

SUBSTANCE WITH STYLE

BALLYGOWAN ROAD
CASTLEHILL
BELFAST
BT5

PHASE THREE

Braidwater
HOMES

Braidwater

HOMES

Building Affordable & Stylish Homes

Braidwater has been building new homes of quality, style and value for over 40 years. We offer a fresh and creative approach based on our knowledge of what home buyers really want. Braidwater is committed to delivering exceptional quality, value and a personal service that is second to none.

What makes Braidwater better

Every Braidwater development is created with care and a meticulous attention to detail by a team of designers and architects, skilled craftsmen and dedicated tradesmen to ensure our customers enjoy exceptional homes and living spaces.

From high specification internal finishes to low maintenance, quality exteriors, we create homes that are like no other in Northern Ireland.

We look at more than just the home, we create the perfect community for residents to live in and enjoy.

What’s more, all our homes are timber frame constructed using the latest energy efficient technology to ensure they’re kinder to the environment and will reduce energy costs both now and in the future.

braidwater.com



Welcome to Castlehill...

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Enjoy the best of both worlds, where country life meets city living...

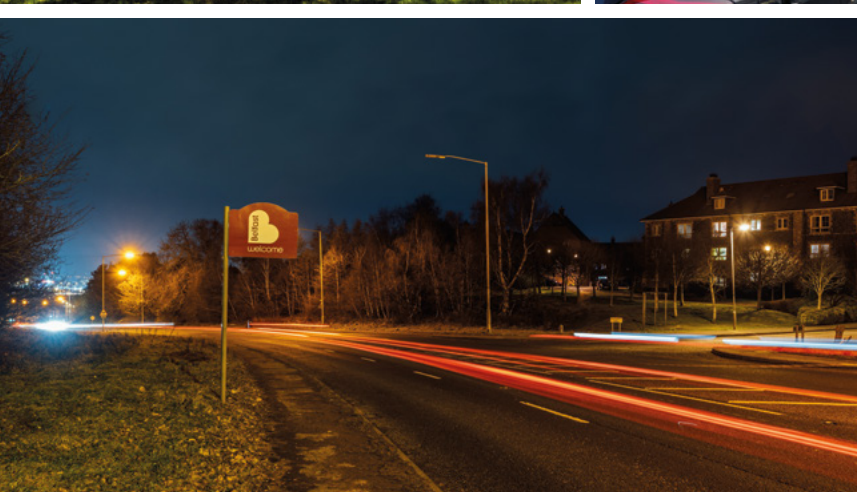
Castlehill presents the perfect fusion of substance and style for all homebuyers.

Situated off the Ballygowan Road in Belfast, residents will enjoy a development that fits seamlessly into leafy surroundings, while presenting homes defined by architectural style and the highest build quality. Few places deliver such an ideal semi-rural location within an area where the vibrant metropolitan landscape of South East Belfast merges into the quiet calm of the Co. Down countryside.

Enjoy the peaceful ambience and country walks of the immediate area as well as the vibrancy of Belfast city centre, just four miles away. Even closer to hand, and just under five minutes from Castlehill, is the coffee culture and cuisine heartland of Ballyhackamore, an area which has stolen the crown as Belfast's trendiest culinary hotspot. The village style of this area offers an eclectic combination of fabulous eateries, cafés, boutiques and shops.

What makes Castlehill such a special place to live is its unrivalled accessibility to a vast array of amenities, venues and activities that contribute to a superb lifestyle experience. Residents can unwind in the great outdoors with a choice of local parklands and riverside walks, while golfers are only a few minutes away from the acclaimed 18-hole Shandon Park Golf Club. For those that enjoy keeping fit, the David Lloyd fitness centre is close by, as is the cycling splendour of the magnificent Comber Greenway.

The more practical necessities are also well catered for, including a superb range of schools from nursery through to secondary school. Grocery stores, supermarkets and high street brands are available in the immediate area, and at the Forestside Shopping Complex just under three miles away. For travelling around the city and further afield, the Metro bus network is accessible from the Ballygowan Road, and the Knock Dual Carriageway carriageway provides an easy connection to the M1 and M2 motorway networks.



Site Plan



The Carrickfergus
3 Bedroom Semi-Detached
House Ref: A Semi (Brick)
Sites: 42a, 43a, 67, 68, 71, 72, 78, 79, 91, 92, 96, 97, 99, 100

The Dunluce
3 Bedroom Semi-Detached
House Ref: A Semi (Render)
Sites: 44, 45, 54, 55, 65, 66, 76, 77, 89, 90

The Ballygally
3 Bedroom Semi-Detached with Sunroom
House Ref: A* Semi (Brick)
Sites: 52, 53

The Dundrum
3 Bedroom Semi-Detached
House Ref: C Semi (Brick)
Sites: 83, 88

The Castlewellan
3 Bedroom Semi-Detached
House Ref: C Semi (Render)
Sites: 86, 95

The Kinbane
3 Bedroom Semi-Detached
House Ref: D Semi (Brick)
Sites: 84, 101

The Clough
3 Bedroom Semi-Detached
House Ref: D Semi (Render)
Sites: 85, 94

The Gosford
4 Bedroom Semi-Detached
House Ref: B Semi (Render)
Sites: 50, 51, 58, 59, 69, 70

The Glenarm
4 Bedroom Semi-Detached
House Ref: B Semi (Brick)
Sites: 74, 75, 80, 81

The Kilclief
4 Bedroom Semi-Detached with Sunroom
House Ref: B* Semi (Brick)
Sites: 47, 48, 56, 57

The Greencastle
4 Bedroom Detached
House Ref: E (Brick)
Sites: 64, 93

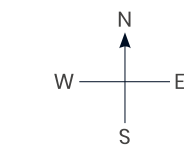
The Strangford
4 Bedroom Detached
House Ref: E (Render)
Site: 73

The Monea
4 Bedroom Detached with Sunroom
House Ref: E* (Brick)
Site: 49

The Portaferry
4 Bedroom Detached with Sunroom
House Ref: E* (Render)
Site: 46

The Stormont
4 Bedroom Detached
House Ref: G (Brick)
Sites: 60, 98

The Necarne
5 Bedroom Detached
House Ref: C14
Site: 61, 62, 63, 82



Indicative plan only to give a general overview.



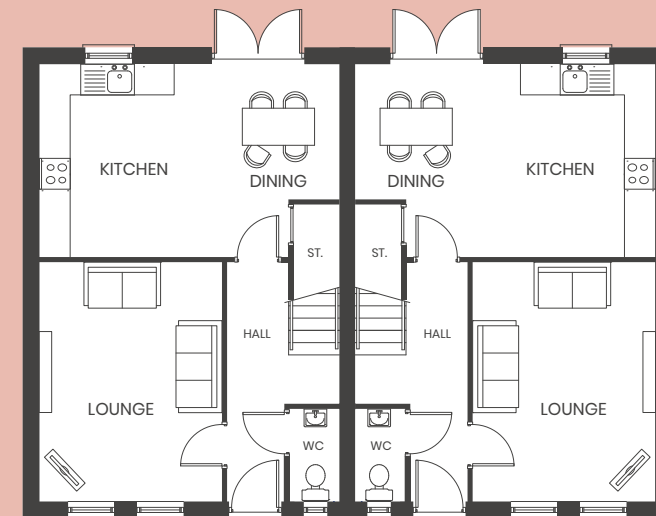


The Carrickfergus

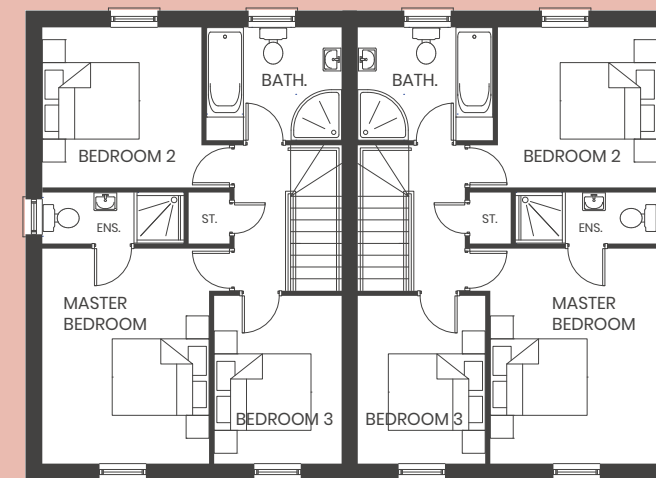


The Dunluce

CGI is for illustration only and finishes may vary onsite.



Ground Floor



First Floor

The Carrickfergus 3 Bedroom Semi-Detached

The Dunluce 3 Bedroom Semi-Detached

Ground Floor

Lounge	4.70m x 3.60m
Kitchen/Dining	3.80m x 5.90m max
WC	1.80m x 0.95m

First Floor

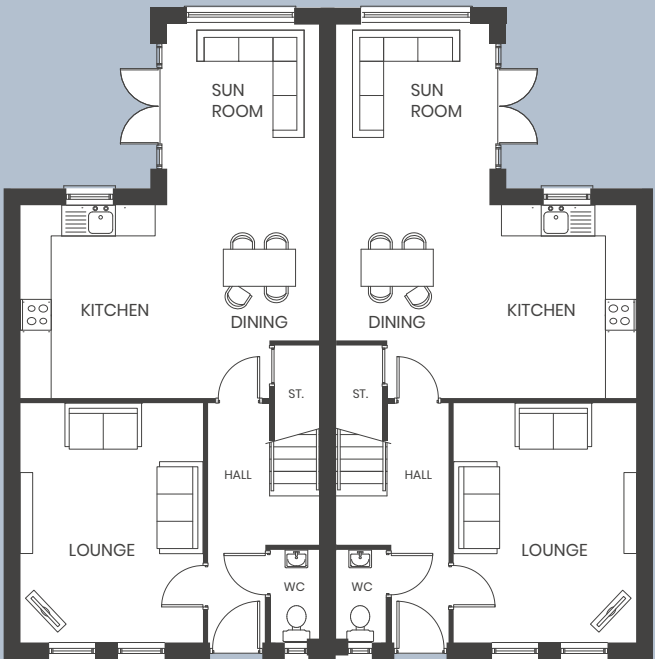
Master Bedroom	4.20m x 3.70m max
Ensuite	1.00m x 2.80m
Bedroom 2	3.15m x 3.70m max
Bedroom 3	3.10m x 2.50m
Bathroom	2.20m x 2.60m

Dimensions may vary throughout construction and therefore it is advised, not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See terms and conditions for more details.

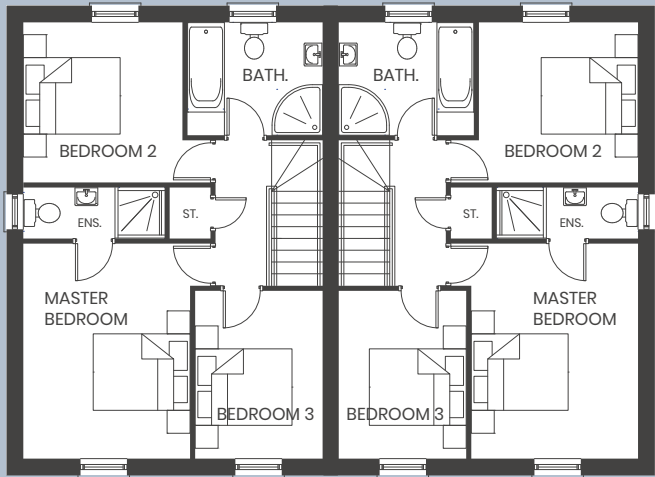
Handed versions of the house types are a feature of this development - please check with the selling agent for clarification.



The Ballygally



Ground Floor



First Floor

The Ballygally
3 Bedroom Semi-Detached
with Sunroom

Ground Floor	
Lounge	4.70m x 3.60m
Kitchen/Dining	3.80m x 5.90m max
Sunroom	3.60m x 2.65m
WC	1.80m x 0.95m

First Floor	
Master Bedroom	4.20m x 3.70m max
Ensuite	1.00m x 2.80m
Bedroom 2	3.15m x 3.70m max
Bedroom 3	3.10m x 2.50m
Bathroom	2.20m x 2.60m

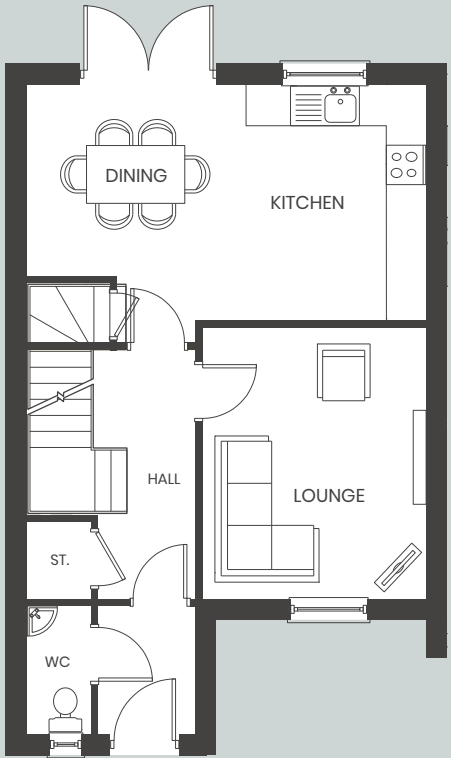
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The Dundrum



Ground Floor

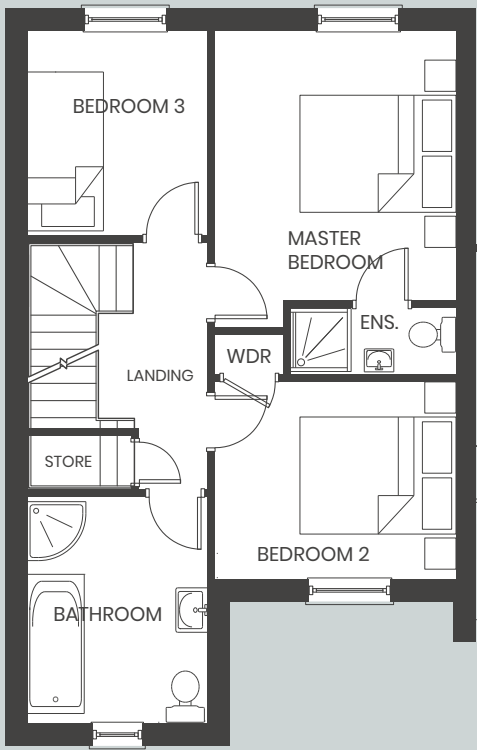
- The Dundrum**
3 Bedroom Semi-Detached
- The Castlewellan**
3 Bedroom Semi-Detached

Ground Floor	
Lounge	4.05m x 3.40m
Kitchen/Dining	3.50m x 6.00m max
WC	1.90m x 1.00m

First Floor	
Master Bedroom	4.20m x 3.40m max
Ensuite	0.90m x 2.35m
Bedroom 2	3.45m x 3.40m max
Bedroom 3	2.90m x 2.50m
Bathroom	3.20m x 2.50m

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First Floor



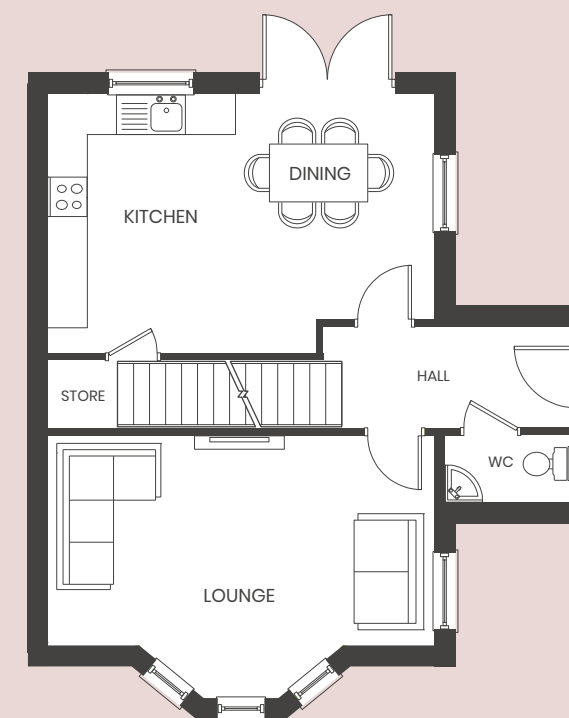
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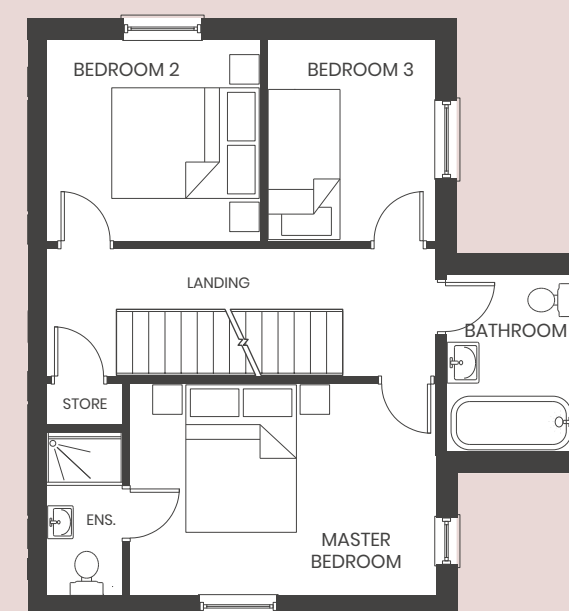
The Kinbane



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Ground Floor



First Floor

- The Kinbane**
3 Bedroom Semi-Detached
- The Clough**
3 Bedroom Semi-Detached

Ground Floor

Lounge	3.95m x 5.80m max
Kitchen/Dining	3.90m x 5.70m max
WC	1.00m x 1.90m

First Floor

Master Bedroom	3.20m x 4.50m
Ensuite	2.45m x 1.10m
Bedroom 2	3.00m x 3.20m
Bedroom 3	3.00m x 2.50m
Bathroom	2.65m x 1.90m

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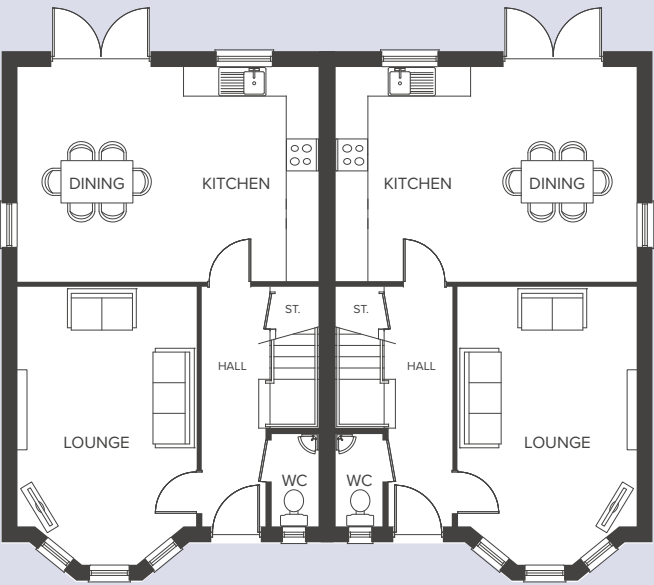


The Gosford

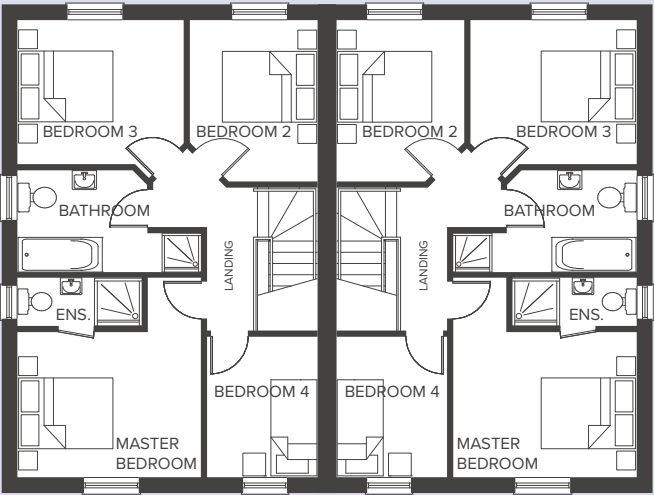


The Glenarm

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Ground Floor



First Floor

- The Gosford
4 Bedroom Semi-Detached
- The Glenarm
4 Bedroom Semi-Detached

Ground Floor	
Lounge (inc. bay)	5.65m x 3.65m max
Kitchen/Dining	4.40m x 6.10m
WC	1.90m x 0.95m

First Floor	
Master Bedroom	3.90m x 3.75m max
Ensuite	0.90m x 2.60m
Bedroom 2	3.30m x 2.60m max
Bedroom 3	3.30m x 3.40m max
Bedroom 4	2.90m x 2.25m
Bathroom	2.30m x 3.75m max

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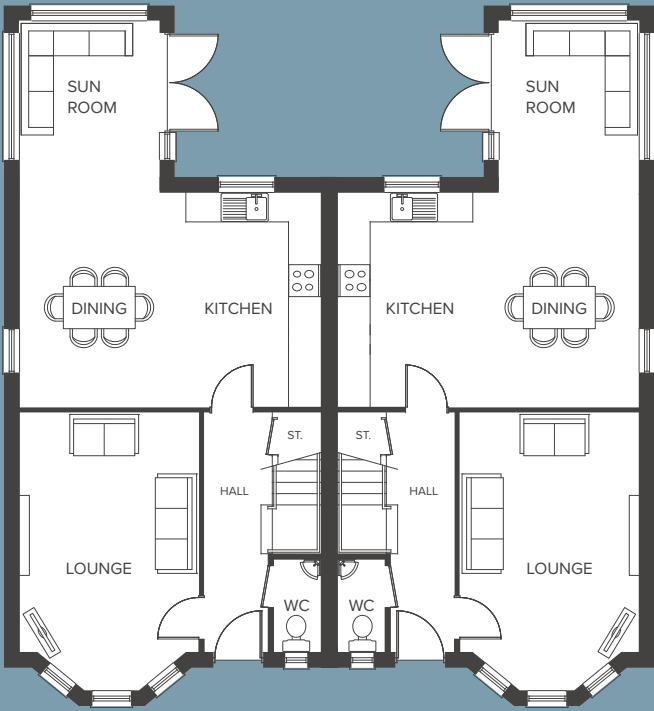
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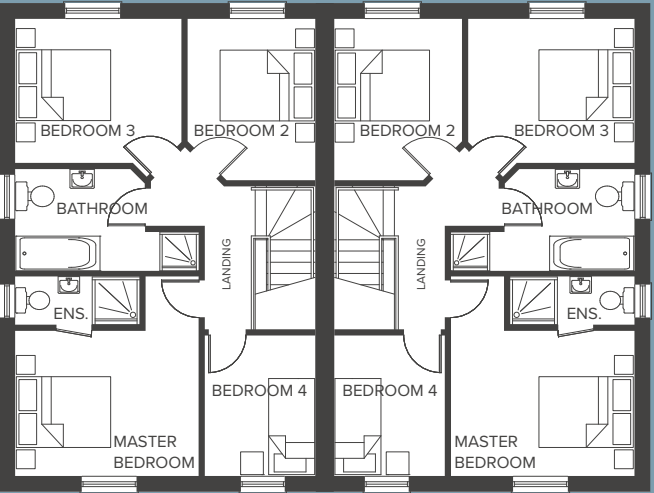
The Kilclief



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Ground Floor



First Floor

The Kilclief
4 Bedroom Semi-Detached
with Sunroom

Ground Floor	
Lounge	5.65m x 3.65m max
Kitchen/Dining	4.40m x 6.10m
Sunroom	3.55m x 2.85m
WC	1.90m x 0.95m

First Floor	
Master Bedroom	3.90m x 3.75m max
Ensuite	0.90m x 2.60m
Bedroom 2	3.30m x 2.60m max
Bedroom 3	3.30m x 3.40m max
Bedroom 4	2.90m x 2.25m
Bathroom	2.30m x 3.75m max

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Castlehill – A Street View



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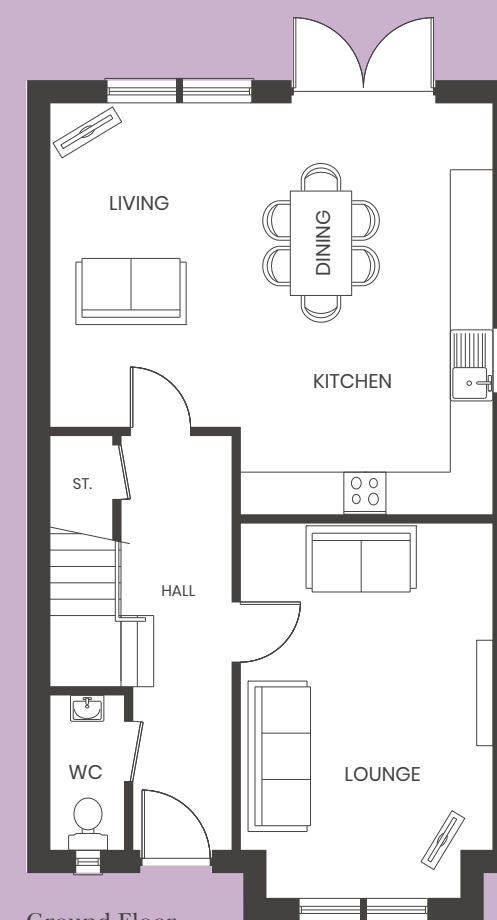


The Greencastle



The Strangford

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Ground Floor

The Greencastle

4 Bedroom Detached

The Strangford

4 Bedroom Detached

Ground Floor

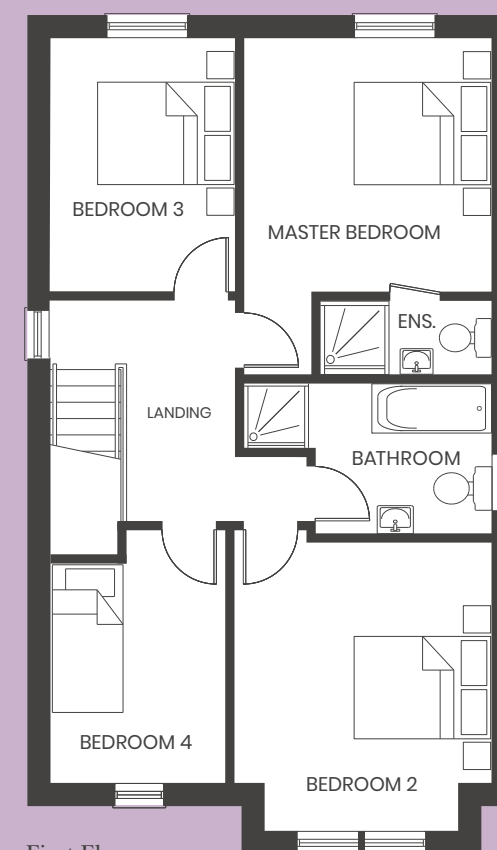
Lounge	5.30m x 3.55m max
Kitchen/Dining/Living	5.80m x 6.30m
WC	2.20m x 1.10m

First Floor

Master Bedroom	4.75m x 3.50m max
Ensuite	1.00m x 2.40m
Bedroom 2	4.10m x 3.65m max
Bedroom 3	3.60m x 2.60m
Bedroom 4	3.40m x 2.50m max
Bathroom	2.15m x 3.50m max

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First Floor

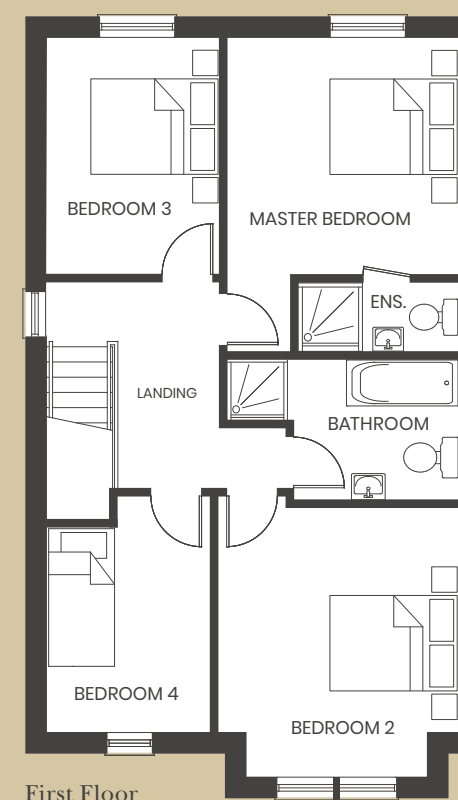
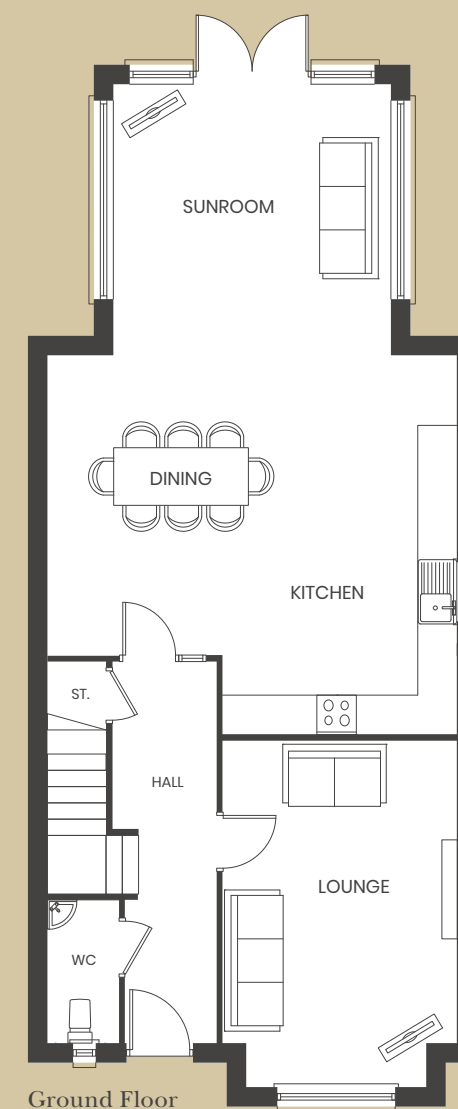


The Monea



The Portaferry

CGI is for illustration only and finishes may vary onsite.



The Monea

4 Bedroom Detached with Sunroom

The Portaferry

4 Bedroom Detached with Sunroom

Ground Floor

Lounge	5.30m x 3.55m max
Kitchen/Dining	5.80m x 6.30m
WC	2.20m x 1.10m
Sunroom	4.15m x 4.20m

First Floor

Master Bedroom	4.75m x 3.50m max
Ensuite	1.00m x 2.40m
Bedroom 2	4.10m x 3.65m max
Bedroom 3	3.60m x 2.60m
Bedroom 4	3.40m x 2.50m max
Bathroom	2.15m x 3.50m max

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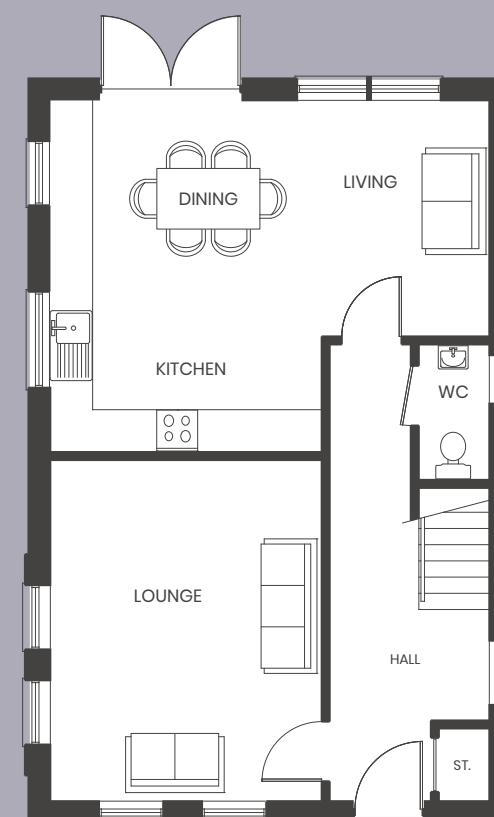
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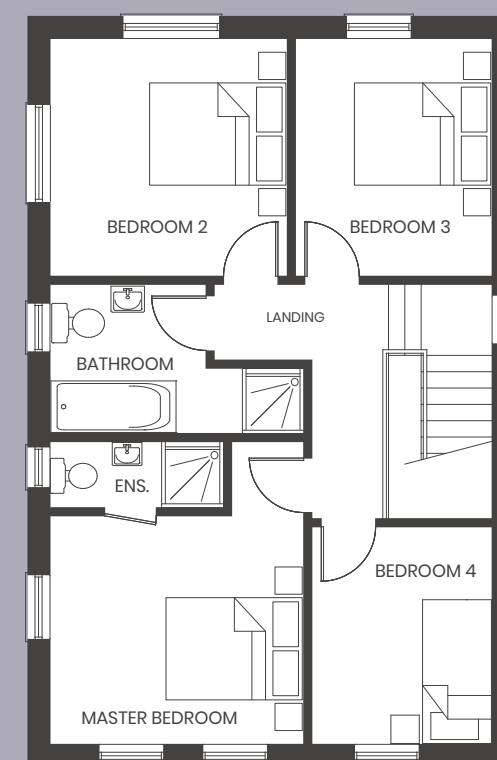
The Stormont



CGI is for illustration only and finishes may vary onsite.



Ground Floor



First Floor

The Stormont

4 Bedroom Detached

Ground Floor

Lounge	4.85m x 3.85m
Kitchen/Dining/Living	5.00m x 6.25m max
WC	1.90m x 1.00m

First Floor

Master Bedroom	4.25m x 3.60m max
Ensuite	1.00m x 2.45m
Bedroom 2	3.35m x 3.35m
Bedroom 3	3.35m x 2.80m
Bedroom 4	3.05m x 2.55m
Bathroom	2.10m x 3.55m max

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The Necarne

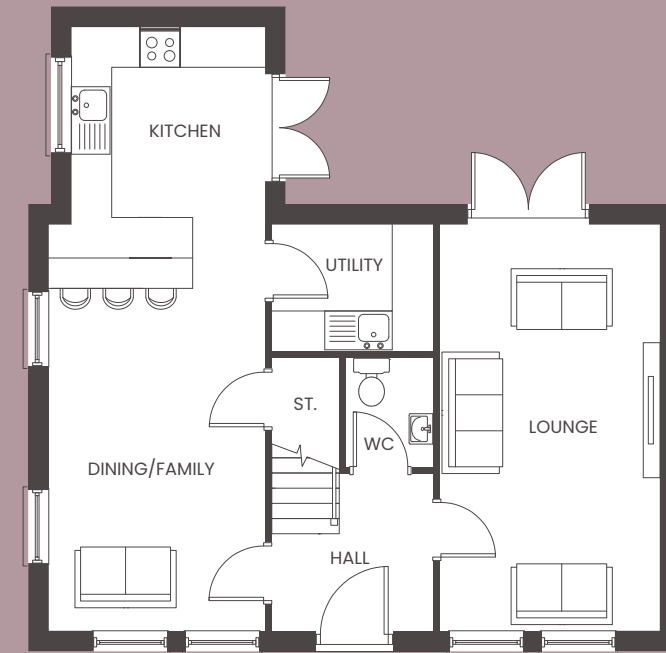


The Necarne upgrade specification as standard

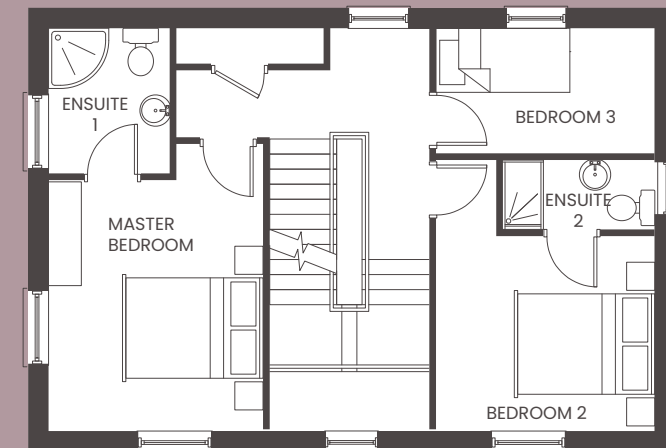
The C14 Necarne is our signature house type which typifies what Braidwater is all about. A three storey, five bedroom home, with an upgrade specification to delight any homeowner, including:

- premium quartz worktop in kitchen with upstands and splashback;
- high quality undermount bowl and half Frankie sink with Anteleo tap;
- solid Wakefield kitchen door;
- upgrade door handles;
- stylish coving in main rooms on ground floor;
- superior range of floor and wall tiling in kitchen, dining, hallway and WC;
- deluxe Apollo Elite Cormar carpet with 10mm cushioned foam underlay;
- Please note: utility comes with a standard worktop and sink/tap.

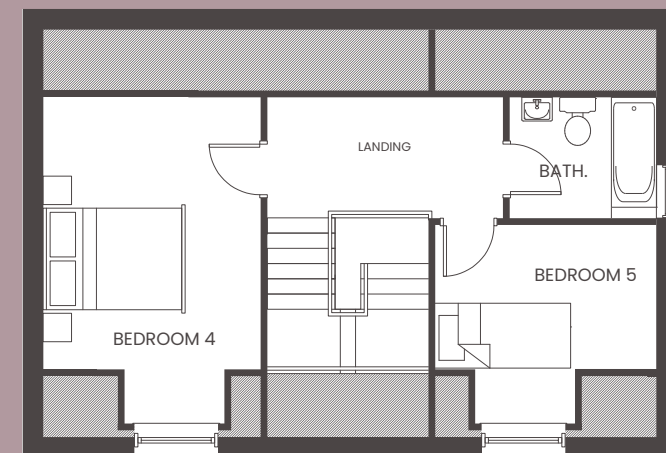
CGI is for illustration only and finishes may vary onsite.



Ground Floor



First Floor



Second Floor

The Necarne

5 Bedroom Detached

Ground Floor

Lounge	6.00m x 3.25m
Kitchen/Dining/Family	8.95m x 3.20m max
Utility	1.90m x 2.40m
WC	1.60m x 1.30m

First Floor

Master Bedroom	4.25m x 3.20m max
Ensuite 1	2.20m x 1.80m
Bedroom 2	4.00m x 3.25m max
Ensuite 2	1.10m x 2.25m
Bedroom 3	1.90m x 3.25m max

Second Floor

Bedroom 4	4.80m x 3.20m max
Bedroom 5	2.95m x 3.25m max
Bathroom	1.80m x 2.15m max

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Your Turnkey Package

Each home at Castlehill is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home.

Kitchen

- A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles;
- Eye level double oven;
- Integrated modern ceramic hob;
- Stainless steel extractor fan;
- Integrated washer/dryer (where applicable);
- Integrated fridge/freezer;
- Integrated dishwasher;
- Convenient soft close drawers and doors to the kitchen;
- LED lighting under high level units to accommodate modern living (where applicable);
- Stainless steel Leisure bowl and a half sink and Lever tap.

Dining

- Full height glazed patio doors opening onto garden allowing extra space and natural light.

Bathroom / Ensuite

- Premium quality white sanitary ware;
- Chrome shower cubicles;
- Slimline shower trays (where applicable);
- Chrome towel rail to bathroom;
- Attractive vanity unit to main bathroom and half pedestal sink (where applicable) to ensuite.

Plumbing & Heating

- WiFi enabled natural gas central heating with energy efficient 30KW Ariston Genus combi boiler, supplying instant hot water for convenience. WiFi enabled, you can control your heating with a mobile app and relax in the knowledge the boiler is complete with a 12 year warranty, subject to annual service;
- Electric shower to main bathroom;
- Thermostatic gas shower to ensuite (where applicable) providing instant hot water.





Floor Coverings

- A choice of floor tiling from a specified range to entrance hall, kitchen/dining, WC, bathroom, ensuite and sunroom (where applicable);
- A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing and bedrooms.

Wall Coverings

- Splashback to hob area in kitchen;
- Part wall tiling to bath area in main bathroom;
- Shower area in main bathroom and ensuite (full tiling where shower over bath);
- Splashback in bathroom, ensuite and WC.

Lounge

- Impressive Balmoral composite marble surround fireplace, with a black granite back panel and hearth and a contemporary electric fire feature;
- Enhanced window proportions to maximise natural light.

Woodwork & Painting

- Oak style shaker doors throughout with contemporary ironmongery;
- Classical 6" moulded skirting throughout;
- Classical 4" moulded architrave throughout;
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork.

Lighting & Media

- Extensive range of electrical sockets and TV points throughout (plan available upon request);
- Integrated downlighters to kitchen, bathroom and sunroom (where applicable);
- Internal wiring for TV, Sky and provision of future alarm system;
- Wired for BT;
- Mains operated smoke and carbon monoxide detectors.

Exterior

- Composite GRP insulated front door;
- Front and patio doors with multi point locking system;
- Classical wrought iron black metal railings (where applicable);
- Black PVC fascia and rainwater goods;
- Attractive A&G River Stone 3's pavers to front entrance door;
- Tarmac to driveways with edging detail (where applicable);
- A&G River Stone 3's mixed pavers to patio area in the secluded rear garden;
- 6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable);
- Beautifully landscaped front and back garden;
- Lawn turf to garden areas;
- Maintenance free decorative garden walls (where applicable);
- Outside water tap as standard;
- Door bell;
- Outside lighting at front and rear entrance to enhance the appearance with added security.
- External weatherproof electrical point for easy accessibility

Energy Efficiency & Design

- Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations);
- Enhanced window proportions allowing sunlight to spill throughout;
- 9ft floor to ceiling heights throughout, adding space and elegance (house type specific).

Warranty

- In addition Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC warranty as standard, giving homebuyers peace of mind.

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction.



The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the luxurious turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of optional extras which will allow your home to be smarter, more comfortable and more secure.

A Safer Smarter Home

Ensure your new home is even smarter with our selected GoKonnnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home.

More than a smart app or a cool device, GoKonnnect seamlessly connects the key systems in your home on one platform so they work more intelligently together.

You can control your smart security, doorbell camera, smart lighting, door locks, indoor/outdoor cameras and much more, from anywhere in the world.

Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living.

Luxury Carpet Upgrade

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay and a 10 year warranty.

Lounge

The stunning Balmoral natural limestone fireplace, is supplied with a black granite back panel and hearth and a contemporary electric fire. The striking visual effect of the natural stone surround adds an extra dimension to the style in the living room.

Kitchen Upgrades

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

- Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with a Anteleo tap (not applicable to utility);
- Luxurious solid Wakefield door with a wide range of colours;
- Bring extra style to your kitchen units by selecting any of our upgrade door handles;
- Make the best use of your full height larder with an upgrade of pull out drawers;
- Elegant island from our Fenwick Legno / Wakefield ranges.

Storage Options

Classical style panelled built in storage options to bedrooms (where applicable).

Stylish Coving

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages (excludes ensuite and main bathroom).

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Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur.

- Trivor Blanco;
- Burlingstone Gris;
- Rockland Taupe.

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Metro (kitchen only);
- Duomo Blanco;
- Burlingstone Gris;
- Rockland Taupe.

High end finish with chrome tile trim.

Upgrade

To discuss an upgrade please speak to our selling agent for further details.



Braidwater

HOMES

Terms & Conditions

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater reserve the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater reserve the right to change house type mix and tenure of any home subject to market conditions and without notice.

Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise the standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase

Nothing contained in this disclaimer shall affect your statutory rights or contractual rights.



Well Connected

Outer Ring	1 mile	Ballyhackamore	2 miles
Forestside Shopping Centre	3 miles	Belfast City Centre	4 miles
Dundonald	5 miles	Belfast City Airport	5 miles
Holywood	5 miles		

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HOMES

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