THE HOUSES AT



ROSEPARK, STORMONT, BELFAST BT5





ANOTHER SUPERB DEVELOPMENT BY LESLEY RESIDENTIAL





Destined to be one of the finest schemes ever built in East Belfast, Lesley Park Royal will offer a beautifully landscaped range of luxury semis, detached and apartments.

Each of the 35 houses and 18 apartments will be finished to an exacting, turnkey specification with technology and energy efficiency to the fore. All will be of traditional, cavity wall construction.

Named after some of the historic East Belfast houses of yesteryear and designed by award-winning Coogan & Co architects, these attractive homes will feature either a "contemporary" or "vintage" style. Purchasers will therefore have little to do except move in and place their furniture.

Some sites will feature garages and all of the houses will have front and rear gardens with off-street parking. There will also be a children's' play area and a delightful communal garden as a centrepiece as you drive in to the scheme.











EAST BELFAST YOU NEED NO INTRODUCTION





Enjoying a superb location close to the immaculate grounds of Stormont Estate, the Ulster Hospital is also within half a mile. "Glider" stops are virtually outside the development thus giving easy access to both vibrant Ballyhackamore and to Belfast City Centre.

A superb range of primary and post-primary schools are in the vicinity making Lesley Park Royal an ideal prospect for a range of purchasers.

Children and adults alike will love being able to walk across the road to the Stormont Estate which has been awarded another Green Flag this year. Whether you wish to follow the woodland and fitness trails around Parliament Buildings, enjoy recently refurbished Mo Mowlam Park and the outdoor gym equipment or relax with a picnic on the historic lawns... there is something for everyone.

Local shops and cafes such as General Merchant's, Café Nosh and Jack Straw's are within a short stroll. Named as one of the best places to live in the UK by The Times, Ballyhackamore Village is just over a mile away. It features national and independent shops and restaurants yet is friendly and community-orientated.

Rosepark is also ideal for availing of the likes of David Lloyd Club, The Omni Park Cinema Complex and golf courses such as Knock and Shandon Park. Access to the traffic-free Comber Greenway is just around the corner as well.

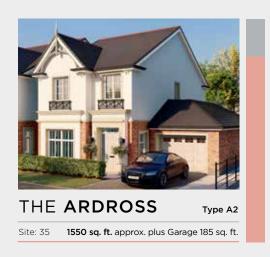
All in all, an enviable location for your stunning new home.



HOUSE TYPE KEY



























THE IDEAL ENVIRONMENT FOR YOU TO GET TO KNOW YOUR NEIGHBOURS AND **DEVELOP A SENSE** OF COMMUNITY





THE **MERTOUN**

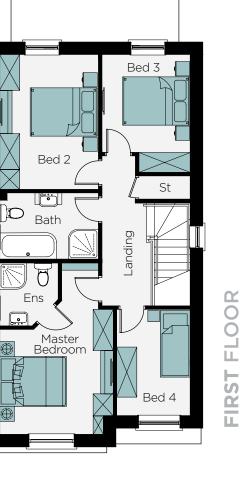
HOUSE TYPE A

Total Floor Area:

1345 sq. ft. approx.

Site: 32 & 33





GROUND FLOOR

Entrance Hall

Lounge (max) 16'9" x 11'4" Kitchen / Dining / Living 18'6" x 13'9" Utility

WC

FIRST FLOOR

Master Bedroom (max)	16'9"	х	10'11"
Ensuite			
Bedroom 2	13'2"	Χ	9'6"
Bedroom 3 (max)	11'6"	Х	8'6"
Bedroom 4	10'4"	Χ	7'1"
Bathroom	9'6"	Х	6'5"



THE **MERTOUN**

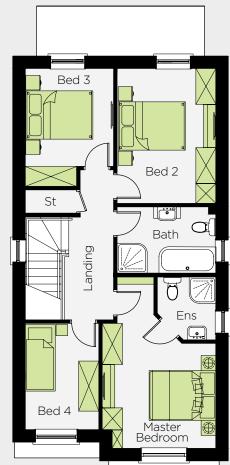
HOUSE TYPE A1

Total Floor Area:

1345 sq. ft. approx.

Site: 34





GROUND FLOOR Entrance Hall Lounge (max) 16'9" x 11'4" Kitchen / Dining / Living 18'6" x 13'9" Utility WC **FIRST FLOOR** Master Bedroom (max) 16'9" x 10'11" Ensuite 13'2" x 9'6" Bedroom 2 11'6" x 8'6" Bedroom 3 (max) 10'4" x 7'1" Bedroom 4 9'6" x 6'5" Bathroom

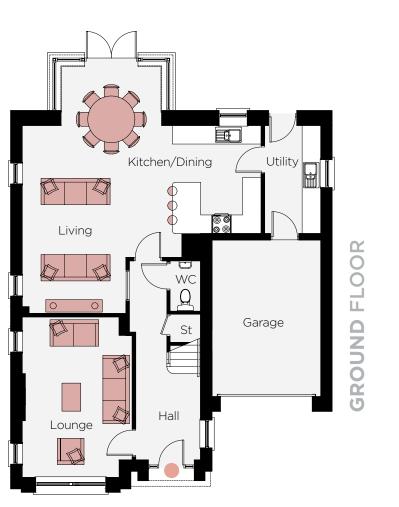


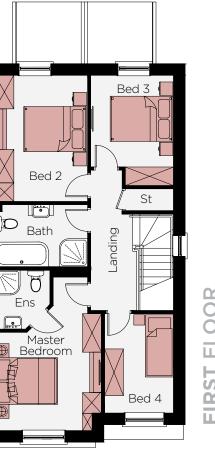
THE ARDROSS

HOUSE TYPE A2

Total Floor Area: **1550 sq. ft.** approx. plus Garage 185 sq. ft. approx.

Site: 35





GROUND FLOOR

Entrance Hall		
Lounge (max)	16'9" x 11'4"	
Kitchen / Dining / Living (max)	24'11" x 15'11"	
Utility Room	11'3" x 5'9"	
WC		
Garage	16'4" x 11'3"	

FIRST FLOOR

Master Bedroom (max)	16'9"	Х	10'11'
Ensuite			
Bedroom 2	13'2"	Χ	9'6"
Bedroom 3 (max)	11'6"	Χ	8'6"
Bedroom 4	10'4"	Χ	7'1"
Bathroom	9'6"	Χ	6'5"



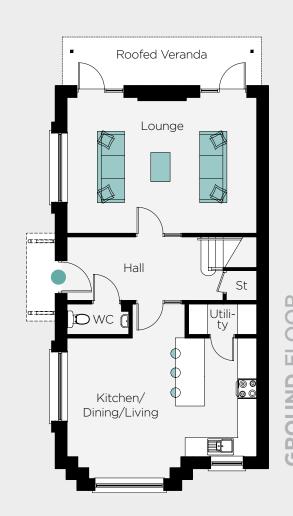
THE **DOVEDALE**

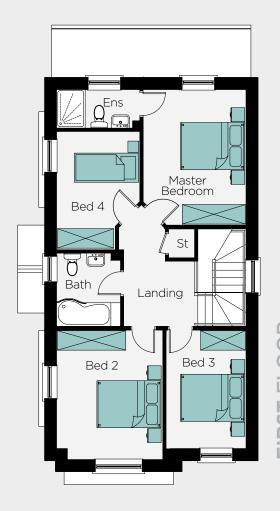
HOUSE TYPE B

Total Floor Area:

1430 sq. ft. approx.

Sites: 7, 24 & 31





GROUND FLOOR

Entrance Hall

Lounge	19'3"	Χ	13"
Kitchen / Dining / Living (max)	19'3"	Χ	17'6
Utility Room			

WC

FIRST FLOOR

Master Bedroom (max)	13'7"	X	10'5"
Ensuite			
Bedroom 2	13'0"	X	10'9"
Bedroom 3	11'10"	X	8'0"
Bedroom 4 (max)	11'10"	X	8'4"
Bathroom			



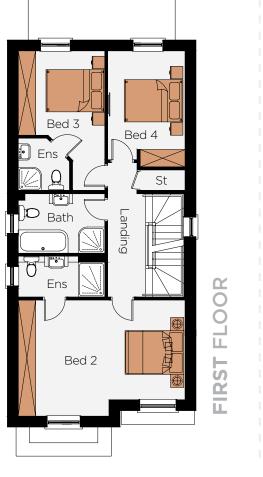
THE **PALERMO**

HOUSE TYPE C

Total Floor Area: 1995 sq. ft. approx.

Sites: 8, 17 & 23

Roofed Veranda Kitchen/ Dining/Living Utility St St St Hall





GROUND FLOOR

Entrance Hall
Lounge (max)

Kitchen / Dining / Living

Utility Room

WC

FIRST FLOOR

 Bedroom 2 (max)
 18'6" x 12'11"

 Ensuite
 15'7" x 9'6"

 Ensuite
 12'11" x 8'6"

 Ensuite
 12'11" x 8'6"

 Bedroom 4 (max)
 12'11" x 8'6"

 Bathroom
 9'6" x 6'7"

SECOND FLOOR

Master Bedroom (max) 20'0" x 14'6" Ensuite Dressing & Separate Wardrobe



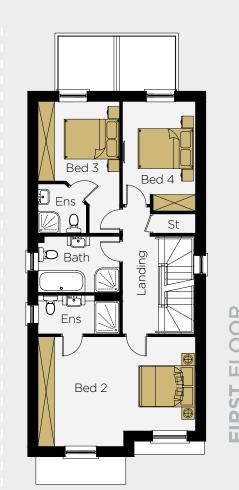
THE PALERMO

HOUSE TYPE C1

Total Floor Area: **2060 sq. ft.** approx.

Site: 19, 20, 21 & 22







GROUND FLOOR

Entrance Hall
Lounge (max)

Kitchen / Dining / Living
Sunroom

Utility Room

WC

22'0" x 10'9"

18'3" x 15'3"

10'5" x 6'1"

FIRST FLOOR

 Bedroom 2 (max)
 18'6" x 12'11"

 Ensuite
 15'7" x 9'6"

 Ensuite
 12'11" x 8'6"

 Bedroom 4 (max)
 12'11" x 8'6"

 Bathroom
 9'6" x 6'7"

SECOND FLOOR

Master Bedroom (max) 20'0" x 14'6"
Ensuite
Dressing & Separate Wardrobe





THE CASIANA

HOUSE TYPE D

Total Floor Area:

2125 sq. ft. approx.

Sites: 12, 13 & 14





GROUND FLOOR

Entrance Hall 22'0" x 10'9" Lounge (max) Kitchen / Dining / Living 18'3" x 15'3" Sunroom 11'8" x 11'1" **Utility Room** WC

FIRST FLOOR

Bedroom 2 (max)	18'6"	X	12'11"
Ensuite Bedroom 3 (max)	15'7"	v	9'6"
Ensuite	15 7	^	30
Bedroom 4 (max)	12'11"	Х	8'6"
Bathroom	9'6"	Χ	6'7"

SECOND FLOOR

Master Bedroom (max) 20'0" x 14'6" Ensuite

Dressing & Separate Wardrobe



THE CASIANA

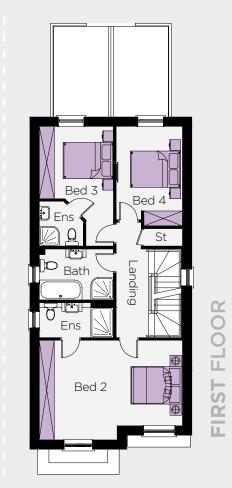
HOUSE TYPE D1

Total Floor Area:

2125 sq. ft. approx.

Site: 15 & 16







GROUND FLOOR Entrance Hall

Lounge (max) 22'0" x 10'9" Kitchen / Dining / Living 18'3" x 15'3" Sunroom 11'8" x 11'1" Utility Room

FIRST FLOOR

Bedroom 2 (max) 18'6" x 12'11" Ensuite 15'7" x 9'6" Bedroom 3 (max) Ensuite Bedroom 4 (max) 12'11" x 8'6" 9'6" x 6'7" Bathroom

SECOND FLOOR

20'0" x 14'6" Master Bedroom (max) Ensuite

Dressing & Separate Wardrobe



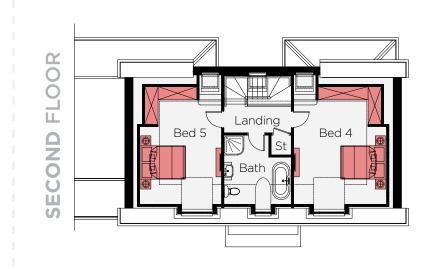
THE BONCHESTER

HOUSE TYPE E

Total Floor Area: **2320 sq. ft.** approx. plus Garage 180 sq. ft. approx.

Site: 18





Entrance Hall

 Lounge (max)
 14'4" x 13'2"

 Kitchen / Dining / Living (min)
 23'2" x 12'4"

 Utility Room
 11'3" x 5'1"

 WC
 16'4" x 11'3"

FIRST FLOOR

Master Bedroom	11'10"	Х	11'5"
Dressing Room			
Ensuite	14'11"		10' 4"
Bedroom 2 (max) Ensuite	14 11	Х	10 4
Bedroom 3 (max)	12'10"	Y	9'2"
Bathroom	12'0"	•	~ –
Bathiooni	12 0	^	, 0

SECOND FLOOR

 Bedroom 4 (max)
 17'3" x 13'6"

 Bedroom 5 (max)
 17'3" x 11'10"

 Bathroom (max)
 10'1" x 9'9"



THE PASSADENA

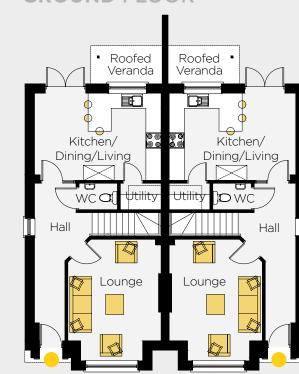
HOUSE TYPE F

Total Floor Area:

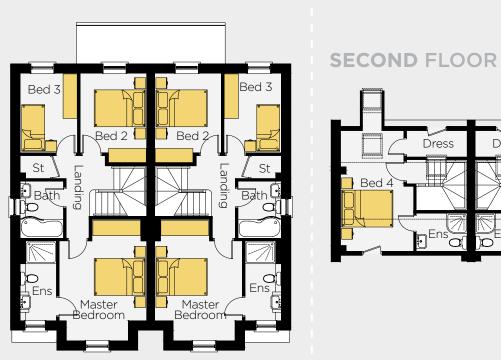
1330 sq. ft. approx.

Sites: 1, 2, 3, 4, 9 & 10

GROUND FLOOR



FIRST FLOOR



Entrance Hall

Lounge (max) 15'6" x 11'10"

Kitchen / Dining / Living 16'1" x 11'1"

Utility Room

WC

FIRST FLOOR

GROUND FLOOR

 Master Bedroom (max)
 15'6" x 11'1"

 Ensuite
 11'5" x 8'4"

 Bedroom 3
 10'2" x 7'2"

 Bathroom
 7'2" x 5'5"

SECOND FLOOR

Bedroom 4 (max) 15'5" x 9'2" Ensuite Wardrobe





THE PASSADENA

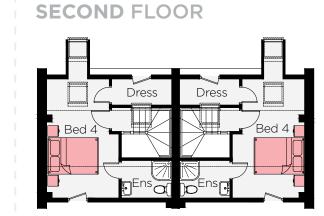
HOUSE TYPE F1

Total Floor Area: **1415 sq. ft.** approx.

Sites: 27, 28, 29 & 30

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Entrance Hall

Lounge (max) 15'6" x 11'10" Kitchen / Dining / Living (max) 20'9" x 16'1" **Utility Room**

FIRST FLOOR

Master Bedroom (max)	15'6"	Х	11'1"	
Ensuite				
Bedroom 2 (max)	11'5"	Χ	8'4"	
Bedroom 3	10'2"	Χ	7'2"	
Bathroom	7'2"	Χ	5'5"	

SECOND FLOOR

15'5" x 9'2" Bedroom 4 (max) Ensuite Wardrobe

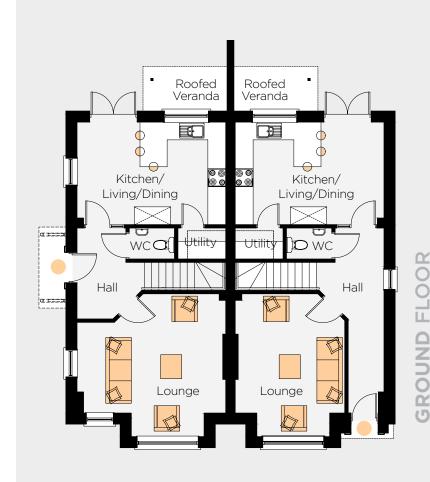


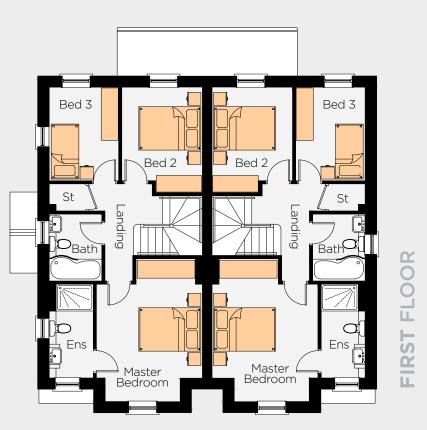
THE **MELFORT**

HOUSE TYPE G

Total Floor Area: **1065 sq. ft.** approx.

Sites: 5, 6, 25 & 26





GROUND FLOOR (side entrance)

Entrance Hall

16'1" x 15'6" Lounge (max) Kitchen / Dining / Living 16'1" x 11'1"

Utility

WC

GROUND FLOOR (front entrance)

Entrance Hall

Lounge (max) 15'6" x 11'10" 16'1" x 11'1" Kitchen / Dining / Living

Utility WC

FIRST FLOOR

15'6" x 11'1" Master Bedroom (max) Ensuite 11'5" x 8'4" Bedroom 2 (max) 10'2" x 7'2" Bedroom 3

7'2" x 5'5" Bathroom



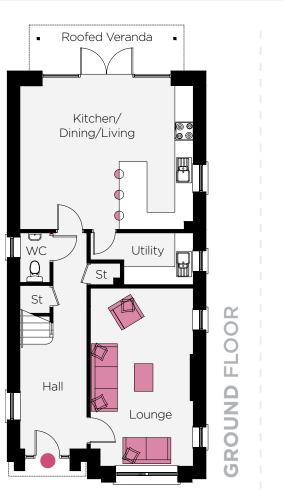
THE **ENDERLY**

HOUSE TYPE J

Total Floor Area:

1970 sq. ft. approx.

Site: 11





GROUND FLOOR

Entrance Hall
Lounge (max) 18'11" x 10'9"
Kitchen / Dining / Living 18'3" x 15'3"
Utility Room
WC

Bedroom 2 (max)	18'6"	Х	12'11"	
Ensuite				
Bedroom 3 (max)	15'7"	Χ	9'6"	
Ensuite				
Bedroom 4	12'11"	Χ	8'6"	
Bathroom	9'6"	Χ	6'7"	

SECOND FLOOR

Master Bedroom (max) 20'0" x 14'6" Ensuite

Ensuite
Dressing & Separate Wardrobe





LUXURY SPECIFICATION

KITCHEN

- Contemporary or Vintage styled kitchens and worktops
- Integrated kitchen appliances to include gas hob, electric oven, extractor unit, fridge/freezer, dishwasher with washing machine and tumble dryer in utility room
- 1.5 bowl stainless steel sink and drainer
- Low voltage LED lighting in kitchen/living areas

BATHROOMS, ENSUITES & CLOAKROOMS / WC

- Designer white sanitary ware with vanity unit to main bathroom
- Chrome taps and mixers
- Chrome towel rails to bathrooms and ensuites
- Thermostatic shower to main bathrooms and electric showers elsewhere
- Soft close seats to ensuites

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- 9ft high ceilings to ground floor
- Walnut-veneered internal doors with quality ironmongery
- Main internal doors with soft close magnetic latches
- Floor tiling to kitchen/dining areas, entrance hall, bathroom, ensuite, WC and utility rooms

HEATING

- Gas fired central heating with energy efficient boiler, smart controller and pressurised hot water cylinder
- Thermostatically controlled radiators
- Wall hung feature gas fire to lounge

CARPETS

- Luxury soft touch carpets to all bedrooms, entrance hall, cloaks, lounge stairs and landings

ELECTRICAL FEATURES

- Cabling for intruder alarm
- BT brought into property to allow for BT infinity connection
- Infrastructure available to allow for Virgin Media connection
- TV point in all bedrooms
- Low voltage down lighters in kitchen/ dining, hall, first floor landing and bathroom/ensuites.
- 5 amp sockets to lounge
- Comprehensive range of electrical sockets with brushed metal finish
- Integrated USB charging points per room
- Cabling for digital/SKY TV
- Smoke, heat and carbon monoxide detectors

EXTERNAL FEATURES

- Traditional cavity wall construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free and energy efficient PVC double glazed windows and doors with secure locking systems
- Verandas to selected sites
- External door lights
- Texture flags to patio areas
- Mains operated door bell
- Lawn areas sown in grass - Rear outside electrical socket
- Outside tap
- Modular granite effect paving to path to front door
- Timber fencing to boundary between gardens
- Bitmac driveways
- Maintenance-free uPVC soffit and fascia

WARRANTY

- NHBC 10 year buildmark warranty









Interior photographs used are from previous LESLEY RESIDENTIAL Show Homes.





DESIGNED BY



SELLING AGENT



326 UPPER NEWTOWNARDS ROAD, BELFAST

028 9065 0000

WWW.TEMPLETONROBINSON.COM

SHOW HOUSES DESIGNED BY



in Association with KEENS FURNITURE & ELITE BLINDS



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