

MEADOW VIEW

SELLING AGENT



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DEVELOPER



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MEADOW VIEW

OFF LENAMORE PARK
JORDANSTOWN

BEAUTIFUL HOMES, PERFECTLY LOCATED

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Meadow View is an exclusive development by award winning builders Nickell & Richmond, offering a superb range of stunning homes, situated just off the highly sought after Meadowbank in Jordanstown.

Bounded to the rear by open rolling countryside and the old railway line, which is part of the Local Biodiversity Action Plan and forms a wildlife corridor that is an oasis of flora and fauna, this magnificent development offers an unrivalled specification and introduces a whole new choice of stylish family living for this extremely desirable part of County Antrim.

Perfectly located just off Jordanstown Road, a few minutes walk from the village, this unique new development continues the quality and style of Meadowbank, and exudes a very grandiose atmosphere, rubbing shoulders with some of the finest residences in Jordanstown, with many homes offering views towards the mouth of Belfast Lough. The Copeland Islands, and on a clear day beyond to the West of Scotland. These excellent homes in this prestigious address offer convenience to both Carrickfergus and Belfast via the new Shore Road Infrastructure and subsequently improved and quicker travel links to many leading grammar and primary schools.

For those interested in sporting, leisure and recreational facilities, Meadow View could not be better placed. The local area boasts two Golf Courses and sports facilities at Ulster University Jordanstown, along with many beautiful woodland parks and coastal walks at Newtownabbey. The ideal location ensures that residents could not be better situated to enjoy all the superb facilities that this wonderful part of County Antrim has to offer.

IT'S CALLED QUALITY OF LIFE.



OUR TURNKEY SPECIFICATION ENSURES ALL OF YOUR HOMES COMFORTS

KITCHEN / UTILITY ROOM

- Fully integrated kitchen with a choice of doors, worktop colours & handles
- Upstands / splash back around kitchen worktop
- Integrated appliances include gas hob, double electric oven, extractor unit, fridge freezer & dishwasher
- Utility room worktop and services to accommodate washing machine & tumbler dryer
- Recessed LED downlights to kitchen & utility room

BATHROOM, ENSUITES & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel rails in bathroom and ensuites
- Thermostatically controlled showers
- Splash back tiling around bath and all wash hand basins
- Full height range of tiles and feature mosaics to shower enclosures
- Mirror light points to bathroom and en-suite
- Recessed water resistant downlighting to bathroom and enuite

BEDROOMS

- Enhanced acoustic levels using construction techniques in line with the latest revisions to the Building Regulations which limit transfer of sound between rooms and floors

LOUNGE

- Charnwood wood burning stove (sites 1-4)
- Connection sockets for BT and TV in lounge
- Cabling for digital and Sky TV reception terminated at a single distribution point in the roof space

FLOOR & WALL FINISHES

- Choose from a range of floor tiling to compliment your choice of kitchen
- Floor tiling to entrance hall, kitchen / dining, utility, WC, bathroom and en-suites
- Carpet and underlay to lounge, stairs, landing and all bedrooms
- Walls and ceilings in your new home will be painted throughout



CGI OF THE DEANE IS FOR ILLUSTRATION PURPOSES ONLY

HEATING

- Mains gas central heating - high energy efficient system combi or system boiler with zoned digital heating controls for optimum performance
- Thermostatically controlled radiators
- uPVC double glazed windows and doors
- Insulated to new building regulations with significant savings on energy bills
- Pressurised hot water system

EXTERNAL FEATURES

- Bitmac driveway with paved edging
- Front gardens landscaped in keeping with rest of the development
- Rear gardens top soiled
- Close boarded timber fencing to rear & side boundaries where appropriate
- Paved patio area to rear
- Extensive landscaping to common areas to be maintained by a management company and paid for by way of an annual management charge

TO GIVE YOU PEACE OF MIND

- NHBC 10 Year Buildmark Warranty
- White goods 1 year guarantee from date of installation
- Mains wired smoke & heat detection
- Carbon monoxide detector supplied
- Zoned security alarm
- Five point locking system to main entrance door
- Low maintenance uPVC white soffit and fascia

THAT LITTLE BIT EXTRA THAT SETS US APART

- Electrically operated garage door to all house types with integral garage with key fob entry
- Charnwood multi fuel stove in lounge (Sites 1 to 4)
- Mirror light points in the bathroom and en-suites
- Feature external lighting to front door
- USB charging sockets at several convenient locations within your new home
- Optional charging point for electric or hybrid vehicles (applicable to homes with integral garage)
- Outside water tap

All selections to be made from our nominated suppliers only and subject to stage of construction

Specification subject to change and should be confirmed at time of booking. All visuals are artist impressions for guidance only



PHOTOGRAPHS ARE OF RECENTLY COMPLETED NICKELL & RICHMOND PRIVATE HOUSE





LOCATION MAP



TRAVEL TIMES

