



**BRYNMOR
PARK**

BANGOR ROAD · NEWTOWNARDS

A place to call home...



Newtownards Town Hall & Conway Square



Clandeboyne Golf Club



Scrabo Tower

*A place to
call home...*



1



2



3



4

Nestled just off the Bangor Road in the charming town of Newtownards, the exclusive new development of Brynmor Park is truly the perfect place to call home.

Ideally located within an area which showcases much to see and do, residents of Brynmor Park have access to it all. Surrounded by rural landscapes and beautiful scenery, Newtownards is sure to appeal to those who love spending time in the great outdoors. From the picturesque grounds at Mount Stewart and the lush fairways of Clandeboye Golf Club, to the tranquil waters of Strangford Lough and panoramic views across North Down which can be appreciated from the impressive Scrabo Tower, this outstanding area provides a multitude of activity for every member of the family to enjoy.

Boasting the best of both worlds, not only does Brynmor Park offer a serene escape from the hustle and bustle of everyday life thanks to the abundance of nearby open green spaces, but also provides convenience and accessibility required for modern family living. Situated just minutes away from Newtownards Town Centre, homeowners can find everything they may need in one easily accessible area. With a selection of exceptional eateries, high street shops, and supermarkets all located within close proximity, residents of Brynmor Park can benefit from the very best amenities and facilities found right on their doorstep.



5

*Live where
life happens*



6



7

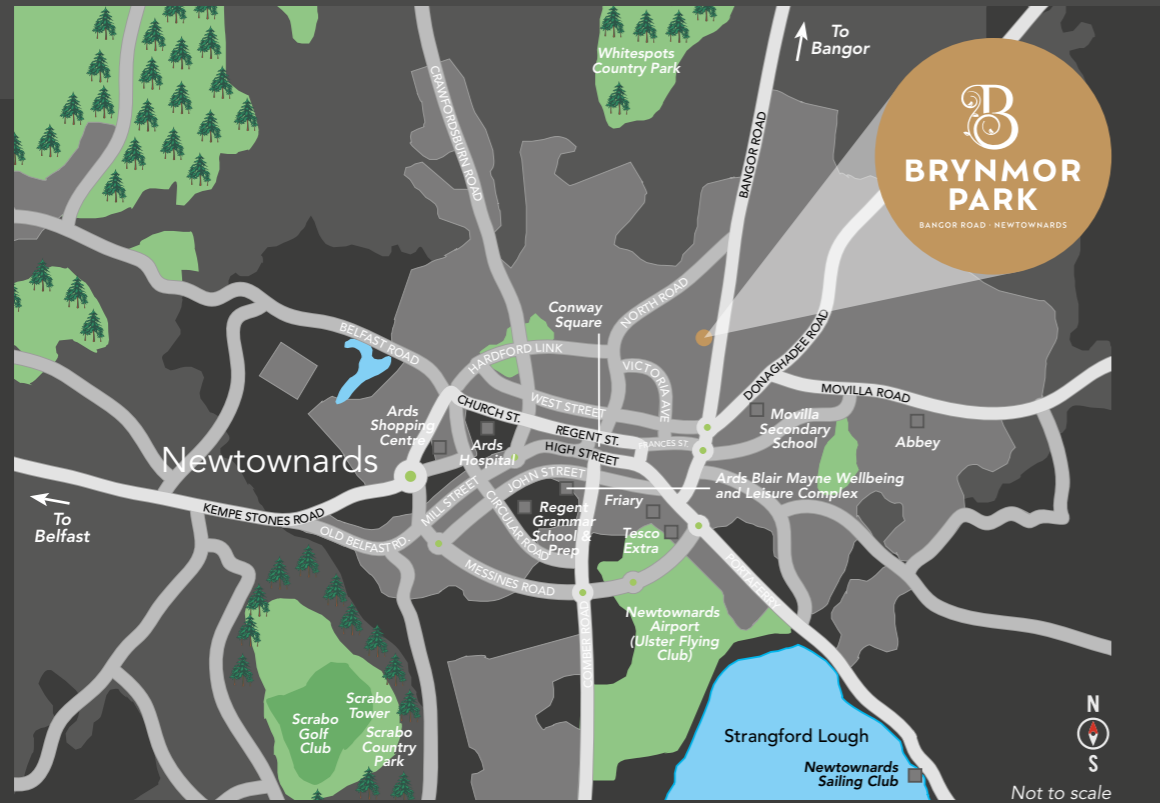


8

- 1 // Castle Espie, Comber
- 2 // Scrabo Golf Club
- 3 // Newtownards Sailing Club, Strangford Lough
- 4 // National Trust - Mount Stewart
- 5 // Sunset over Strangford Lough
- 6 // McKee's Restaurant & Farmshop
- 7 // Eden Pottery, Millisle
- 8 // Ulster Flying Club
- 9 // Haptik, Newtownards



9



Introducing a collection of eleven detached homes positioned within a mature site in an established area of Newtownards, Brynmor Park defines comfortable living in an unparalleled location.

Thoughtfully designed, the homes at Brynmor Park are perfect for hosting and entertaining guests thanks to spacious living areas, in addition to providing a tranquil and private haven to kick back and relax at the end of a long day. With contemporary fittings and fixtures featured throughout each property, alongside stylish finishes, every home at Brynmor Park has been created to ensure both functionality and timeless elegance. Showcasing a meticulous attention to detail, these properties lend themselves to easy maintenance and require minimal upkeep, guaranteeing that homeowners have little to do except enjoy spending time within their new home.

Promising residents the ideal blend of peaceful living and urban convenience, Brynmor Park has been carefully designed with the needs of residents in mind. With excellent road and rail links stretching to Belfast city centre and beyond, homeowners are ensured hassle-free travelling to neighbouring areas, thanks to the ideal positioning of this exclusive development. Situated in a perfect city-suburb location, residents of Brynmor Park can reap the benefits of city living, whilst still experiencing a tight-knit community feel in an area that features rural landscapes, local attractions and impeccable family homes.



Computer Visual

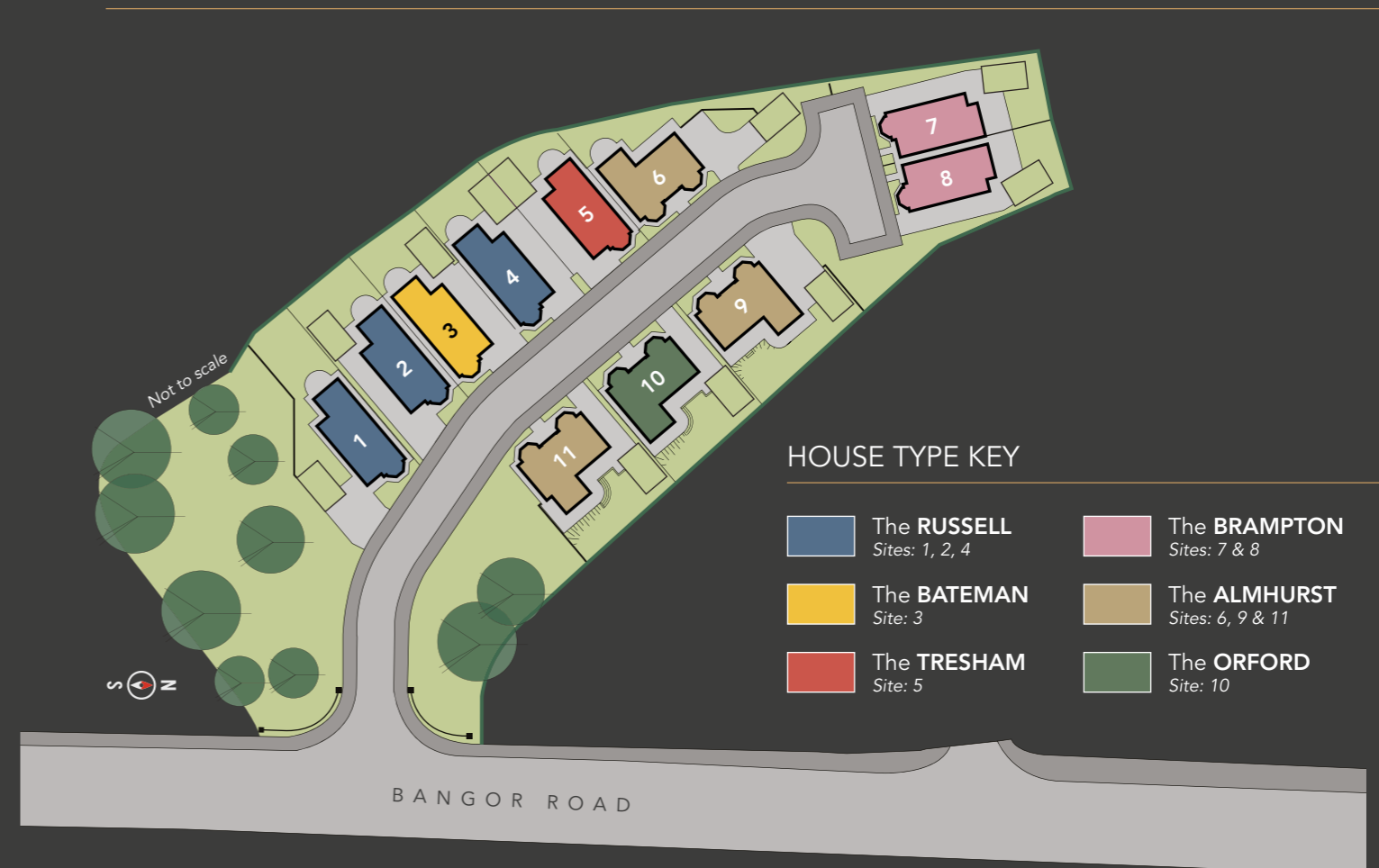


Computer Visual

A lasting impression



Computer Visual





Computer Visual

Note. Site 4 is a handed version of these plans

THE RUSSELL

SITES: 1, 2 & 4

TOTAL FLOOR AREA:
1,666 ft² approx.

GROUND FLOOR

Entrance Hall	
Lounge <i>max, plus bay</i>	17'3" x 12'8"
Kitchen / Dining	20'10" x 14'0"
Living / Sunroom	12'9" x 10'8"
Utility Room	7'4" x 6'0"
WC	5'8" x 3'2"

FIRST FLOOR

Principal Bed <i>min</i>	11'1" x 11'1"
Ensuite	6'9" x 6'2"
Bedroom 2 <i>max</i>	14'0" x 10'5"
Bedroom 3 <i>max</i>	14'0" x 9'1"
Bedroom 4 <i>max</i>	11'2" x 8'6"
Bathroom <i>max</i>	10'5" x 7'6"



THE BATEMAN

SITE: 3

TOTAL FLOOR AREA:
1,666 ft² approx.

GROUND FLOOR

Entrance Hall	
Lounge <i>max, plus bay</i>	17'3" x 12'8"
Kitchen / Dining	20'10" x 14'0"
Living / Sunroom	12'8" x 9'4"
Utility Room	7'2" x 6'0"
WC	5'8" x 3'2"

FIRST FLOOR

Principal Bed <i>min</i>	11'1" x 11'1"
Ensuite	6'9" x 6'2"
Bedroom 2 <i>max</i>	14'0" x 10'5"
Bedroom 3 <i>max</i>	14'0" x 9'1"
Bedroom 4 <i>max</i>	11'2" x 8'6"
Bathroom <i>max</i>	10'5" x 7'6"



Computer Visual



THE TRESHAM

SITE: 5
TOTAL FLOOR AREA:
1,611 ft² approx.

GROUND FLOOR

Entrance Hall	
Lounge <i>max, plus bay</i>	17'4" x 12'10"
Kitchen / Dining	20'3" x 12'8"
Family	14'0" x 7'2"
Utility Room	7'2" x 6'0"
WC	5'8" x 3'2"

FIRST FLOOR

Principal Bed <i>min</i>	11'1" x 11'1"
Ensuite	6'9" x 6'2"
Bedroom 2 <i>max</i>	14'0" x 10'5"
Bedroom 3 <i>max</i>	14'0" x 9'1"
Bedroom 4 <i>max</i>	11'2" x 8'6"
Bathroom <i>max</i>	10'5" x 7'6"



Computer Visual

Note. Site 7 is a handed version of these plans

THE BRAMPTON

SITES: 7 & 8
TOTAL FLOOR AREA:
1,600 ft² approx.

GROUND FLOOR

Entrance Hall	
Lounge <i>max, plus bay</i>	17'3" x 12'8"
Kitchen / Living Dining <i>max</i>	20'1" x 18'8"
Utility Room	7'2" x 6'0"
WC	5'8" x 3'2"

FIRST FLOOR

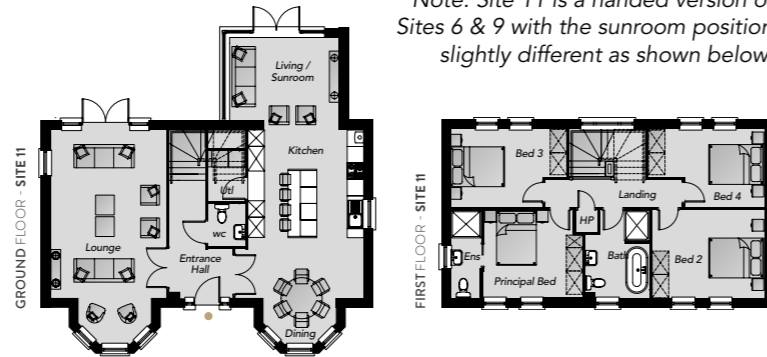
Principal Bed <i>min</i>	11'1" x 11'1"
Ensuite	6'9" x 6'2"
Bedroom 2 <i>max</i>	14'0" x 10'5"
Bedroom 3 <i>max</i>	14'0" x 9'1"
Bedroom 4 <i>max</i>	11'2" x 8'6"
Bathroom <i>max</i>	10'5" x 7'6"



Computer Visual



Note. Site 11 is a handed version of Sites 6 & 9 with the sunroom position slightly different as shown below.



GROUND FLOOR

Entrance Hall	
Lounge plus bay	20'1" x 13'9"
Kitchen / Dining max, plus bay	20'1" x 15'4"
Utility Room	6'0" x 4'5"
Sunroom	13'1" x 9'8"
WC	5'0" x 4'5"

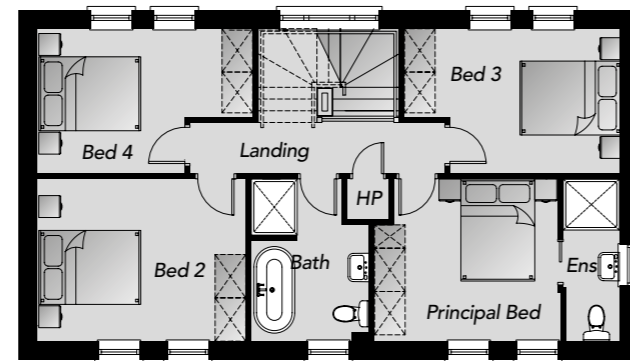
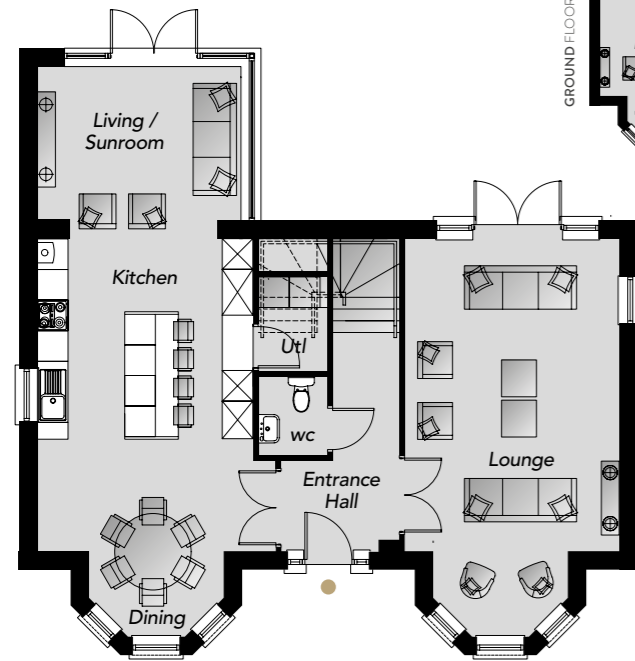
FIRST FLOOR

Principal Bed max	11'9" x 10'5"
Ensuite	10'5" x 3'7"
Bedroom 2	13'5" x 10'5"
Bedroom 3 max	13'9" x 9'3"
Bedroom 4 max	13'8" x 9'3"
Bathroom max	10'5" x 7'7"

THE ORFORD

SITE: 10
TOTAL FLOOR AREA:
1,738 ft² approx.

Computer Visual



THE ALMHURST

SITES: 6, 9 & 11
TOTAL FLOOR AREA:
1,734 ft² approx.

GROUND FLOOR

Entrance Hall	
Lounge plus bay	20'1" x 13'8"
Kitchen / Dining max, plus bay	20'1" x 15'3"
Utility Room	6'0" x 4'4"
Sunroom	13'0" x 9'8"
WC	5'0" x 4'4"

FIRST FLOOR

Principal Bed max	11'9" x 10'4"
Ensuite	10'4" x 3'6"
Bedroom 2	13'4" x 10'4"
Bedroom 3 max	13'8" x 9'3"
Bedroom 4 max	13'8" x 9'3"
Bathroom max	10'5" x 7'6"

Designer Specification

KITCHEN & UTILITY

- Quartz work tops in kitchen, with matching 100mm upstand and hob splash back
- Soft close drawers, with a choice of matt handleless doors or shaker doors
- Integrated Branded appliances to include, induction hob and extractor, dual built-in ovens, integrated fridge and separate freezer, dishwasher and wine cooler
- Concealed under unit lighting in kitchen and hob splash back
- Utility room with 22mm square edge Formica work top, sink and cupboards, with branded washing machine and space for tumble dryer
- Recessed LED brushed chrome down lighters to ceilings
- Fully tiled floors

BATHROOMS

- Contemporary white sanitary ware to bathroom, ensuite and WC
- Rain drench showerheads to shower enclosures
- Fully tiled floors to bathrooms, ensuite and WC
- Fully tiled shower enclosures
- Splash back tiling to wash hand basins in ensuite and WC
- Freestanding bath to bathroom
- Wall hung vanity unit in bathroom and ensuite
- Chrome towel radiators in bathroom and ensuite
- LED mirror in bathroom and WC
- Recessed LED down lighters to ceiling in bathroom and ensuite

ELECTRICAL

- Smart phone enabled heating system with digital thermostats
- Ring video doorbell included
- 6 Panel PV panels with battery storage facility
- Wiring for EV car charger
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and TV
- Cabling for digital and SKY TV
- Zoned security alarm

HEATING

- High efficiency Worcester gas combination boiler
- Smart phone enabled smart technology heating system



Image is merely indicative of the style of finish that can be achieved at Brynmor Park and is for illustrative purposes only.

FLOORING

- Carpeting provided throughout all bedrooms, living areas, stairs and landings
- Tiling to hall, kitchen and dining areas
- Tiling to bathroom floors, showers and splash backs - Tiling to cloakroom and utility floors

INTERNAL DETAILING

- Contemporary internal doors with quality door furniture
- Detailed moulded painted skirting boards and architraves
- Double glazed windows
- Walls painted throughout in Farrow & Ball \ neutral colours
- LED lighting downstairs
- Generous electrical specification to include power points, tv points and phone points
- Bosch smart technology heating Thermostats (away from home controls)
- Feature high level ceilings downstairs

EXTERNAL FEATURES

- Maintenance free PVC energy efficient double glazing and Composite front door.
- PVC fascia and soffit boards
- Aluminium seamless guttering
- Bitmac driveways
- Landscaped gardens with paved patio area
- Timber fencing to rear boundaries
- External lighting to front and rear doors
- Outdoor tap
- All communal areas are to be maintained by a management company, management fee to be confirmed

WARRANTY

- All homes come with a 10-year structural warranty

SELLING AGENT



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DEVELOPER



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