

# THE SUNFLOWER APARTMENTS

AT THE  
MEADOWS



Braidwater  
HOMES

Ballynahinch Road, Carryduff

---

The Sunflower Affordable Apartments at The Meadows offer a refined new way to experience life, lived well. Set within this thoughtfully planned development on the outskirts of Carryduff, these four exclusive apartments combine contemporary design, modern comfort and a peaceful countryside setting with excellent connections to Belfast and beyond.

Designed with the same attention to detail that defines every Braidwater home, The Sunflower Apartments provide bright, well-proportioned living spaces that feel both practical and welcoming.

Quality finishes and energy-efficient construction create homes that are as

comfortable as they are considered. Whether you are taking your first step onto the property ladder, looking to downsize with ease, these apartments deliver a lifestyle of quality.

Residents will enjoy the benefits of a carefully landscaped environment that encourages a sense of community, while still offering privacy and calm. With Carryduff town centre, green spaces, local amenities and transport links all close at hand, The Sunflower Apartments perfectly balance rural tranquillity with everyday convenience.

This is modern apartment living, thoughtfully designed, a natural addition to The Meadows and a place to truly feel at home.

# Braidwater

HOMES



All images from Braidwater show homes



### **Apartments only available through Co-Ownership**

Co-Ownership is the regional provider of shared ownership in Northern Ireland. Since 1978, Co-Ownership has helped over 35,000 people into home ownership. You buy the share you can afford, between 50% and 90%, and Co-Ownership buys the rest.

You pay a mortgage on your share and an affordable rent on the remaining portion. With a smaller mortgage and lower-than market rent, your monthly costs could be less than buying outright or renting privately.

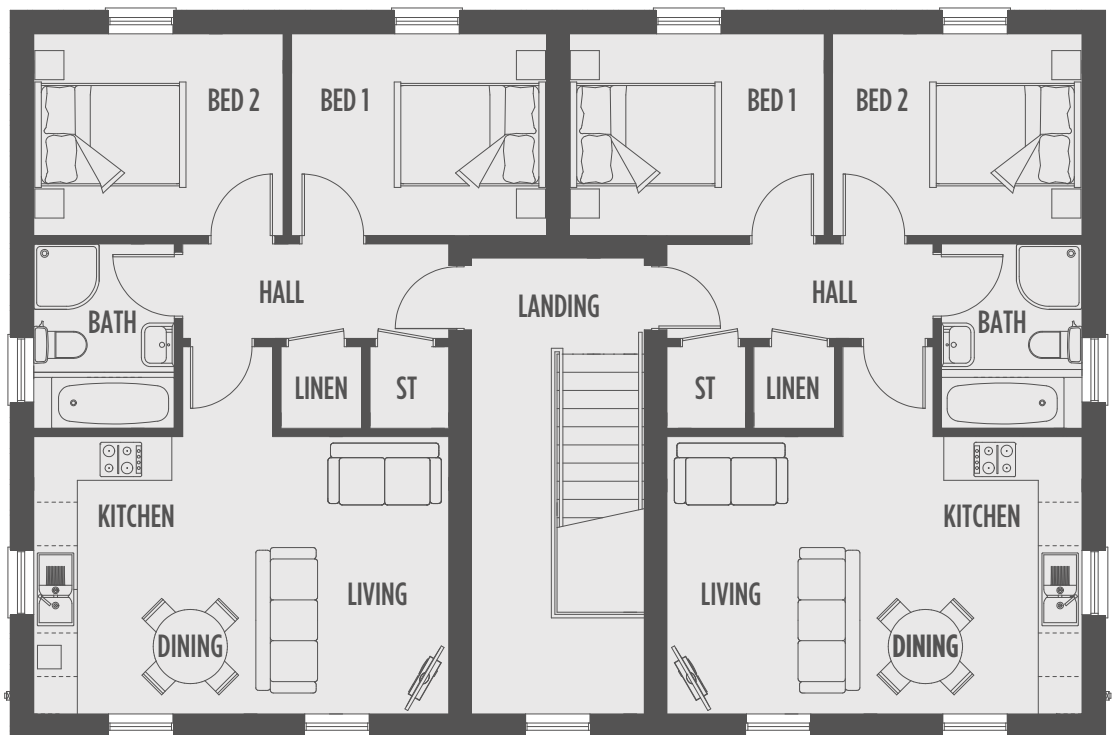
Although you buy the home together with Co-Ownership, it is 100% your home. As your circumstances change, you can increase your share at any time until you own your home outright.

We help people become homeowners in two ways:

- Co-Own
- Co-Own for Over 55s

**Find out more at [co-ownership.org](http://co-ownership.org)**





Ground Floor - Apartments 104 (left) & 104a  
 First Floor - Apartments 105 (left) & 105a

Kitchen/ Living	5.05m x 5.70m (Max)
Bathroom	2.55m x 1.95m
Bed 1	2.80m x 3.45m
Bed 2	2.80m x 3.45m

Annual management fee, approximately £800

Layouts may change and 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 disclaimer page for more details.

# Luxurious Turnkey Specification

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

## Kitchen

A carefully designed premium kitchen with a square edged worktop complete with upstands and contemporary door handles

Integrated oven and modern ceramic hob

Stainless steel extractor fan

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 & a half sink & Lever tap

## Bathroom

Premium quality white sanitary ware

Chrome shower cubicle

Chrome towel rail to bathroom

Attractive vanity unit or half pedestal sink to main bathroom (where applicable)

## Plumbing and Heating

Natural gas central heating with an energy efficient combi gas boiler, supplying instant hot water for convenience

Thermostatic gas shower to bathroom providing instant hot water

## Floor Coverings

Luxurious Greige Oak Herringbone wood style flooring with underlay to the hall, kitchen/living

Super soft carpet with an 8mm underlay to the bedrooms

Floor tiled in bathroom

## Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area in main bathroom

Splashback in bathroom

## Woodwork and Painting

Oak flush veneer doors throughout with contemporary ironmongery (or equal/approved product)

Classical 6" moulded skirting throughout

Classical 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

## Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

## Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)

Enhanced window proportions to maximise natural light throughout

Communal PV Solar Panels

## Exterior

Composite black front door with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door (where applicable)

Tarmac to car park area

Extensive landscaping front and back with lawn turf (where applicable)

Intercom system

Outside lighting at front and rear entrance to enhance the appearance with added security

One dedicated car parking space

## Warranty

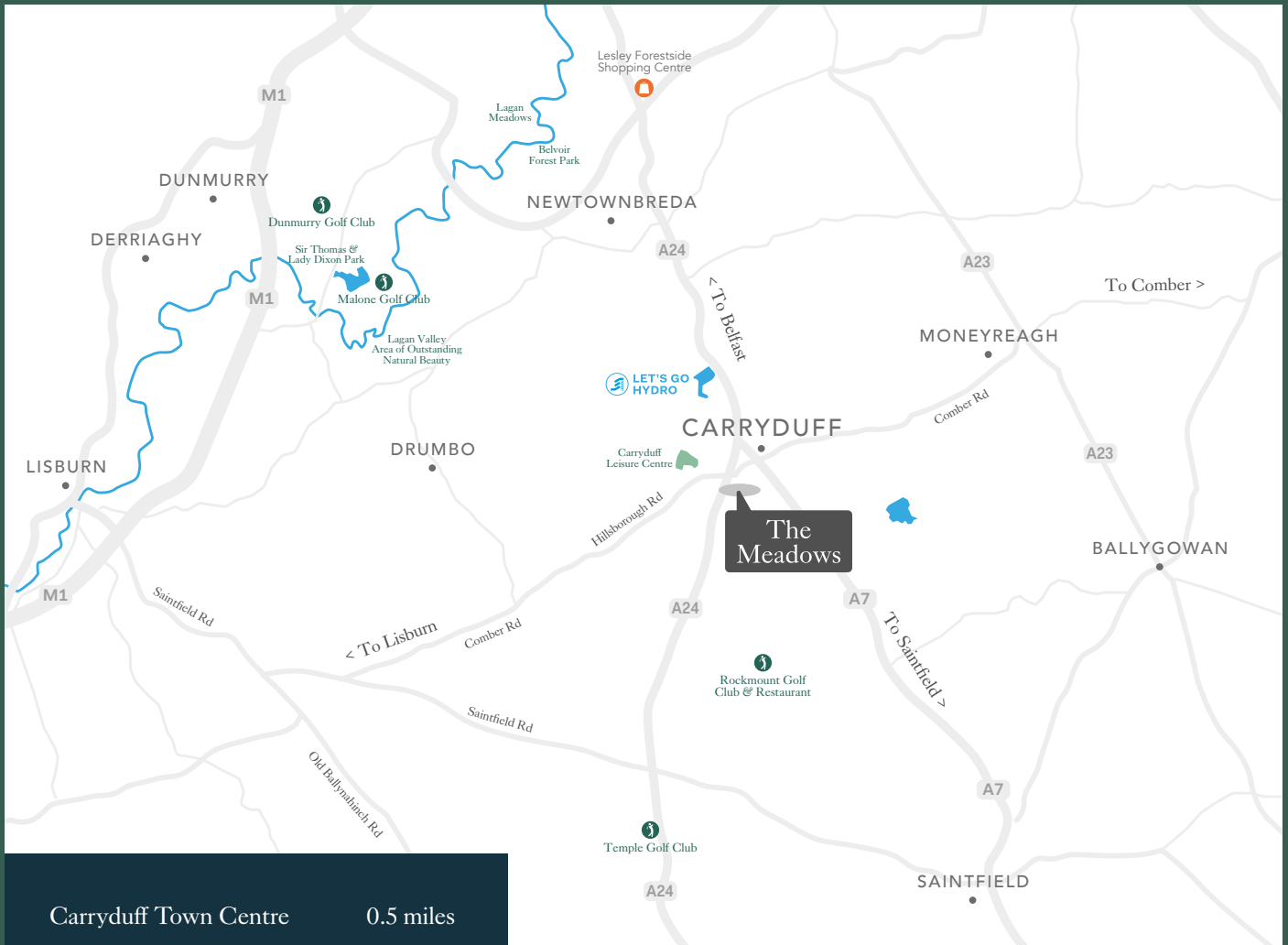
In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit [www.NHBC.co.uk/homeowners](http://www.NHBC.co.uk/homeowners)

## 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







Carryduff Town Centre	0.5 miles
Forestside Shopping Centre	4 miles
Saintfield	6 miles
Belfast	7 miles
Lisburn	9 miles
George Best Belfast Airport	10 miles
Ballynahinch	12 miles
Newcastle	17 miles
Belfast International Airport	24 miles

# Braidwater

## HOMES



Tel: 028 9066 8888  
www.simonbrien.com



Tel: 028 9032 7276  
co-ownership.org

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 Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes 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 build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

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.

