



# HOBART HALL

AT MILLMOUNT VILLAGE

COMBER ROAD, DUNDONALD



## Perfectly PLACED

Nestled just off the Comber Road in one of East Belfast's most sought-after areas to live, the new Hobart Hall development boasts a collection of exclusively detached homes, which offer the perfect blend of modern designs, spacious interiors and eco-friendly features.

Situated right beside the already established Millmount Village, Hobart Hall strikes the balance between accessibility and tranquillity. Thanks to an ideal city-suburb location, Hobart Hall is positioned within close proximity to everything a homeowner may need, all the while providing a much-needed haven to escape the hustle and bustle of everyday life. With that being said, Belfast City Centre can be reached in just a short journey for those making the daily commute. With excellent public transport links stationed right outside Hobart Hall, homeowners can benefit from hassle-free travel to neighbouring areas and further afield.

With the serene and scenic Comber Greenway nestled alongside the Hobart Hall site, residents can experience an unparalleled connection to the great outdoors. Strategically located at the gateway to this idyllic pathway, Hobart Hall ensures that homeowners have the opportunity to revel in nature whilst embarking on leisurely strolls or invigorating bike rides right from their doorstep. Not only providing a beautiful backdrop to these exceptional homes, the Comber Greenway also serves residents as a link to nearby amenities which can be reached on foot.





# MILLMOUNT VILLAGE

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NEWTOWNARDS

SCRABO TOWER

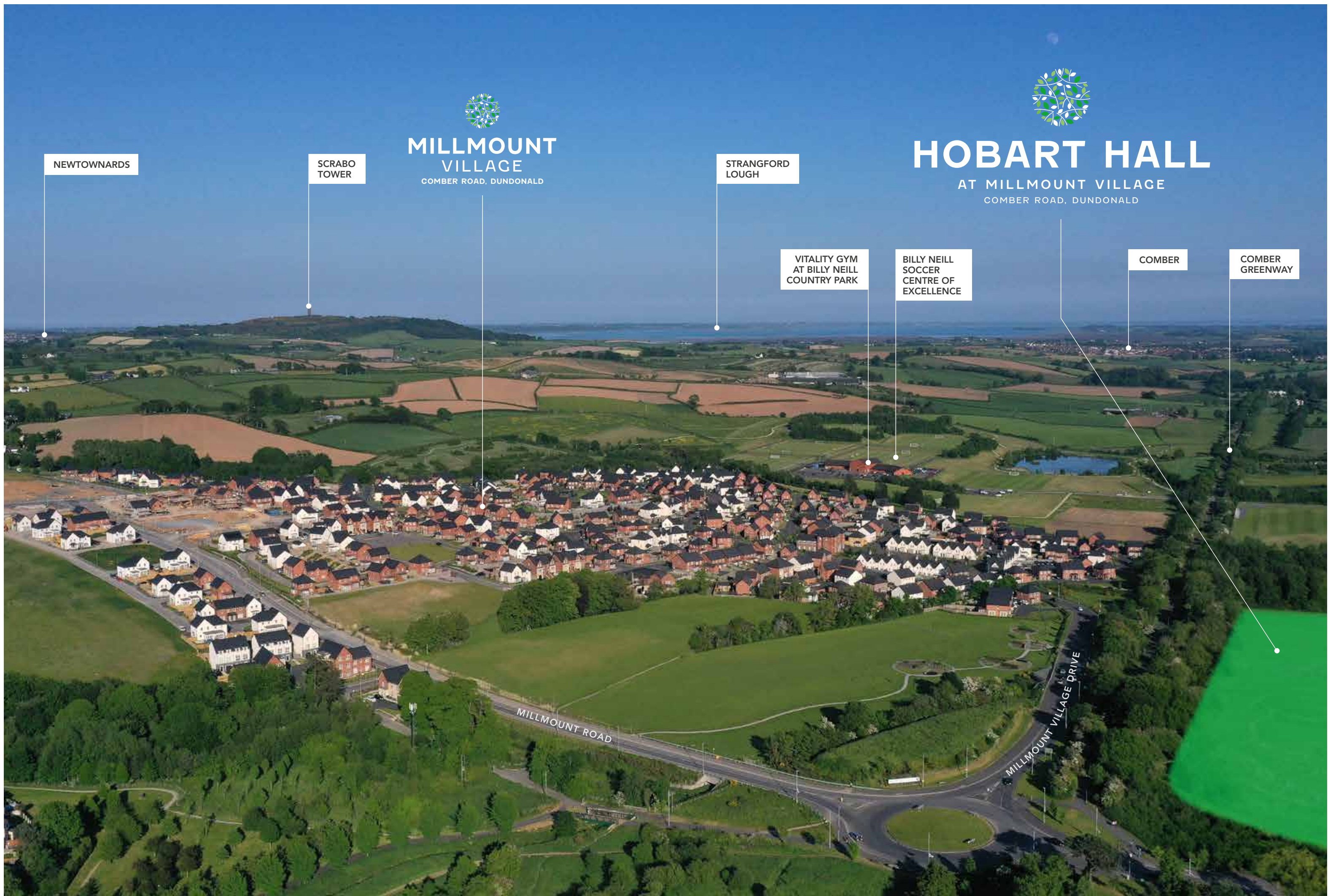
STRANGFORD LOUGH

VITALITY GYM  
AT BILLY NEILL  
COUNTRY PARK

BILLY NEILL  
SOCCER  
CENTRE OF  
EXCELLENCE

COMBER

COMBER  
GREENWAY





Knock Golf Club



Strand Arts Centre, Hollywood Road



Translink Buses to Millmount Village

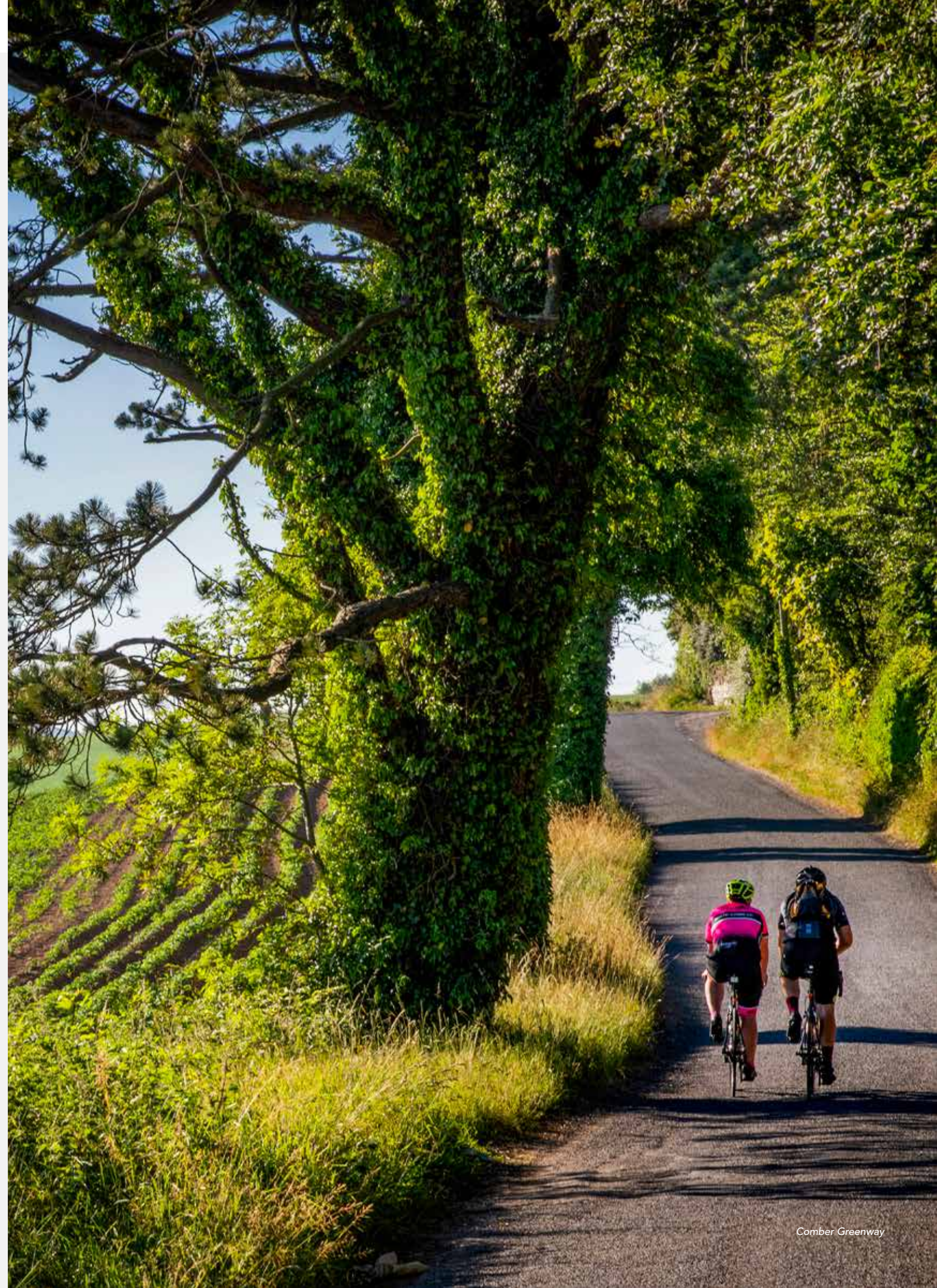
Surrounded by much to see and do, Hobart Hall is an excellent choice for those seeking an outstanding home within an unrivalled location. Perfectly placed, homeowners will be spoilt for choice when it comes to discovering local attractions and engaging in exciting activities.

With the nearby Dundonald Ice Bowl providing a hub of activity and a range of entertainment options, including ice-skating, ten-pin bowling and mini-golfing, and the conveniently placed Omniplex Cinema situated just a short drive away, Hobart Hall offers an excellent environment for family members of all ages. A multitude of open green spaces can also be found just a stone's throw away, ensuring a prime location for relaxation and outdoor activities. From the lush fairways of Knock Golf Club to the breath-taking grounds of Stormont Estate, there is certainly no shortage of scenic landscapes within arm's length. The CS Lewis Square also showcases a range of community events and cultural festivals throughout the year.

As Dundonald Village and the vibrant Ballyhackamore area are home to an array of popular cafés, shops and restaurants, the positioning of Hobart Hall brings a myriad of benefits to residents. This convenient location guarantees that homeowners don't have far to travel in order to access the very best facilities and amenities. Immerse yourself in the local community and experience all that this lively area has to offer.

The homes at Hobart Hall are truly like no other, with each property finished to an impeccable standard. No detail has been overlooked in the crafting of these immaculate residences, promising a serene living space in which every resident will feel right at home. Meticulously designed, the homes at Hobart Hall are intended to provide spacious living areas which ensure comfort and functionality for the modern family. With stylish finishes and high-quality fixtures and fittings throughout, homeowners are guaranteed a luxurious and tranquil haven in which to kick back and relax at the end of a long day.

Thanks to a number of energy-efficient initiatives, the properties at Hobart Hall provide a more sustainable way of living with environmentally friendly features placed through every home. With fitted Photovoltaic Solar Panels, residents can benefit from a reduced carbon footprint alongside lower utility costs. In addition an innovative Solar Panel Inverter will be fitted alongside the properties' Solar Panels which ensures that generated energy is used efficiently.



Comber Greenway



An excellent choice for those seeking an outstanding home within an unrivalled location

Stormont Estate



CS Lewis Square



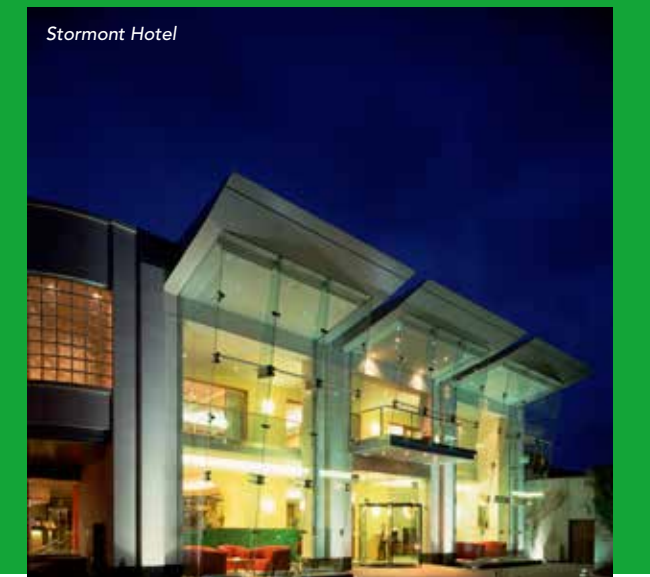
CS Lewis Square



Café Mauds, Ballyhackamore



Pirates Adventure Golf



Stormont Hotel



Computer Visuals of Hobart Hall

## Why Choose a LAGAN HOME?

Lagan Homes has been building outstanding homes for over 40 years. In that time it has provided thousands of people with homes they love and that suits their lifestyle. These are desirable homes because of their designs and how they are made to enhance how one lives.

### ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

### SAFETY & SECURITY

Double glazing, window locks\*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and potentially lower insurance premiums. (\*window locks – excluding emergency escape windows).

### NEW HOME WARRANTY

A 10 year Buildmark warranty will be available for all homes at Hobart Hall from NHBC which is responsible for setting the standards of the house-building industry.

### YOUR NEW HOME

Owners have the satisfaction of knowing that Hobart Hall at Millmount Village represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish.



## Make your home even more sustainable at **HOBART HALL**



The homes at Hobart Hall have been designed to be more sustainable by retaining heat and saving on energy bills. The energy efficiency of these homes is achieved by using thermally efficient insulation, highly thermal doors and windows and the latest in heating technology.

### PHOTOVOLTAIC (PV) SOLAR PANELS

Minimum of 4 no. PV Solar Panels on roof depending on orientation and house type achieving 1.64KW of power source from the panels. Photovoltaic panels will be installed in-line/flush mounted over the roof tile.

**Benefit:** Renewable energy source you can use in your home, reduction in electricity bills, sell the surplus electricity not used/required back to the energy supplier, reduce carbon footprint, in-line/flush mounted PV panels

**Note:** An Inverter is fitted with the panels within your roofspace. The inverter controls the electricity generated from the PV panels for electricity usage or export to the grid.

### EV CHARGER CABLING

6mm supply cable from consumer unit to outside wall where future EV charger will be installed with a 2 core cable back to NIE incoming supply to monitor the overall electricity usage in whole house, this cable will be installed in weather proof box until EV charger is installed.

**Benefit:** Wiring in place for your choice of EV charger if required. The 2 core cables are used for current transformer clamps that are placed around the incoming supply cables to monitor the load of the house.

# The Finer DETAILS

## KITCHEN & UTILITY

- Kitchen cupboards, worktop with matching upstand and door handles
- Integrated electrical appliances to include gas hob & electric single oven, extractor unit, fridge/freezer, dishwasher & washer/dryer
- Concealed under unit lighting to Kitchen

## BATHROOM, ENSUITE & CLOAKROOM

- Contemporary white sanitary ware with chrome fittings to bathroom, ensuite & WC
- Thermostatically controlled shower over bath in bathroom with glass screen door
- Chrome heated towel rail in bathroom and ensuite
- Illuminated mirror with integrated shaver socket to be fitted above bathroom and ensuite wash hand basins where applicable
- Choice of wall tiles for shower enclosure in ensuite and over bath/shower in bathroom
- Splash back tile to bathroom, ensuite and ground floor cloakroom wash hand basins

## FLOORING

- Floor tiling to hallway, kitchen/dining area, sunroom (as design dictates), bathroom, ensuite and ground floor cloakroom
- Lounge, bedrooms, stairs and landing carpeted

## ELECTRICAL

- Energy efficient LED down lighting to kitchen, bathroom and ensuite
- Low energy pendant light fitting to all other rooms
- Comprehensive range electrical sockets
- USB power socket to kitchen and master bedroom
- TV/Data connections to lounge, kitchen / dining and all bedrooms
- TV/satellite co-axial cable terminated at external location and distributed via a central hub located in the store leaving your TV cabling for your TV installer to connect for whichever option you choose
- Hardwired using Cat6 cable to all TV points - Cat6 is capable of transmitting various signals such as data/satellite/HDMI, and due to the variety of systems/options available we have left the final connections in the store to be completed by your own installer according to your requirements

## SECURITY & SAFETY

- Heat, carbon monoxide and smoke detectors (as design dictates)
- Zoned Security Alarm - PIR Detectors to ground floor rooms (hall, lounge, kitchen/dining), external strobe/sounder fixed at high level & 1no. key paid fitted in hall
- GRP solid core composite front door with 4-point locking mechanism and deadbolt
- Double Glazed PVC windows with locking mechanism or as fire escape (as dictated by Building Control)

## PLUMBING & HEATING

- Gas fired central heating - Combination boiler which provides instant hot water\*
- Heating system controls to include time clock, thermostatically controlled radiators and room thermostat as applicable
- High standard of floor, wall and loft insulation

\*A hot water cylinder will be installed to the 3 storey house types to facilitate the usage requirements.

## INTERIOR DECORATION

- Internal decor, walls and ceilings painted one colour throughout using a breathable emulsion paint finish
- Panelled doors painted one colour with contemporary lever style handle
- Moulded architraves with 6" skirting painted one colour eggshell finish

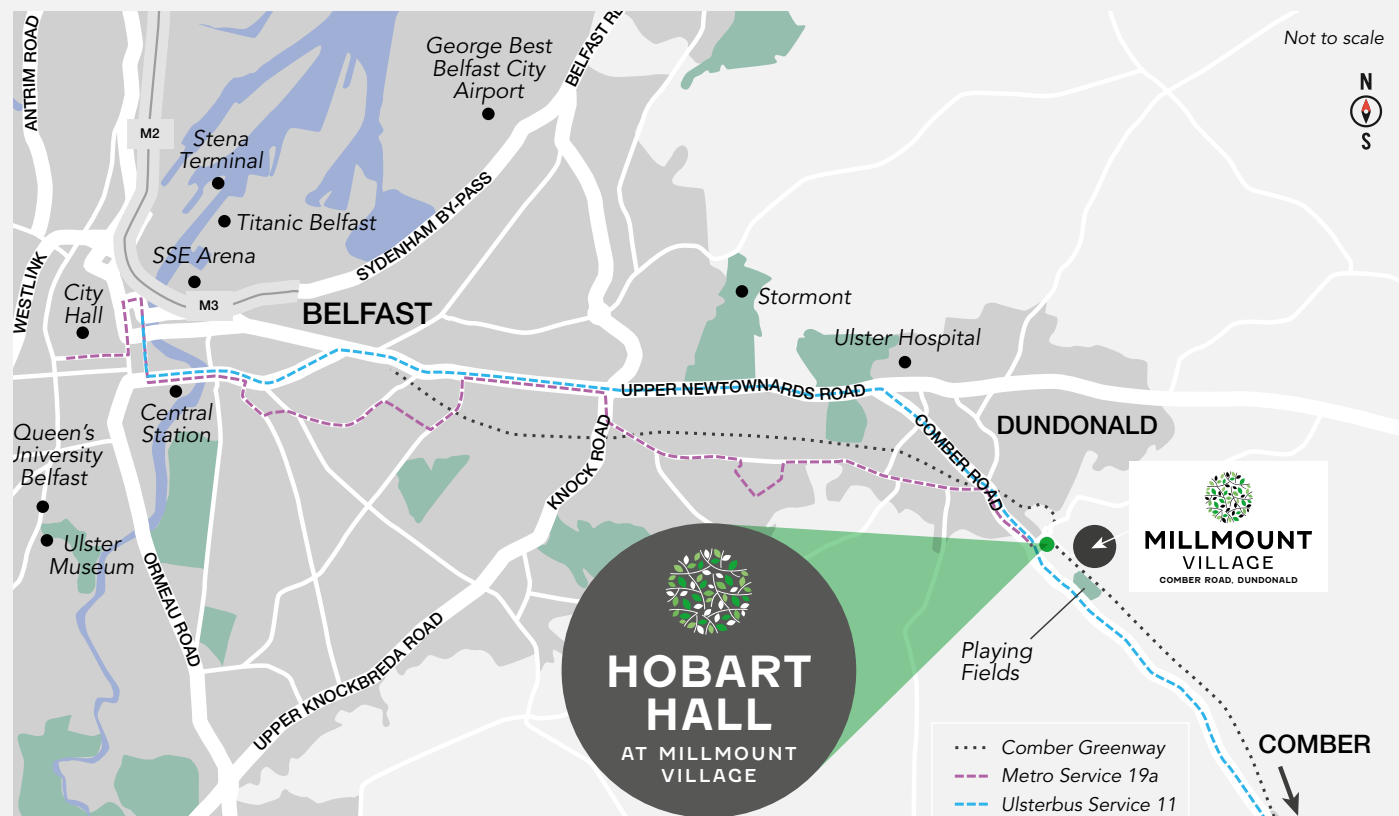
## EXTERIOR FEATURES

- Bitmac driveway
- Rear garden topsoiled and front garden landscaped in keeping with the development
- Textured effect paving to patio area to rear garden
- Timber vertical 1.8m fencing to rear garden boundary and side gate
- Contemporary style light at front door with a traditional bulkhead sensor light to the rear door
- Cabling for electric car charging point
- Outside tap
- NHBC 10 year warranty



Lagan Homes uses a combination of traditional masonry construction and Fast House timber frame construction to build our homes. The method used to construct your new home will depend on the house type. Images used are taken from previous Lagan Homes show homes and illustrate the standard of finish at Hobart Hall.





## Need to Commute?

Belfast City Centre	6.5 miles	Comber	3.5 miles
Bangor	8.5 miles	Lisburn	14.5 miles
Dundonald	1.5 miles	George Best Belfast City Airport	5.5 miles
Newtownards	4.5 miles	International Airport	26 miles

Information taken from Google Maps

## Award Winning NEW HOMES



**BEVERLEY GARDEN VILLAGE**  
Bangor Road, Newtownards



**CHARLESTOWN HALL**  
Lisburn



**HELENS WOOD**  
Bangor



**MILLMOUNT VILLAGE**  
Dundonald



**MEALOUGH**  
Comber



**THE HAMPTONS**  
Belfast

Built in the right place,  
in the right way,  
in the right style,  
by the right people.



**LaganHomes**



JOINT SELLING AGENTS



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350 Upper Newtownards Road  
Belfast BT4 3EX  
**Telephone** 028 9065 5555  
**www.reedsrains.co.uk**



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Raising Standards. Protecting Homeowners.

Providing Buildmark  
Insurance and Warranty  
Cover for your New Home



Protection for new-build home buyers

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 as to the correctness of each of the statements contained in these particulars.

All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configurations of kitchen and bathrooms are for illustration purposes and may be subject to alteration from those shown without prior notification. Furniture and cloakroom placement are for visualisation purposes only. Purchasers should satisfy themselves as to the current specification at the time of booking. Specifications are correct at the time of going to print and the developer reserves the right to implement changes to the specification without warning. Whilst these particulars are prepared with all due care for the convenience of the intending purchasers, the information is intended as a preliminary guide only.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to any property. Exterior and interior computer visuals and internal photographs are for illustration only. Variations: window formats and exterior brick and render details may vary. Plans are not to scale and all dimensions shown are approximate E. & O. E.

This development adheres to the Consumer Code Scheme & Requirements - Fifth Edition (1 Jan 2024)