



CAROLAN PARK

ORMEAU ROAD | BELFAST



EXQUISITELY DESIGNED, BEAUTIFULLY CRAFTED FAMILY HOMES

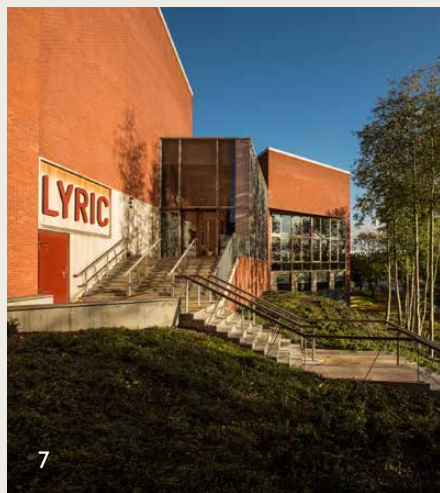
WELCOME TO CAROLAN PARK

Exquisitely designed and built to the highest specification, this exclusive development by Deramore of only 12 detached and semi detached family homes are situated in a prime residential location in South Belfast. This is the first opportunity in several years to purchase a new build family home within this popular location, which enjoys a secluded setting in the heart of BT7, yet benefits from being only a few minutes walk away from the hustle and bustle of the Ormeau Road.

Discover a friendly, village suburb community filled with independent stores, bars, restaurants, cafes and acres of glorious green space on your doorstep.



Exquisitely Designed And Crafted To The Highest Quality.



DISCOVER YOUR FOREVER

LOCATION LOCATION LOCATION

Uncover a peaceful, welcoming haven perfectly positioned to capture the personality and convenience of the Ormeau Road.

An area on a continued upward curve, the Ormeau Road prides itself on its array of independent shops, cafes and smart eateries. The location is also within close proximity by car to a range of popular shopping centres including Forestside and Victoria Square.

Commuter access to Belfast City Centre, a mere two miles away, is extremely convenient via the Ormeau Road, whether it be by car or public transport. For the most part the Ormeau Road also enjoys a bike lane into the heart of the City, with a City Bike dock located within a short walk from Carolan Road. For those commuting further, George Best City Airport is only five miles away.

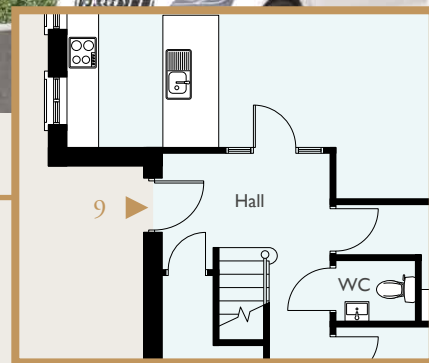
This is an ideal location for families wishing to position themselves within the catchment of a wide range of leading primary and secondary schools. Complimenting this are a variety of local recreational facilities to cater for all, including Ormeau Park, the Ozone, Ormeau and Belvoir Park Golf Clubs and Cherryvale Playing Fields, where Parkrun and social events are a regular feature.

1 | Kaffe-o 2 | General Merchants 3 | River Lagan 4 | Belvoir Park Golf Club 5 | Cherryvale Playing Fields
6 | Ormeau Park Gate 7 | Lyric Theatre 8 | Greens Pizzeria 9 | The Errigle Inn



THE WILSON SITES 1 · 8 · 9 · 12

Total floor area: 2098 sq ft
Total floor area: 2063 sq ft (Site 9)

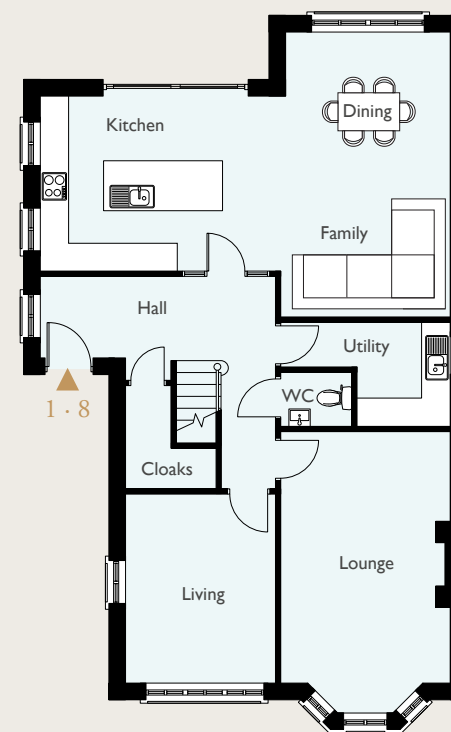


Site 9 will have an alternative door position

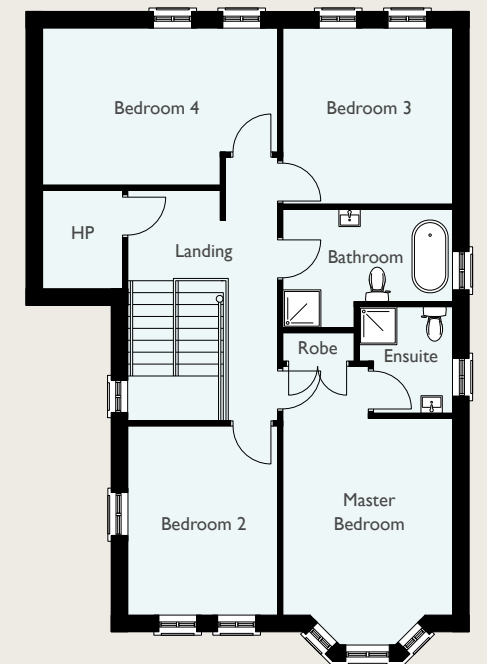


THE WILSON

SITES 1 · 8 · 9 · 12



GROUND FLOOR



FIRST FLOOR

Please note **Site 12** is a handed version of these plans

GROUND FLOOR	ft in	metres
Entrance Hall with WC and Cloaks		
Living	13'0" x 10'5"	3.97 x 3.16
Lounge (excl bay)	17'5" x 11'8"	5.29 x 3.56
Kitchen Dining Living (max)	28'4" x 19'8"	8.62 x 5.99
Utility (max)	11'8" x 7'2"	3.56 x 2.20

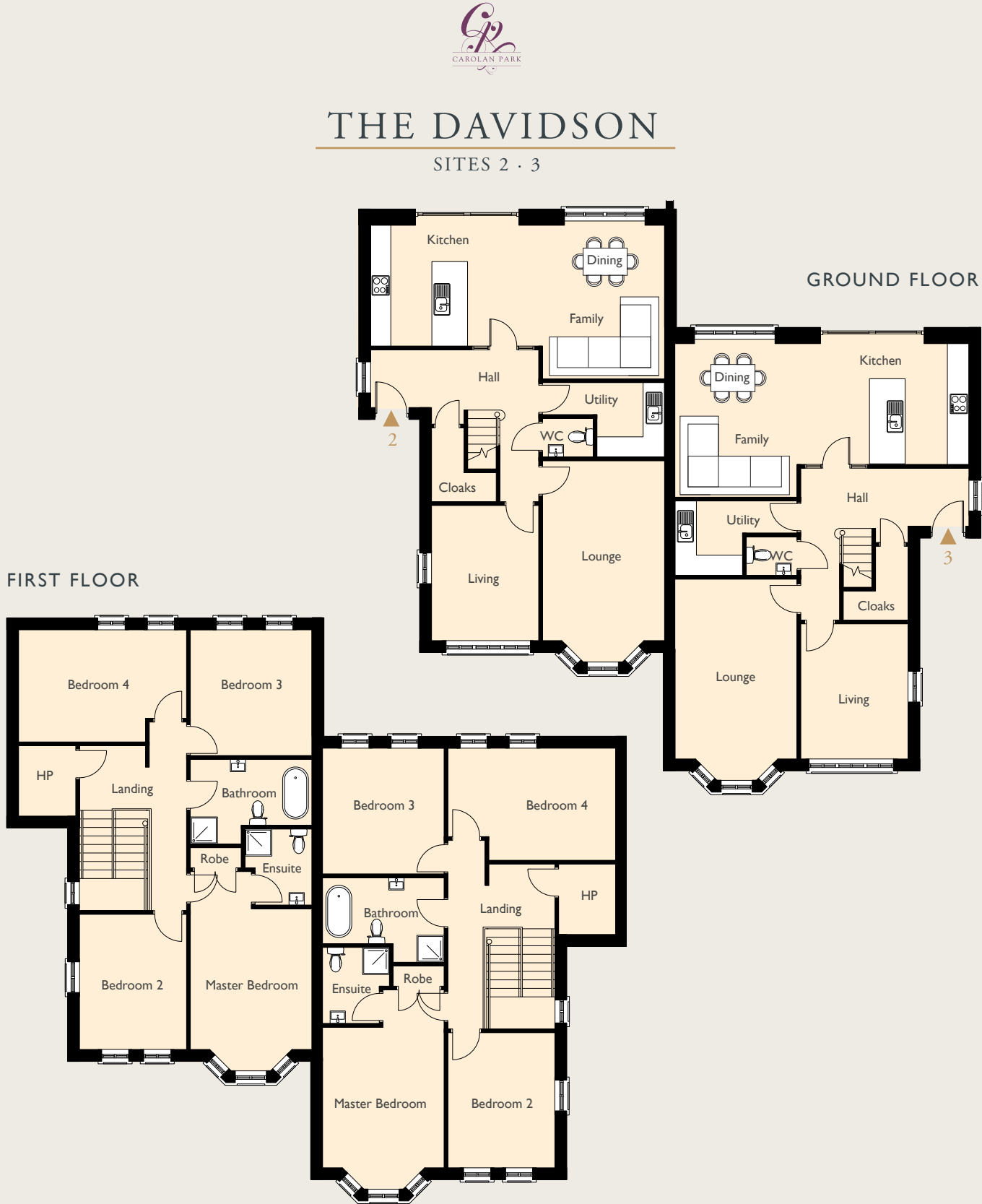
FIRST FLOOR	ft in	metres
Master Bedroom (excl bay)	13'7" x 11'8"	4.14 x 3.56
Ensuite (max)	7'8" x 6'6"	2.35 x 1.96
Bedroom 2	12'3" x 10'5"	3.70 x 3.16
Bedroom 3	12'3" x 11'8"	3.70 x 3.56
Bedroom 4	16'4" x 10'8"	4.96 x 3.30
Bathroom	11'8" x 6'5"	3.56 x 1.95

Floor plans are not to scale. · All dimensions are approximate



THE DAVIDSON SITES 2 · 3

Total floor area: 2042 sq ft



GROUND FLOOR	ft in	metres	FIRST FLOOR	ft in	metres
Entrance Hall with WC and Cloaks			Master Bedroom (excl bay)	13'7" x 11'8"	4.14 x 3.60
Living	13'0" x 10'5"	3.97 x 3.16	Ensuite (max)	7'8" x 6'0"	2.35 x 1.83
Lounge (excl bay)	17'5" x 11'8"	5.29 x 3.60	Bedroom 2	13'2" x 10'5"	3.97 x 3.16
Kitchen Dining Family	28'4" x 14'10"	8.66 x 4.53	Bedroom 3	12'3" x 11'8"	3.70 x 3.60
Utility (max)	11'8" x 7'2"	3.60 x 2.20	Bedroom 4	16'4" x 10'8"	4.96 x 3.30
			Bathroom	11'7" x 6'5"	3.43 x 1.95

Floor plans are not to scale. · All dimensions are approximate



THE ALEXANDER SITES 4 · 5 · 6 · 7 · 10 · 11

Total floor area: 2008 sq ft

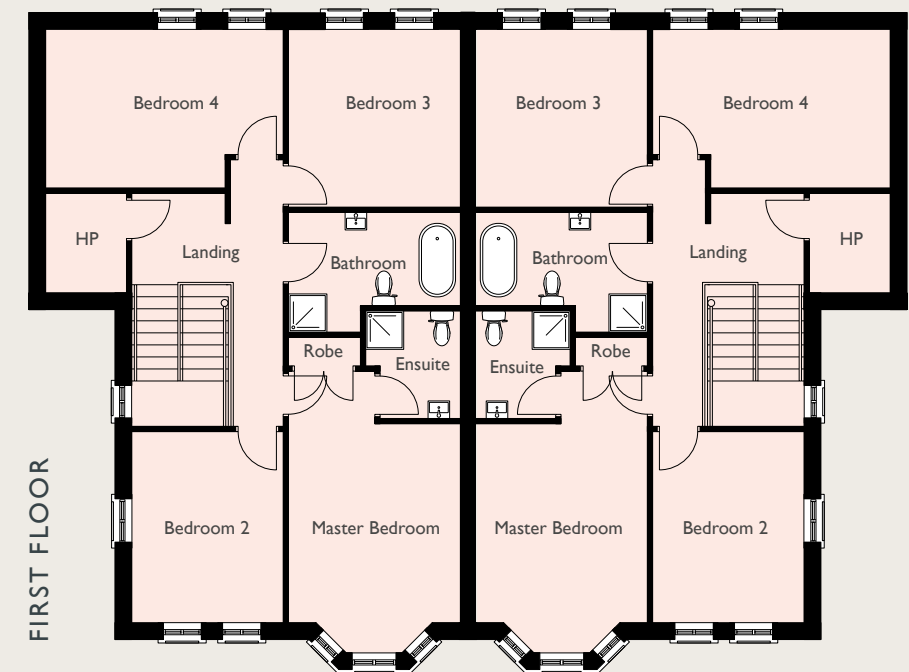
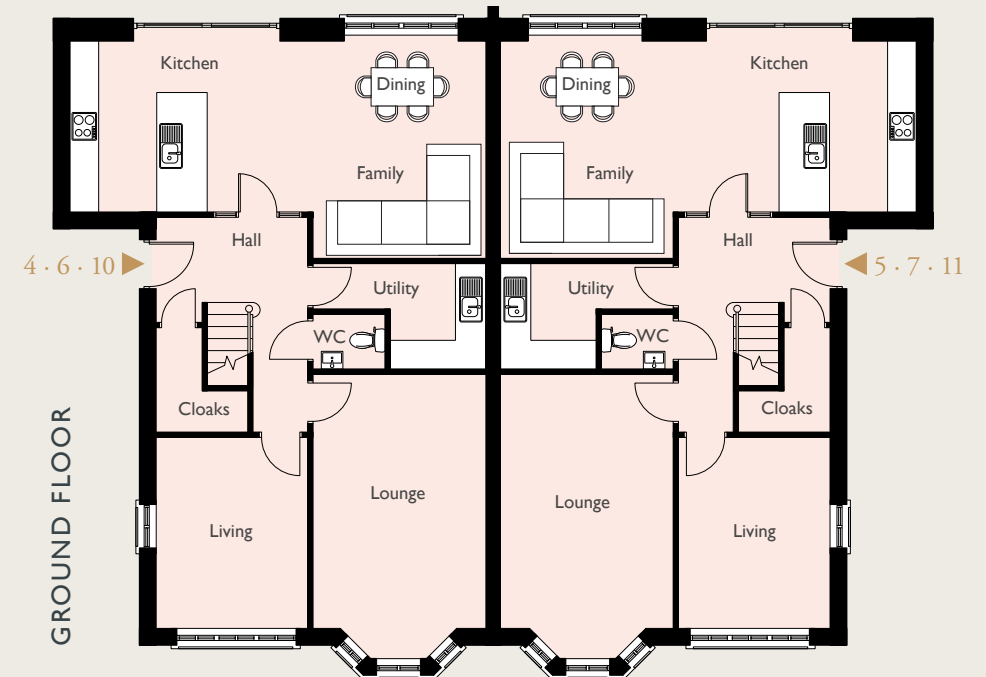


Sites 6 & 7 render version



THE ALEXANDER

SITES 4 · 5 · 6 · 7 · 10 · 11



GROUND FLOOR	ft in	metres	FIRST FLOOR	ft in	metres
Entrance Hall with WC and Cloaks			Master Bedroom (excl bay)	13'7" x 11'8"	4.14 x 3.60
Living	13'0" x 10'5"	3.97 x 3.16	Ensuite (max)	7'8" x 6'0"	2.35 x 1.83
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OPEN PLAN LIVING

These bespoke spaces will
become the heart of your home



CGI for The Alexander open plan kitchen area is for illustrative purposes only



LIGHT & SPACE
are maximised with 9ft ceiling heights
on the ground floor and large feature
sliding doors

CGI for The Wilson open plan family area is for illustrative purposes only

SPECIFICATION

KITCHEN & UTILITY

- Impressive high quality kitchen units with solid stone worktop supplied by award winning kitchen designer, Johanna Montgomery Design
- Integrated appliances to include induction hob, electric oven, microwave, extractor hood, fridge/freezer and dishwasher
- Plumbed for washing machine and tumble dryer in the utility room
- Recessed LED downlighters in the kitchen

BATHROOM, ENSUITE AND WC

- Contemporary white sanitaryware with chrome fittings
- Stylish chrome towel radiators to bathroom, ensuite and WC
- Thermostatically controlled showers (where applicable)

FLOOR COVERING & TILING

- Tiles supplied by David Scott Tiles.
- Ceramic tiled floors to hall, kitchen/dining areas, bathroom, ensuite and WC
- Feature wall tiling to bathroom, ensuite and WC's with full height tiling to the shower enclosures
- Luxury carpets to all bedrooms, stairs, landing, lounge and living room

INTERNAL FEATURES

- Impressive 9 ft high ceilings on ground floor
- Traditional cavity wall construction
- Solid concrete ground and 1st floors
- Painted internal doors with quality ironmongery
- Internal décor, walls and ceilings painted along with woodwork
- Main supply smoke, heat and carbon monoxide detectors
- Moulded painted skirtings and architraves
- Phoenix natural gas fired central heating system with pressurised hot water cylinder
- Feature gas stove to detached homes

ELECTRICAL FEATURES

- Zoned Intruder alarm
- Development to be cabled for BT Fibre and Virgin Media (subject to service provider confirmation)
- Comprehensive range of electrical sockets including integrated USB charging points

EXTERNAL FEATURES

- Front gardens turfed and landscaped
- Rear gardens levelled and seeded
- Brick pavior/tarmac driveways
- Solid timber front doors with painted finish
- uPVC double glazing with lockable windows
- Outside tap
- Rear outside electrical socket

WARRANTY

- NHBC 10 year Buildmark Warranty





LOCAL CONNECTIONS



THE SCHOOL RUN



JOINT SELLING AGENTS



028 9064 1264
ulsterpropertysales.co.uk



028 9066 3030
templetonrobinson.com

DEVELOPER



www.deramore.co.uk

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