

THE SQUARE

BRACKEN HILL

FOUR WINDS BELFAST

The Final Phase





LIFE BEGINS AT THE SQUARE

THE FINAL CHAPTER AT BRACKEN HILL

The Square at Bracken Hill is the final phase of this immensely popular development. Situated in the heart of south east Belfast off Saintfield Road, this is one of Belfast's most sought after suburbs. PWD Developments have invested much time and effort into creating living spaces and a specification which is over and above "standard" - this unrivalled specification will introduce a whole new choice of stylish family living to this popular part of the city.

The Four Winds area offers convenience to many leading grammar and primary schools, Forestside Shopping Centre, the cafes, restaurants and bars of Ormeau Road, the city centre and Carryduff. Commuting to all parts of Belfast could not be easier via the Outer Ring which is a short drive away or by the popular

Cairnshill Park and Ride scheme. The local area plays host to an enviable range of sporting and recreational amenities, including rugby, football and hockey clubs, Belvoir Forest Park, Shaws Bridge, 2 superb golf courses - Belvoir Golf Club and Rockmount Golf Club, both of which are within a few minutes drive.

The final phase of only 25 homes situated around a feature landscaped open square will consist of a range of detached and semi detached homes finished in traditional red brick, render and stone. The architectural detailing will make them notable for their style, finish and attention to detail. The Square at Bracken Hill will enhance the ambience of the area and will become a real gem of a development that will maintain its appeal for decades.



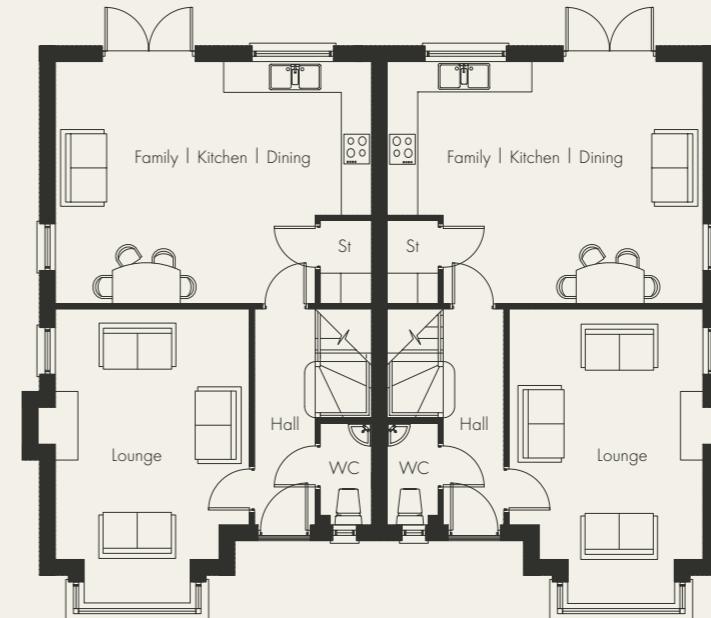
THE MERRION NS1

4 bedroom semi-detached 1267 sq ft



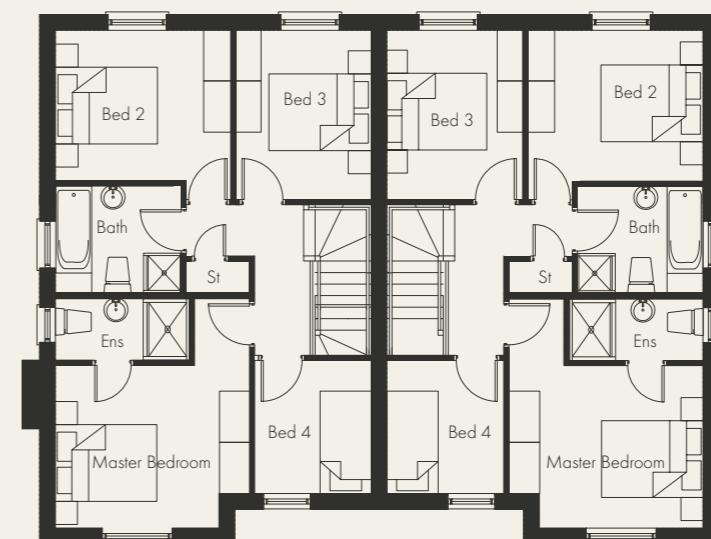
THE MERRION NS1

SITE Nos. 178 | 179 | 188 | 189 | 190 | 191 | 198 | 199



GROUND FLOOR

Entrance Hall with separate WC
Lounge 16'1" x 12'6"
Kitchen Dining 20'2" x 15'6"
Store



FIRST FLOOR

Master Bed	12'5" x 10'4"
Ensuite	
Bedroom 2 _{max}	11'4" x 9'9"
Bedroom 3 _{max}	11'2" x 8'7"
Bedroom 4	8'6" x 7'6"
Bathroom	8'2" x 6'9"

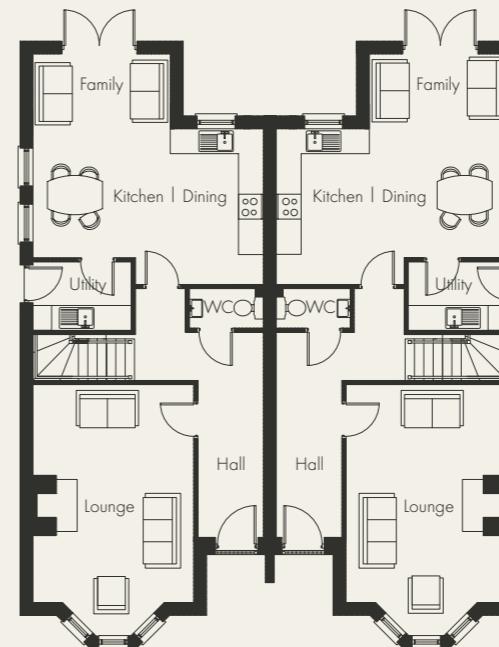
THE CAVENDISH T4B

4 bedroom semi-detached 1400 sq ft



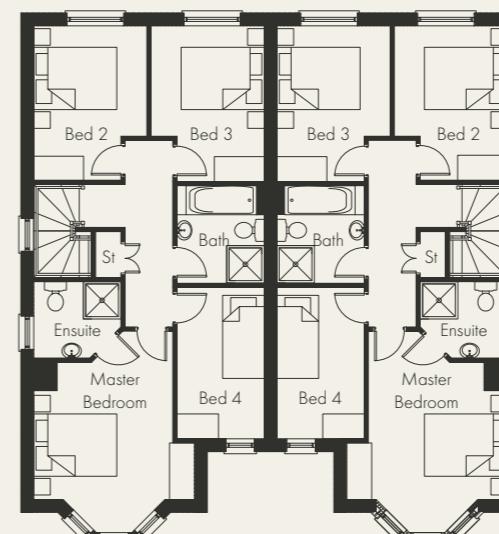
THE CAVENDISH T4B

SITE Nos. 176 | 177



GROUND FLOOR

Entrance Hall with separate WC
Lounge 17'2" x 12'7"
Kitchen Dining 18'2" x 16'3"
Family awp
Utility 7'8" x 5'5"



FIRST FLOOR

Master Bed 13'5" x 12'7"
Ensuite
Bedroom 2 12'6" x 8'10"
Bedroom 3 12'6" x 8'10"
Bedroom 4 11'10" x 7'4"
Bathroom 7'7" x 7'4"

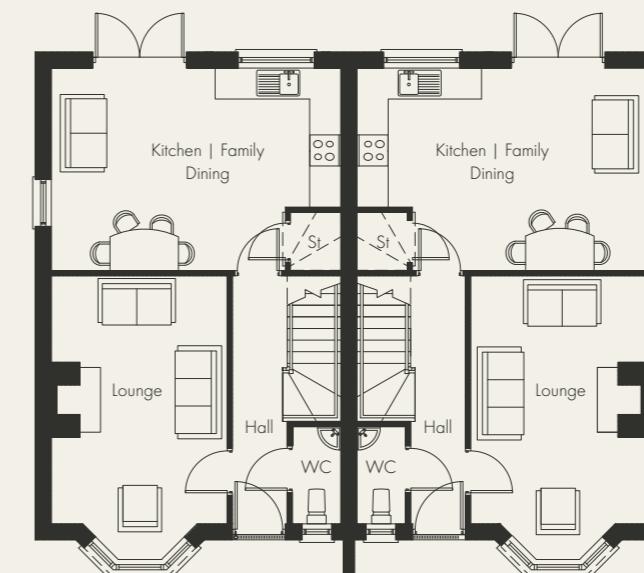
THE CLAREMONT T8H

3 bedroom semi-detached 1075 sq ft



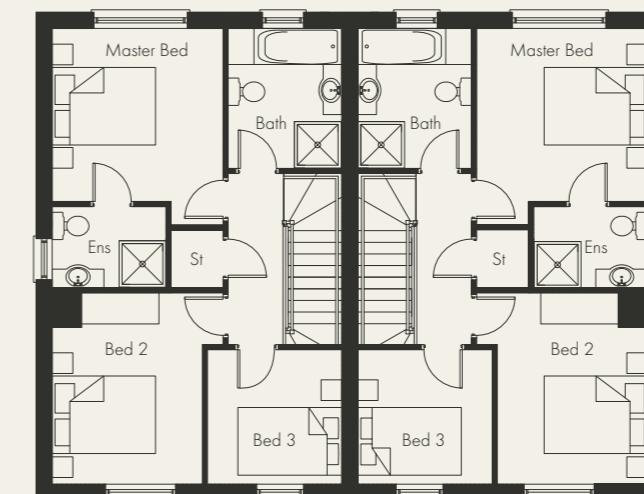
THE CLAREMONT T8H

SITE Nos. 180 | 181 | 194 | 195



GROUND FLOOR

Entrance Hall with separate WC
Lounge 15'9" x 11'2"
Kitchen Dining 18'4" x 13'3"
Store



FIRST FLOOR

Master Bed	11'4" x 9'9"
Ensuite	
Bedroom 2	12'2" x 9'6"
Bedroom 3	8'6" x 8'6"
Bathroom	9'3" x 7'3"

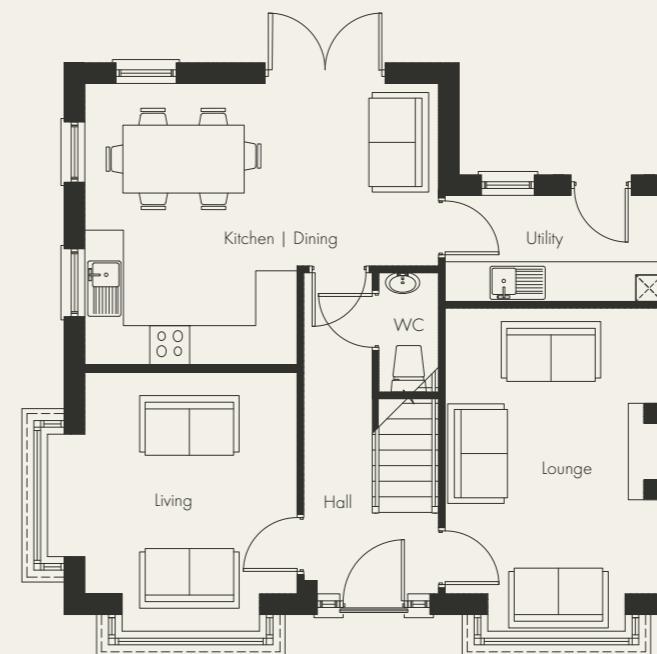
THE BELGRAVE ND1C

4 bedroom detached 1356 sq ft



THE BELGRAVE ND1C

SITE No. 182



GROUND FLOOR

Entrance Hall with separate WC
Lounge plus bay 14'5" x 10'9"
Living plus bay 11'3" x 10'6"
Kitchen 17'6" x 14'0"
Dining max
Utility 10'9" x 5'3"



FIRST FLOOR

Master Bed max 13'9" x 13'9"
Ensuite
Bedroom 2 11'4" x 10'0"
Bedroom 3 10'9" x 10'6"
Bedroom 4 9'0" x 7'4"
Bathroom 7'6" x 7'2"

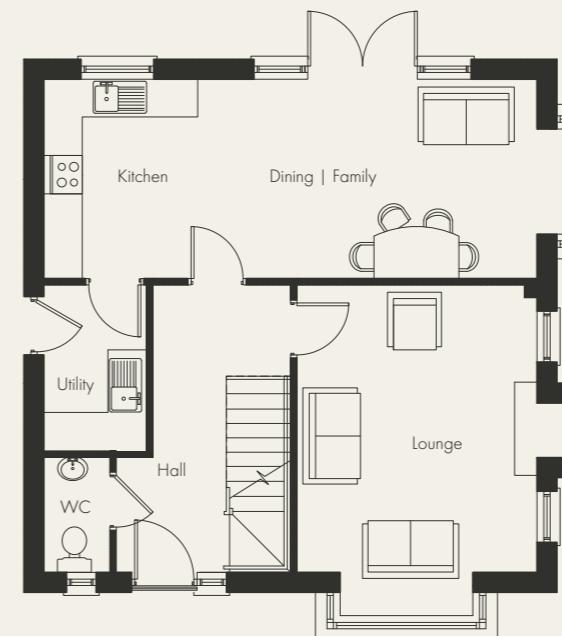
THE RUSSELL ND3

4 bedroom detached 1290 sq ft



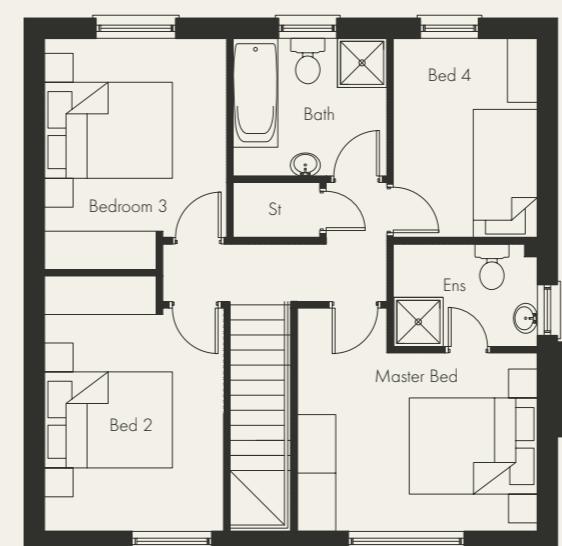
THE RUSSELL ND3

SITE No. 183



GROUND FLOOR

Entrance Hall with separate WC
Lounge plus bay 14'7" x 12'3"
Kitchen 25'6" x 10'6"
Dining Family
Utility 8'6" x 5'3"



FIRST FLOOR

Master Bed ^{max} 12'2" x 11'5"
Ensuite
Bedroom 2 13'0" x 9'5"
Bedroom 3 12'2" x 9'2"
Bedroom 4 10'6" x 7'5"
Bathroom 8'3" x 7'4"

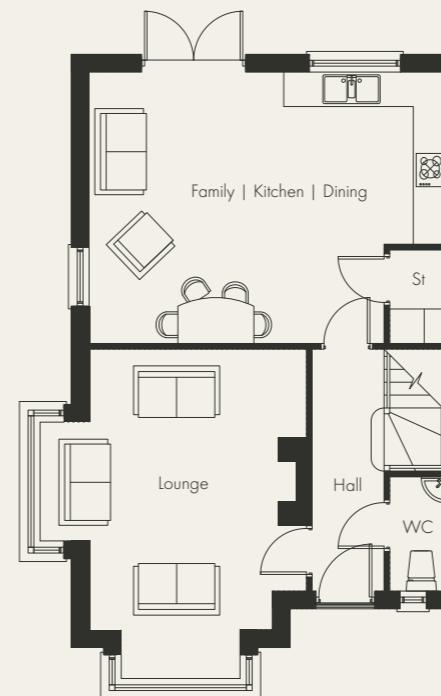
THE GROSVENOR ND4C

4 bedroom detached 1290 sq ft



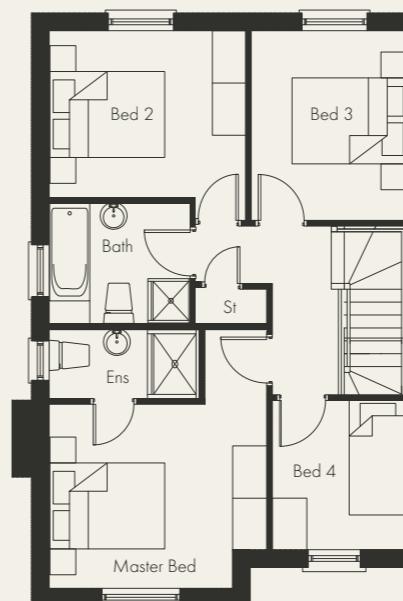
THE GROSVENOR ND4C

SITE Nos. 184 | 185 | 186



GROUND FLOOR

Entrance Hall with separate WC
Lounge plus bay 16'1" x 12'7"
Kitchen Dining 20'1" x 15'6"
Store



FIRST FLOOR

Master Bed	12'5" x 10'5"
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Ensuite	
Bedroom 2	11'2" x 9'9"
Bedroom 3	11'1" x 9'2"
Bedroom 4	8'6" x 7'8"
Bathroom	7'6" x 6'9"

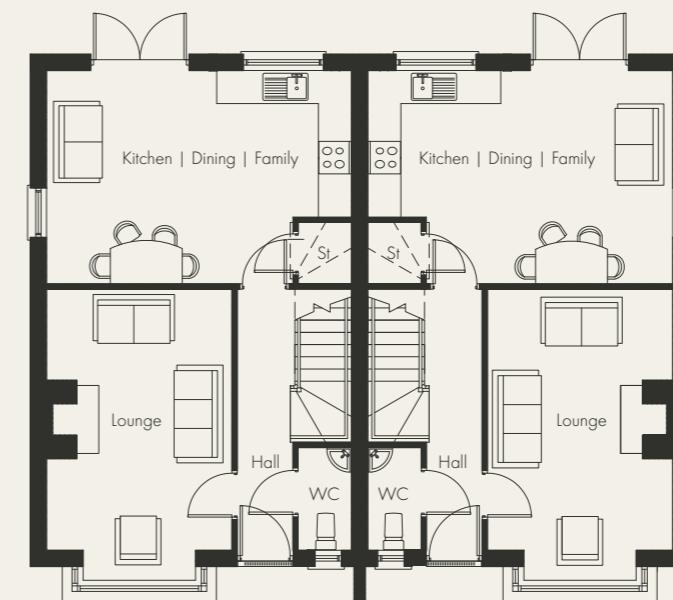
THE BERKELEY T8

3 bedroom semi-detached 1077 sq ft



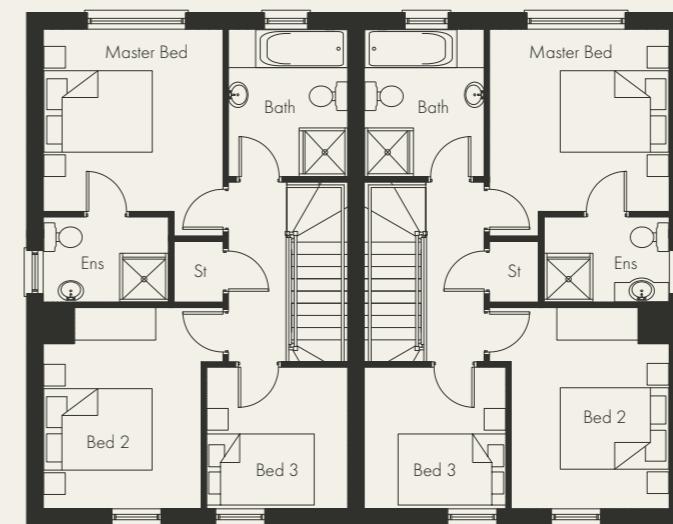
THE BERKELEY T8

SITE Nos. 192 | 193 | 196 | 197



GROUND FLOOR

Entrance Hall with separate WC
Lounge plus bay 16'0" x 11'2"
Kitchen Dining 18'4" x 12'9"
Store



FIRST FLOOR

Master Bed	11'0" x 10'9"
Ensuite	
Bedroom 2	12'4" x 9'5"
Bedroom 3	8'8" x 8'6"
Bathroom	8'8" x 7'3"

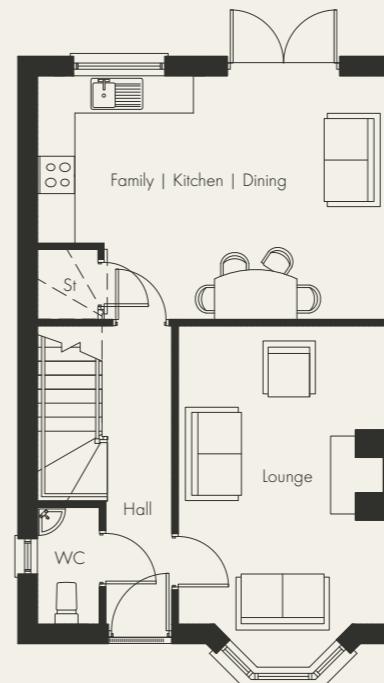
THE SALISBURY ND5G

3 bedroom detached 1088 sq ft



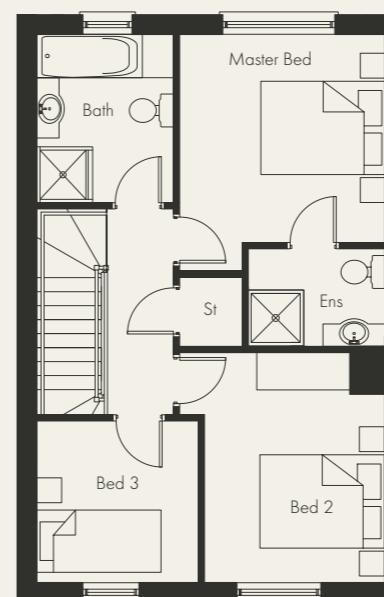
THE SALISBURY ND5G

SITE Nos. 175 | 187



GROUND FLOOR

Entrance Hall with separate WC
Lounge plus bay 15'7" x 11'1"
Kitchen Dining 18'7" x 10'9"
Store



FIRST FLOOR

Master Bed	11'3" x 11'0"
Ensuite	
Bedroom 2	12'2" x 9'8"
Bedroom 3	8'6" x 8'6"
Bathroom	9'2" x 7'4"



SPECIFICATION

THE FINAL PHASE AT BRACKEN HILL

KITCHEN & UTILITY ROOMS

- Quality kitchen with a choice of doors and handles
- Granite worktop (to kitchen only) fluted drain with stainless steel under mounted bowl (Laminate work top in utility, where applicable)
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge freezer and dishwasher
- Washer-dryer in store to Merrion, Claremont, Grosvenor, Berkeley and Salisbury house types
- Washing machine and tumble dryer in utility room to Cavendish, Belgrave and Russell house types
- Energy efficient LED down lights to kitchen area

BATHROOMS, EN-SUITES & WCS

- Contemporary white sanitary ware with chrome fittings
- All bathrooms have a separate bath and enclosed shower enclosure
- Contemporary white combined sink / vanity unit to main bathroom only
- Chrome towel radiators to bathroom and en-suite only
- Energy efficient LED down lights to bathroom and en-suite only

TILING AND FLOOR COVERING

- Ceramic floor tiling to dining area, kitchen, utility, wc, bathroom and en-suite floors
- Full height tiling to shower enclosure.
- Selective wall tiling to bath area
- Feature splash back wall tile to wc, bathroom and en-suite where a sink is fitted
- Carpets fitted to lounge, hall, bedrooms, stairs and landings with quality underlay

INTERNAL FEATURES

- Walls, ceilings, and all woodwork painted
- Cast iron wood burning stove fitted on a granite hearth with a black metal insert to the opening surround
- Contemporary internal doors and ironmongery
- Painted internal doors with quality ironmongery
- Smoke and carbon monoxide alarms fitted to Building Control Standards
- Generous range of points for electrical sockets, switches, telephone and tv points. Main rooms wired for future satellite point.
- USB charging socket to kitchen, lounge and master bedroom
- Roofspace light

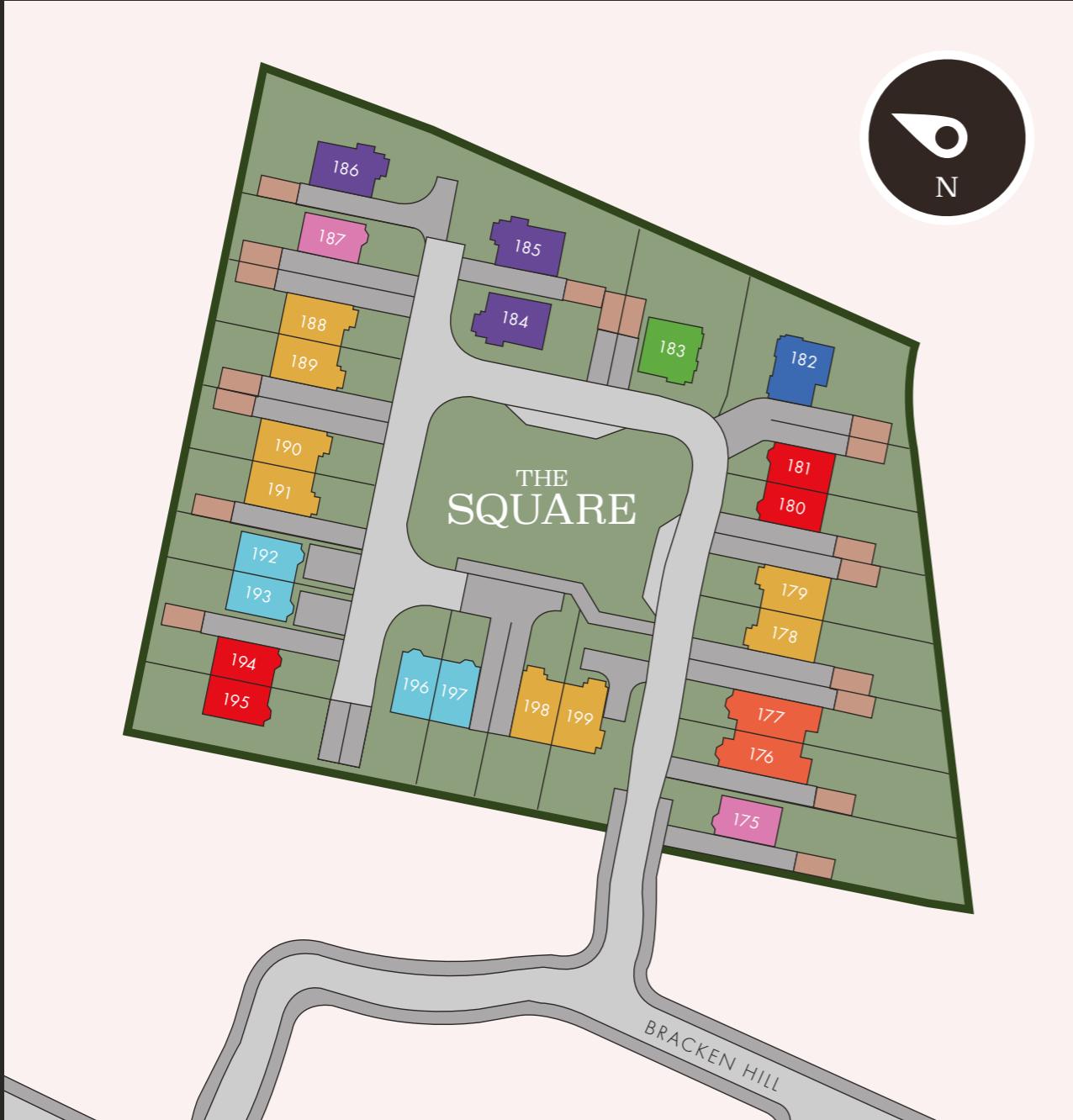
EXTERNAL FEATURES

- High standard of floor, wall and loft insulation to reduce heat loss
- Black flat roof tiles
- Black uPVC fascia, soffit, gutter and rain water pipes
- uPVC windows, side & rear doors
- Quality GRP panelled front door with a 6 point locking system
- Driveways to be finished in bitmac
- Flagged patio area
- Boundary Fencing to the rear of the property with a single timber side gate
- Front gardens turfed with rear gardens seeded (seeding during planting season)
- External water tap
- External light to front door

WARRANTY

- Each home will be issued with a 10 year NHBC Structural Warranty

THE
SQUARE



SITE MAP

- THE MERRION NS1
 - THE CAVENDISH T4B
 - THE BELGRAVE ND1C
 - THE BERKELEY T8
- THE RUSSELL ND3
 - THE GROSVENOR ND4C
 - THE SALISBURY ND5G



LOCATION

A FEW MINUTES AWAY...

Ormeau Park	5 minutes
Belvoir Park	4 minutes
Shaws Bridge	7 minutes
Belfast City Centre	10 minutes
Forestside	2 minutes

A FEW MILES AWAY...

Lisburn	8 miles
Carryduff	4 miles
Saintfield	8 miles





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