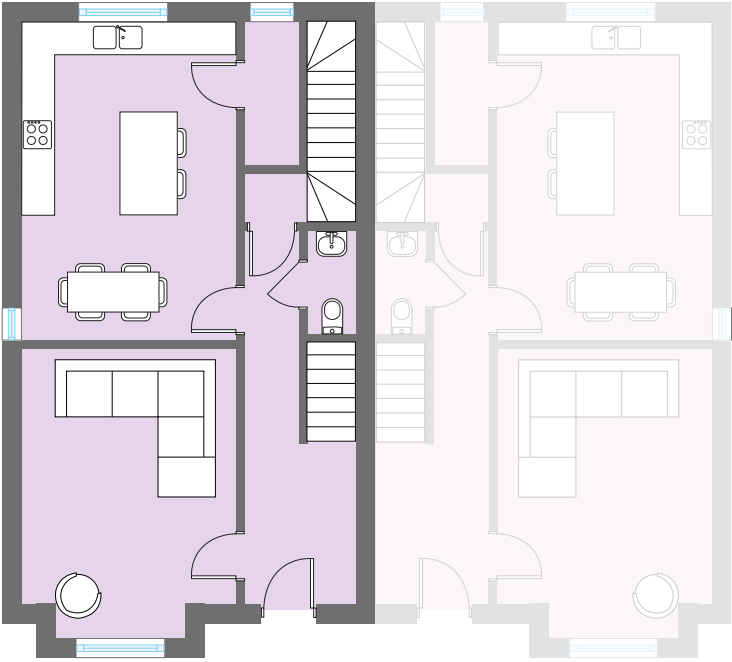
## Upper Ground Floor

Lounge	4.50m x 3.68m
Kitchen/Dining	5.61m x 3.68m
Utility	—
WC	—
Store	—

## First Floor

Bedroom 1	4.00m x 3.60m
Ensuite	—
Bedroom 2	3.61m x 3.00m
Bedroom 3	2.83m x 2.51m
Bedroom 4	2.53m x 2.23
Bathroom	—

NOTE — ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT



# House Type C1 — 4 Bedroom Semi-Detached Home

HOUSE SIZE  
— 160 SQ M / 1722 SQ FT

PLOT NUMBERS  
Render & Brick Finish — 26, 27, 28, 29

## Lower Ground Floor

Living	5.93m x 3.49m
Utility	—
WC	—

## Upper Ground Floor

Lounge	4.50m x 3.68m
Kitchen/Dining	5.61m x 3.68m
Utility	—
WC	—
Store	—

## First Floor

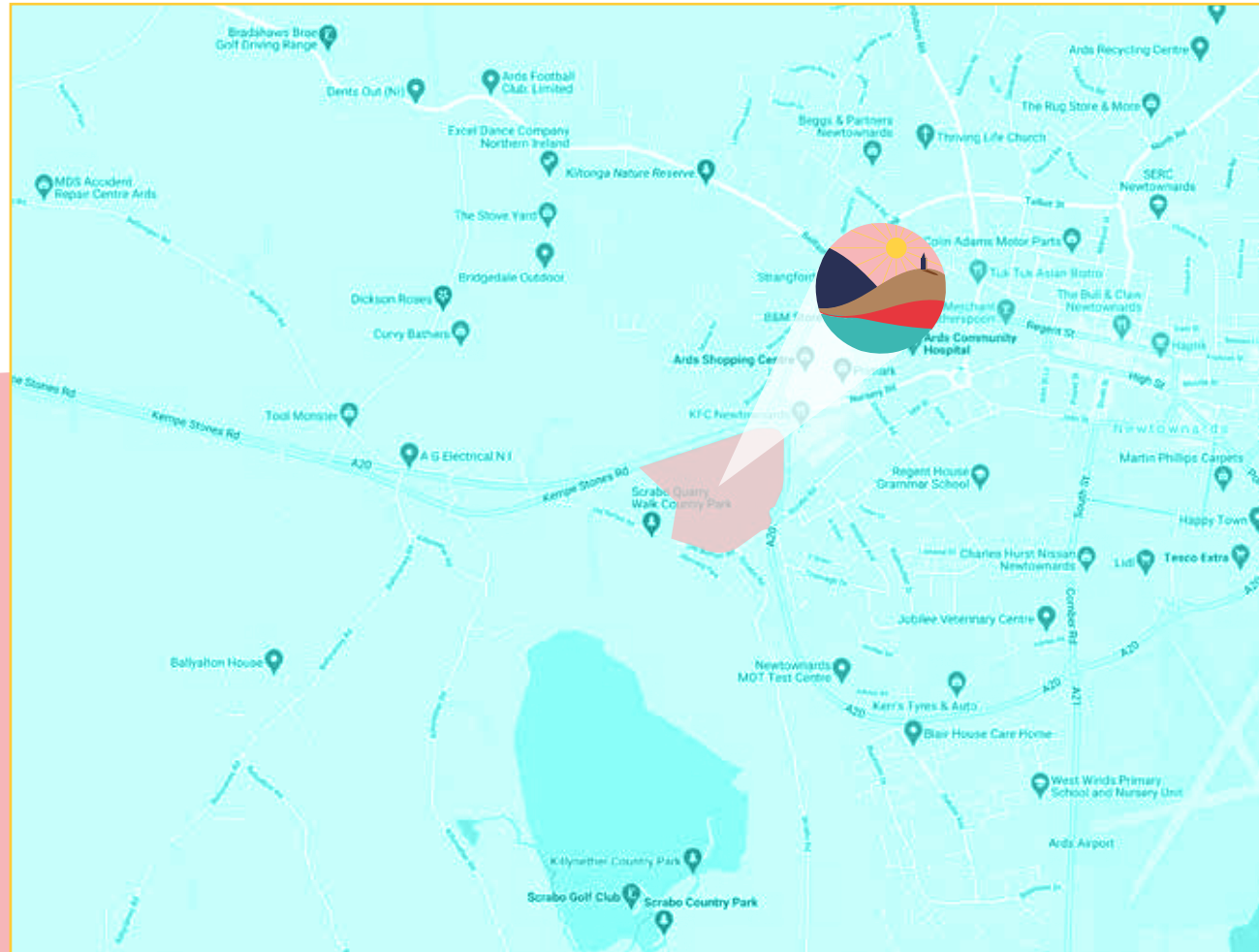
Bedroom 1	4.00m x 3.60m
Ensuite	—
Bedroom 2	3.61m x 3.00m
Bedroom 3	2.83m x 2.51m
Bedroom 4	2.53m x 2.23
Bathroom	—

NOTE — ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT



## Mount Pleasant

Newtownards



# Sales Agents

Please contact our sales agents  
for further information.

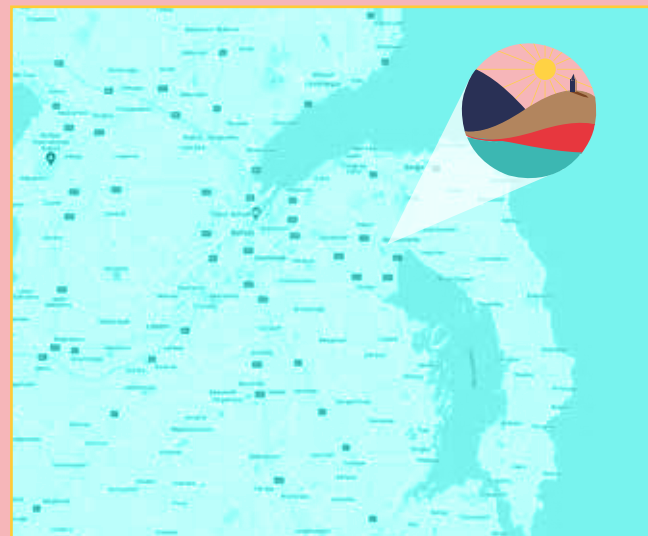


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# Mount Pleasant

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