



# BLACKS GATE

BLACKS ROAD BT10





## CONTEMPORARY DESIGN FOR MODERN LIVING

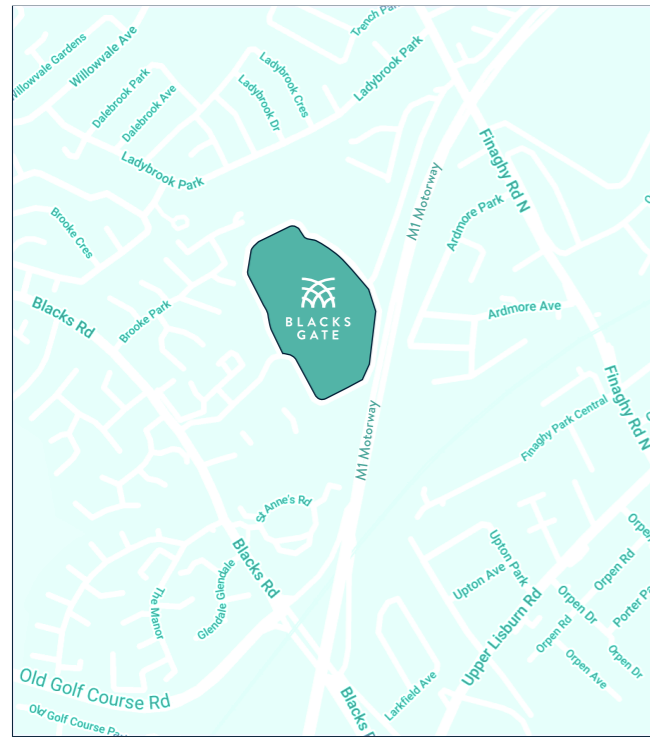
The highly anticipated Blacks Gate Development offers buyers high quality suburban living located on the fringes of South West Belfast. This new mixed tenure development sits in close proximity to the M1 Motorway network whilst being within a mile of both Andersonstown and Finaghy villages. Both offering a plentiful array of shops, restaurants and other services. Blacks Gate is serviced by an excellent transport infrastructure and is highly accessible by both private and public transport.

This carefully designed development showcases the perfect balance between comfort and convenience. The highly landscaped development boasts several large village greens, one to include a children's playpark along with a landscaped linear park, as well as generous gardens to enjoy. The Blacks Gate development will also benefit from its own purpose-built community hub, as well as associated support services. With high quality interiors and well appointed exteriors, these homes lend themselves to easy and modern living. Boasting an impressive collection of townhouses, semi-detached homes and apartments, each finished to a luxury, exacting turnkey specification leaving homeowners with little to do but move in.

These homes are perfect for young families and those starting off on the property ladder who would like to be part of a community in a very desirable location.



## LOCATION MAP



## TRAVEL TIMES BY CAR

- 3 MINS** Local Shops, Restaurants & Gym **0.5 miles**
- 5 MINS** Colin Glen Forest Park **1 mile**
- 5 MINS** Colin Glen Golf Course **1 mile**
- 7 MINS** Train Station **1.5 miles**
- 10 MINS** Dunmurry Golf Club **3 miles**
- 10 MINS** Sir Thomas and Lady Dixon Park **3 miles**
- 11 MINS** Belfast City Centre **5 miles**
- 15 MINS** Belfast City Airport **9 miles**



## SITE MAP

- FAIRLANE** 3 bedroom Townhouse. 3 storey. C. 1055 Sq.ft, 1076 Sq.ft
- CORSAIR** 3 bedroom Semi-detached Houses. 3 storey. C. 1076 Sq.ft
- SHELBY** 3 bedroom Townhouse. 2 storey. C. 969 Sq.ft, 980 Sq.ft, 990 Sq.ft
- FAIRMONT** 2 bedroom Apartments. Ground floor, First Floor & Second Floor. C. 695 Sq.ft



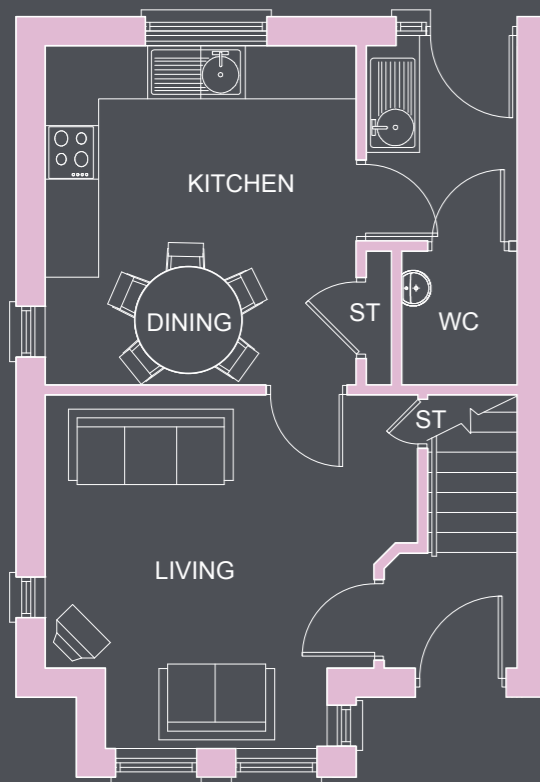


# THE FAIRLANE

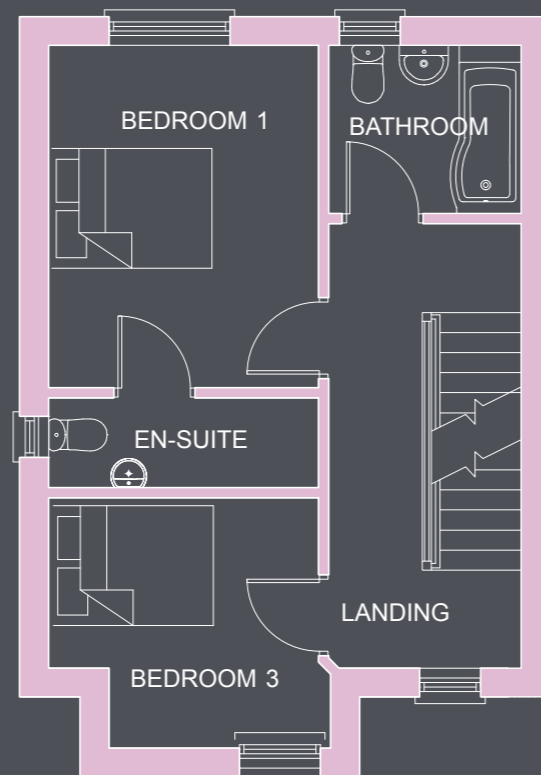
3 BEDROOM TOWNHOUSE | 3 STOREY | C. 1055 Sq.ft, 1076 Sq.ft



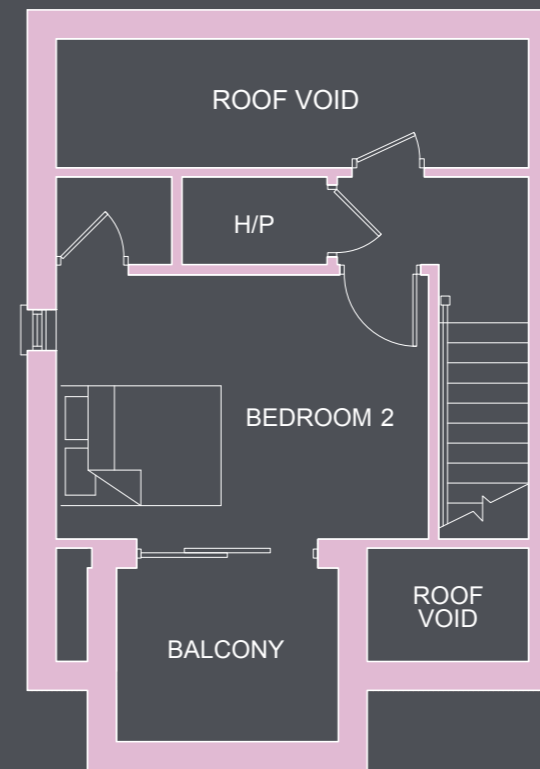
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## GROUND FLOOR

KITCHEN / DINING	C. 3.81 x 3.49m / 12'6" x 11'5"
LIVING	C. 4.18 x 3.97m / 13'9" x 13'
UTILITY	C. 2.2 x 1.7m / 7'3" x 5'7"
WC	C. 1.5 x 1.3m / 4'11" x 4'3"

## FIRST / SECOND FLOOR

BEDROOM 1	C. 3.84 x 3.03m / 12'7" x 9'11"
EN SUITE	C. 3.03 x 1.01m / 9'11" x 3'4"
BEDROOM 2	C. 4.18 x 2.97m / 13'9" x 9'9"
BEDROOM 3	C. 3.03 x 2.81m / 9'11" x 9'3"
BATHROOM	C. 2.16 x 1.89m / 7'1" x 6'2"

Maps, floor plans, models and rendered images are based on architectural plans, are subject to variances and may not be exactly representative of the finished build. House type floor plans will vary depending on the site number. All features, specifications and plans are subject to change without notice.

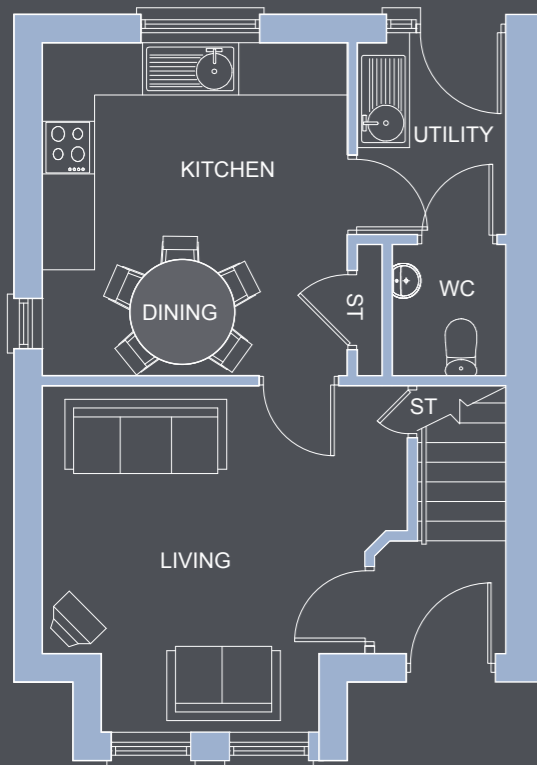


# THE CORSAIR

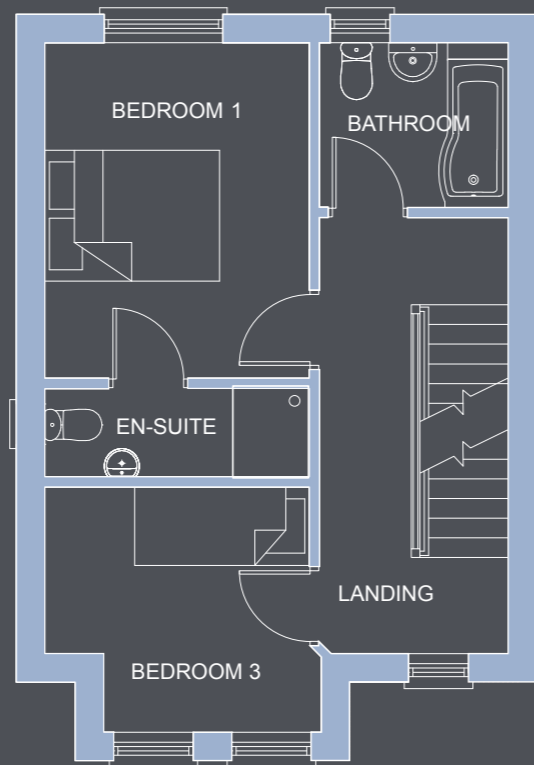
3 BEDROOM SEMI-DETACHED | 3 STOREY | C. 1076 Sq.ft



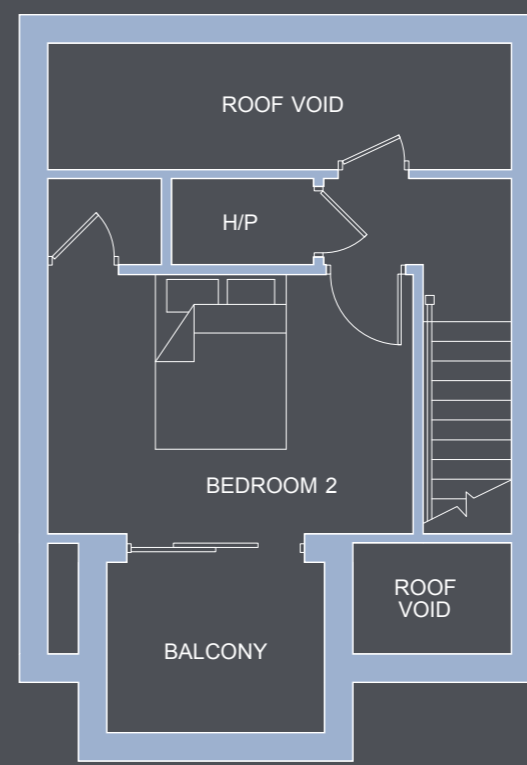
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## GROUND FLOOR

KITCHEN / DINING	C. 3.81 x 3.49m / 12'6" x 11'5"
LIVING	C. 4.18 x 3.97m / 13'9" x 13'
UTILITY	C. 2.2 x 1.7m / 7'3" x 5'7"
WC	C. 1.5 x 1.3m / 4'11" x 4'3"

## FIRST / SECOND FLOOR

BEDROOM 1	C. 3.84 x 3.03m / 12'7" x 9'11"
EN SUITE	C. 3.03 x 1.01m / 9'11" x 3'4"
BEDROOM 2	C. 4.18 x 2.97m / 13'9" x 9'9"
BEDROOM 3	C. 3.03 x 2.81m / 9'11" x 9'3"
BATHROOM	C. 2.16 x 1.89m / 7'1" x 6'2"

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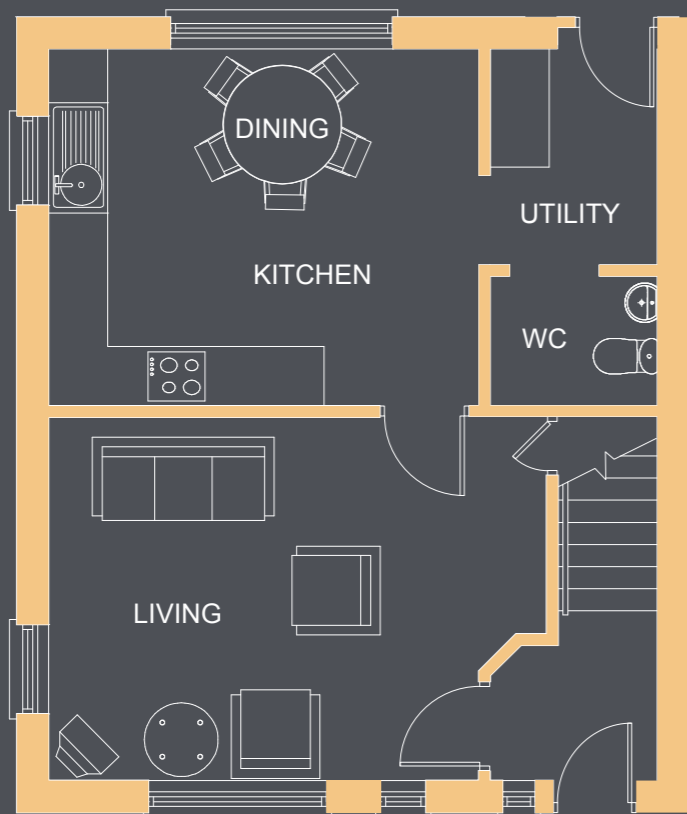


# THE SHELBY

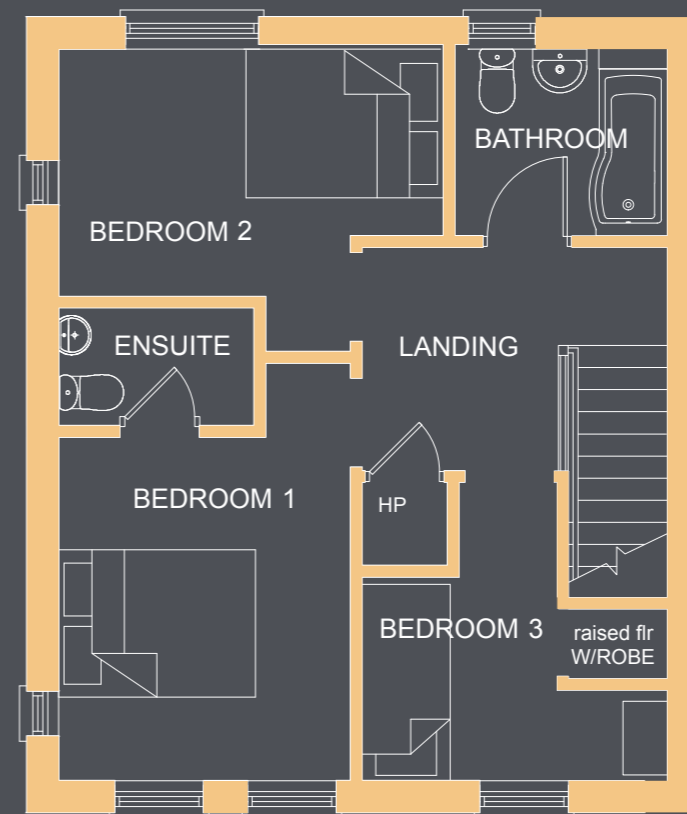
3 BEDROOM TOWNHOUSE | 2 STOREY |  
C. 969 Sq.ft, 980 Sq.ft, 990 Sq.ft



## GROUND FLOOR



## FIRST FLOOR



## GROUND FLOOR

KITCHEN / DINING	C. 3.96 x 3.63m / 13' x 11'11"
LIVING	C. 4.65 x 3.71m / 15'3" x 12'2"
UTILITY	C. 2.2 x 1.7m / 7'3" x 5'7"
WC	C. 1.7 x 1.32m / 5'7" x 4'4"

## FIRST FLOOR

BEDROOM 1	C. 3.55 x 3.1m / 11'8" x 10'2"
EN SUITE	C. 2.05 x 1.15m / 6'9" x 3'9"
BEDROOM 2	C. 4.17 x 2.52m / 13'8" x 8'3"
BEDROOM 3	C. 3.2 x 2.08m / 10'6" x 6'10"
BATHROOM	C. 2.23 x 1.9m / 7'4" x 6'3"

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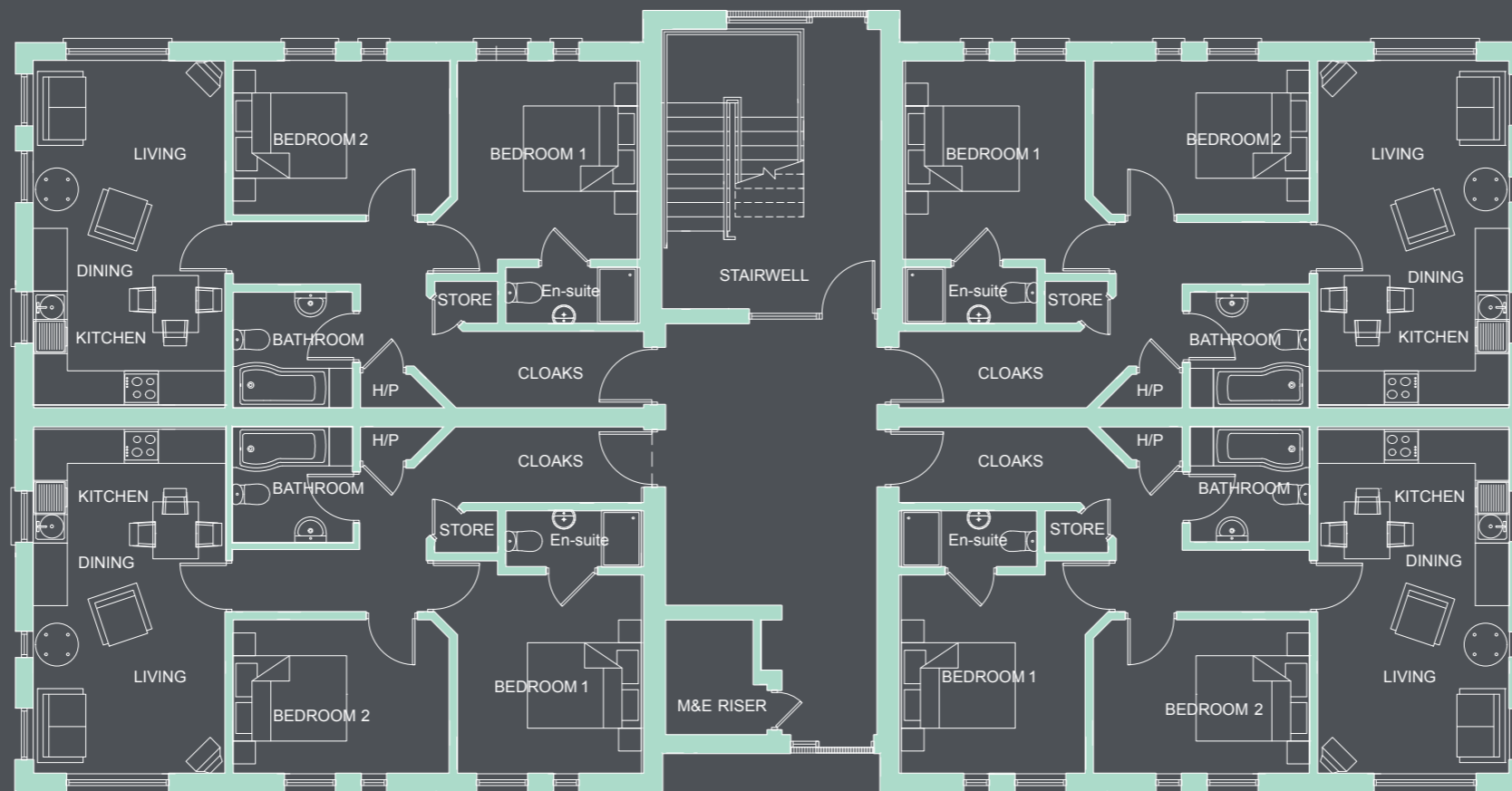


# THE FAIRMONT

2 BEDROOM APARTMENTS | C. 695 Sq.ft



## SAMPLE FLOOR PLAN



## GROUND / FIRST / SECOND FLOOR

KITCHEN / DINING / LIVING	C. 6.05 x 3.38m / 19'10" x 11'1"
BEDROOM 1	C. 3.5 x 3.17m / 11'6" x 10'5"
EN-SUITE	C. 2.39 x 1m / 7'10" x 3'3"
BEDROOM 2	C. 3.81 x 2.71m / 12'6" x 8'11"
BATHROOM	C. 2.11 x 2.04m / 6'11" x 6'8"

GROUND FLOOR	SITE NUMBER 233, 234, 235, 236
FIRST FLOOR	SITE NUMBER 237, 238, 239, 240
2ND FLOOR	SITE NUMBER 241, 242, 243, 244

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## TURNKEY SPECIFICATIONS - HOUSES

### KITCHEN

- Choice of high quality kitchen units and work tops with upstand
- Splashback behind hob
- Stainless steel sink unit with mixer taps
- Integrated kitchen units to include electric oven, hob, extractor hood, fridge freezer, dishwasher and washing machine
- Recessed down lighters to ceiling

### UTILITY

- Worktop and units to match kitchen
- Stainless steel sink unit with mixer taps
- Tumble dryer

### BATHROOM, WC AND EN SUITES

- Family bathroom suite to include family bath with shower over, WC and wash hand basin
- Ensuite to include shower, WC and wash hand basin
- Classic and contemporary white sanitary ware with chrome fittings
- Thermostatic power shower
- Heated chrome towel rail in main bathroom
- Recessed down lightings in main bathroom

### FLOOR COVERINGS AND TILES

- Choice of wood effect floor tiles to Hall & Kitchen
- Choice of tiles for Bathroom and En Suite
- Full height tiling to shower enclosure
- Splash back tiling around sinks and baths
- Choice of carpet to living room, bedroom, stairs and landing

### INTERNAL FEATURES

- Internal décor walls and ceilings painted
- Chamfered skirting and architraves
- Mains supply smoke / CO2 Smoke detectors
- Contemporary painted 4 panelled internal doors
- Range of electrical sockets and switches
- Provision for satellite point
- Gas fired central heating system
- Worcester Bosch Condensing Combination Boiler
- Positive Input Ventilation System

### EXTERNAL FEATURES

- Front and back LED wall lights
- Gardens laid out in 'ready to go' turf
- UPVC double glazed windows
- GRP front door
- Boundary timber fencing or walls to rear gardens
- Outside tap
- Tarmac or paved driveways depending on site location
- Balcony Terrace, accessed off bedroom 2 (excludes Shelby house type)

### WARRANTY

- 10 Year Structural Warranty

## TURNKEY SPECIFICATIONS – APARTMENTS

### KITCHEN

- Choice of high quality kitchen units and work tops with upstand
- Splashback behind hob
- Stainless steel sink unit with mixer taps
- Integrated kitchen units to include electric oven, hob, extractor hood, fridge freezer, washer/dryer and dishwasher
- Recessed down lighters to ceiling

### BATHROOM AND EN SUITES

- Family bathroom suite to include family bath with shower over, WC and wash hand basin
- Ensuite to include shower, WC and wash hand basin
- Classic and contemporary white sanitary ware with chrome fittings
- Thermostatic power shower
- Heated chrome towel rail in main bathroom
- Recessed down lightings in main bathroom

### FLOOR COVERINGS AND TILES

- Choice of wood effect floor tiles to Hall, Kitchen & Living Area
- Choice of tiles for Bathroom and En Suite
- Full height tiling to shower enclosure
- Splash back tiling around sinks and baths
- Choice of carpet to bedrooms

### INTERNAL FEATURES

- Internal décor walls and ceilings painted
- Chamfered skirting and architraves
- Mains supply smoke / CO2 Smoke detectors
- Contemporary painted 4 panelled internal doors
- Range of electrical sockets and switches
- Provision for satellite point
- Gas fired central heating system
- Worcester Bosch Condensing Combination Boiler
- Mechanical Ventilation Heat Recovery System

### EXTERNAL FEATURES

- Shared communal garden to side and rear
- UPVC double glazed windows
- On street car parking
- Shared cycle store
- Shared drying area

### WARRANTY

- 10 Year Structural Warranty





SELLING AGENT



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