

IRVINE PARK

CONTEMPORARY
BESPOKE DESIGN

NEW DEVELOPMENT OF THREE ONLY TOWNHOUSES



IRVINE PARK

NEW DEVELOPMENT OF
THREE ONLY TOWNHOUSES

FINISHED TO A HIGH QUALITY
THROUGHOUT

APPROX. 1,100 SQ FT

THREE BEDROOMS

MASTER BEDROOM ENSUITE

ONE / TWO RECEPTION ROOMS

LUXURY FITTED KITCHEN WITH
INTEGRATED APPLIANCES

DELUXE FIRST FLOOR BATHROOM SUITE

GROUND FLOOR W.C.

ENCLOSED REAR LAWN GARDENS

CLOSE PROXIMITY TO GRAMMAR /
PRIMARY SCHOOLS & ARTERIAL
ROUTES TO BELFAST

PRICES FROM - £155,000



New Development of Three Only Turnkey
Contemporary Townhouse Homes
Finished to a High Quality Throughout
Approx. 1,100 sq ft

Three Bedrooms

Master Bedroom Ensuite

One/Two Reception Rooms

Luxury Fitted Kitchen with
Integrated Appliances

Deluxe First Floor Bathroom Suite

Ground Floor W.C.

Enclosed Rear Lawn Gardens

Close Proximity to Grammar/
Primary Schools & Arterial Routes
to Belfast

PRICES FROM - £155,000



IRVINE PARK



IRVINE PARK

Independent Property Estates are delighted to receive instructions to introduce to the Sales Market a selection of three newly built luxury Turnkey Townhouses at Irvine Park, Bangor.

Arguably the best value New Homes in Bangor with prices starting from £155,000 these Properties are perfect Family Homes and ideal for discerning buyers who are looking for a Property that is simply ready to move in to.

These luxury homes offer modern contemporary living accommodation with the added benefit of being within close proximity to a host of local amenities, Bangor Grammar School, Primary Schools and arterial routes for those commuting to Belfast.

CONTEMPORARY BESPOKE DESIGN

The Developer takes their environmental responsibilities seriously – improved insulation and robust windows/doors, in line with new and ongoing building regulations, help to keep the draughts out and retains warmth.

Modern energy efficient heating systems reduce the amount of energy used to heat your home, reducing carbon emissions and ensuring lower heating bills.

The Developer uses sustainable and recycled materials where possible and fit dual flush toilets and energy saving light bulbs to help you commit to a more eco-friendly environment and the way we live.

Externally, each Property enjoys front and rear gardens laid in lawn, feature external lighting to the front door and off road parking facilities.



FLOORPLANS

GROUND FLOOR



11A

11B

11C

FIRST FLOOR



11A

11B

11C

11A & 11C – END TOWNHOUSES

GROUND FLOOR

Lounge	(17' 9" x 11' 5")
Kitchen	(9' 10" x 8' 0")
Dining Room	(10' 3" x 8' 11")

FIRST FLOOR

Master Bedroom	(12' 1" x 10' 5")
Bedroom Two	(13' 6" x 9' 2")
Bedroom Three	(9' 8" x 8' 2")

11B – MID TOWNHOUSE

GROUND FLOOR

Lounge	(14' 9" x 10' 3")
Kitchen/Dining Room	(17' 7" x 11' 5")
Utility Room	(10' 3" x 8' 11")

FIRST FLOOR

Master Bedroom	(12' 1" x 10' 5")
Bedroom Two	(13' 6" x 9' 5")
Bedroom Three	(9' 8" x 7' 11")



IRVINE
PARK

IRVINE PARK

SPECIFICATION

Internal Features

- Internal décor; walls and ceilings painted
- Painted skirting and architrave
- Solid internal doors with quality ironmongery
- Modern wall hung electric fire
- Smoke, heat and carbon monoxide detectors
- Connection sockets for BT and terrestrial channels
- Satellite dish and connection to lounge and master bedroom provided
- Natural Gas heating with energy efficient boiler and hot water on demand
- Dual zone heating with thermostatically controlled radiators
- 9 foot ceiling height except bathroom and Ensuite
- Mechanical heat recovery ventilation for energy efficient air input and extraction, no drafts from window vents.
- Security alarm system

Kitchen & Utility Room

- High gloss kitchen doors with a choice of 4 colours with modern worktop and handles
- Integrated appliances to include electric hob, electric oven, cooker hood, fridge/freezer, dishwasher and washing machine.
- Energy efficient down lighting to ceilings

Floor Covering & Tiling

- Ceramic floor tiling to Hall, WC, Utility Store, Kitchen, Bathroom and Ensuite
- Carpets with underlay to all other floors
- Fully height wall tiling to shower enclosures
- Splash backs to bath and wash hand basins

Bathroom, Ensuite & W.C.

- Contemporary white designer sanitary ware with chrome fittings
- Energy efficient down lighting to ceilings of bathroom and Ensuite

External Features

- Hybrid timber frame construction, for low heating costs
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazed windows and external doors
- Pre Finished Composite Apeer "secure by design" front door with double glazed side light
- Bitmac driveway or parking area
- Front and rear gardens top soiled and sown out for grass.
- Large walled patio area
- 1.8 metre high timber fencing to rear where appropriate
- Outside lighting at all external doors.

**IRVINE
PARK**

IRVINE PARK

CONTEMPORARY
BESPOKE DESIGN

NEW DEVELOPMENT OF THREE ONLY TOWNHOUSES

FROM ONLY
£155,000



THE HOUSE **SOLD** NAME IN ESTATE AGENCY

028 9145 0000
www.ipestates.co.uk

To find out more or arrange a viewing please contact:

Independent Property Estates

Independent House

11 Hamilton Road

Bangor BT20 4JP

Northern Ireland

T 028 9145 0000

F 028 9146 7550

E info@ipestates.co.uk

The Vendors and their Agents give notice that these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc, may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. Artist's impression and photographs are for illustration purposes only. Plans are not to scale and all dimensions shown are approximate.