



BROOKE HALL
— **WOOD** —

OFF SAINTFIELD ROAD

BELFAST

BT8

Home is where
the **heart** is.

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PWD



- 1. Forestside Shopping Centre
- 2. Ivanhoe Hotel
- 3. Hillmount Garden Centre
- 4. Rockmount Golf Club
- 5. Let's Go Hydro
- 6. Tesco, Newtownbreda
- 7. District Coffee, Ormeau Road
- 8. General Merchants, Ormeau Road

Owning
the
moment



BROOKE HALL — WOOD —

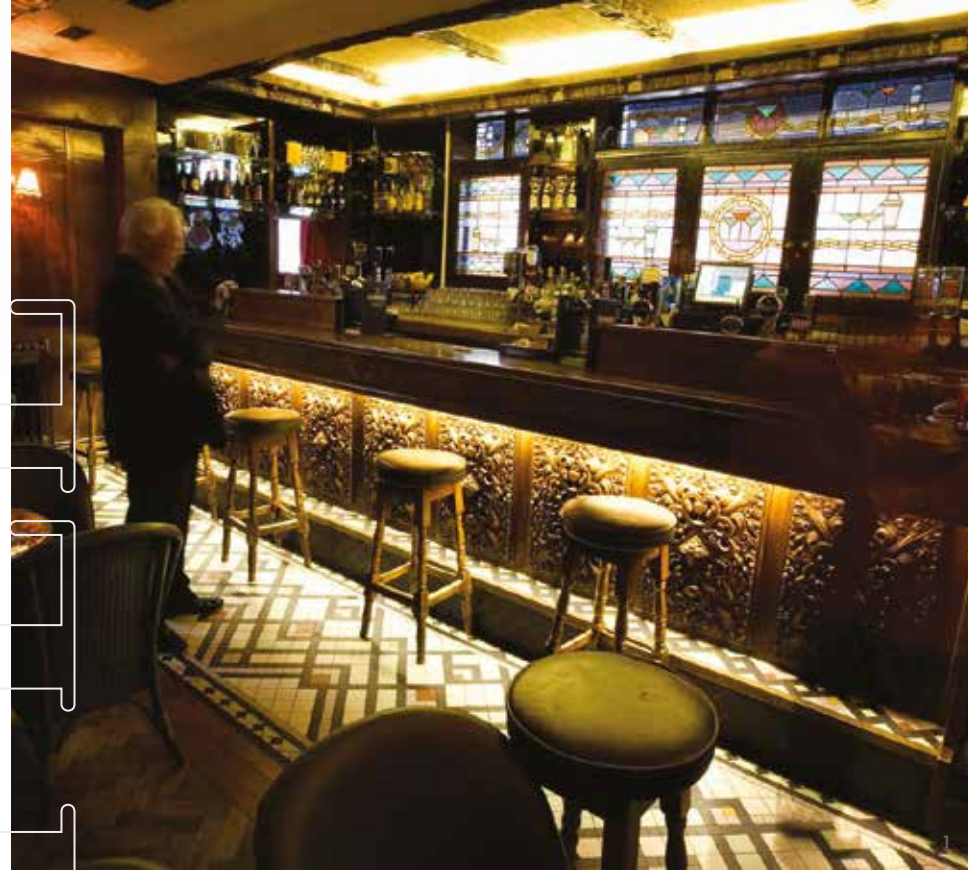
OFF SAINTFIELD ROAD
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Situated just off the Saintfield Road in one of Belfast's most sought-after areas to live, the exquisite development of Brooke Hall Wood offers an exclusive collection of striking detached and semi-detached homes.

As this ideal location boasts numerous benefits, homeowners are guaranteed a perfect balance between the excitement of city living and the privacy provided by this residential area. For those who love the great outdoors, Brooke Hall Wood is situated just a stone's throw away from a multitude of luscious green spaces and outdoor leisure facilities. Whether it's admiring the beautiful array of plants in Belfast's stunning Ormeau Park, enjoying a round of golf at the thriving Rockmount Golf Club, or spending a fun-filled family afternoon at the adventurous Let's Go Hydro waterpark, this area is truly in a league of its own.

What's more, with Tesco Superstore, Newtownbreda and Forestside Shopping Centre located in close proximity, this area is considered nothing other than a shopper's paradise.





Consisting of spacious, immaculately designed homes, Brooke Hall Wood is perfect for families and young professionals seeking comfort, style and exclusivity. With excellent exteriors, chic interiors, and high-quality fixtures and fittings throughout, these homes lend themselves to easy maintenance and modern living.

Designed with your needs in mind, this exceptional development is situated just minutes away from every amenity a homeowner could possibly need. From leading primary and secondary schools, supermarkets and boutiques, to Belfast's finest cafés, bars and restaurants, this area showcases convenience and accessibility.

Thanks to outstanding bus and road links to Belfast City Centre and beyond not to mention the convenience of Cairnshill Park & Ride, Brooke Hall Wood is perfectly positioned for those making the daily commute.

- 1. The Errigle Inn, Ormeau Road
- 2. Ulster Museum
- 3. Titanic Belfast
- 4. Lyric Theatre
- 5. Kingspan Stadium
- 6. Ormeau Park
- 7. Victoria Square



The versatility is **perfect**

Practical living designed
around **your needs**



Computer Visual



Let's make it personal

At Brooke Hall Wood careful attention to detail has been given in every element of design and construction, giving these homes their distinct charm - The following features are included in every home:

INTERNAL



- Fully installed security system
- Nest heating system connected to app
- Comelit full audio and video wifi connected front door bell with Visto smart phone app
- Woodburning stove to lounge with latest ultra-clean burning and exceptional efficiency
 - Pre-wired for Openreach Fibre Optic broadband (FTTP)
 - Access ladder to roof space

KITCHEN



- Stainless steel sink with chrome instant hot water tap
 - Island unit to all kitchens
- Integrated eye level double oven
- Quartz worktops and upstands
- Quality kitchen appliances

BATHROOM & ENSUITE



- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite
- Thermostatically controlled showers
- Vanity unit in main bathroom
- Chrome heated towel rail

EXTERNAL



- Landscaped front gardens to include turfed lawn and planting
- Paved patio area to rear
- Doubled sided timber fencing and capping piece to boundaries
- Rear external double power socket

The finer details



Images used are indicative of the style and finish at Brooke Hall Wood

KITCHEN

- High quality units with choice of traditional /contemporary doors with a range of colours and handles to choose from
- Soft close doors and drawers
- Island unit
- Choice of quartz worktops and upstands
- Stainless steel sink with chrome instant hot water tap
- Integrated under unit lighting
- Quality integrated appliances to include eye level double oven, gas hob, dishwasher, fridge / freezer and extractor

UTILITY ROOM (where applicable)

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer (or combi where applicable)

BATHROOMS & ENSUITES

- Contemporary white sanitary ware with chrome fittings
- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite
- Thermostatically controlled showers
- Bespoke wall mounted vanity unit in main bathroom
- WC with soft close function
- Chrome heated towel rail
- Fully tiled shower enclosure and part tiled walls to bathroom and ensuite

CLOAKROOM

- Contemporary white sanitary ware with chrome fittings

ELECTRICAL INSTALLATION

- Multi media room wiring to lounge and master bedroom
- Energy efficient downlighters to open plan kitchen area, bathroom and ensuite
- Fully installed security alarm system
- Nest heating system connected to app
- Comelit full audio and video wifi connected front door bell with Visto smart phone app
- Comprehensive range of brushed stainless electrical sockets and switches to ground floor
- 5 Amp sockets to lounge
- Mains supply smoke and carbon monoxide detectors with battery back up
- One USB charging port in lounge, kitchen and master bedroom
- Pre-wired for Openreach Fibre Optic broadband (FTTP)

DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Access ladder to roof space

FLOORING

- Choice of ceramic tiled flooring to entrance hall, kitchen / dining / living area, utility room (where applicable), WC, bathroom and ensuite
- Choice of carpets with high quality underlay to lounge, stairs, landing and bedrooms

HEATING

- Gas heating with high output radiators
- High efficiency gas boiler
- Woodburning stove to lounge with latest ultra-clean burning and exceptional efficiency and A+ energy rating

EXTERNAL FINISHES

- Each home has been designed to aid minimal ongoing maintenance
- Brick and K Rend external finishes to elevations
- High quality uPVC framed double glazed windows
- Tiled roof
- Bitmac driveways
- Landscaped front gardens to include turfed lawn and planting
- Rear gardens sown
- Doubled sided timber fencing and capping piece to boundaries
- Paved patio area to rear
- Front and rear external lighting
- External water tap
- Rear external double power socket

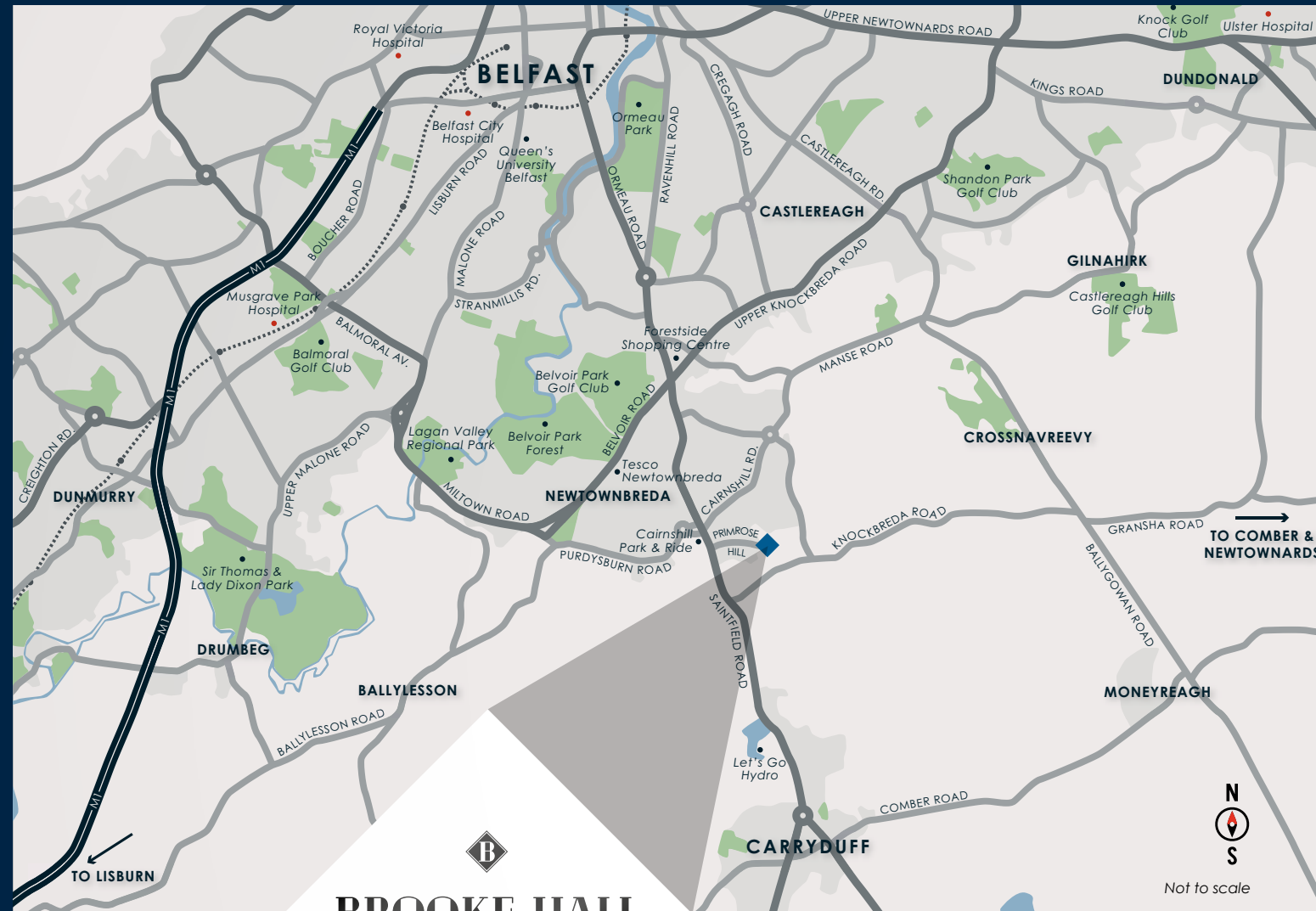
WARRANTY

- 10 year warranty provided by NHBC

SPECIAL FINISH

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Conveniently Located




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Distances to;

Cairnshill Park & Ride	0.4 miles	Belfast City Centre	5.2 miles
Tesco Superstore, Newtownbreda	1.5 miles	Saintfield	7.4 miles
Forestside Shopping Centre	2.1 miles	Lisburn	8.6 miles
Carryduff	2.5 miles	Hillsborough	11.0 miles
Ormeau Park	3.1 miles	George Best Belfast City Airport	7.4 miles
Lisburn Road	4.9 miles	Belfast International Airport	18.7 miles
Victoria Square	4.9 miles		
Ballyhackamore	5.0 miles		

PWD

At PWD we take great pride in providing homes of exceptional quality in the most sought after residential locations.

We have successfully established ourselves in the Greater Belfast area with all of our new developments featuring homes of the highest standard.

Our homes combine innovative design with the use of carefully selected construction materials, providing comfort and functionality and enhancing our commitment to making your home the very best it can be.

Through our combination of many years experience in house building, our dedication to perfection and our partnerships with first class design and construction consultants, we will deliver your perfect home.

www.pwddevelopments.com

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PWD

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