

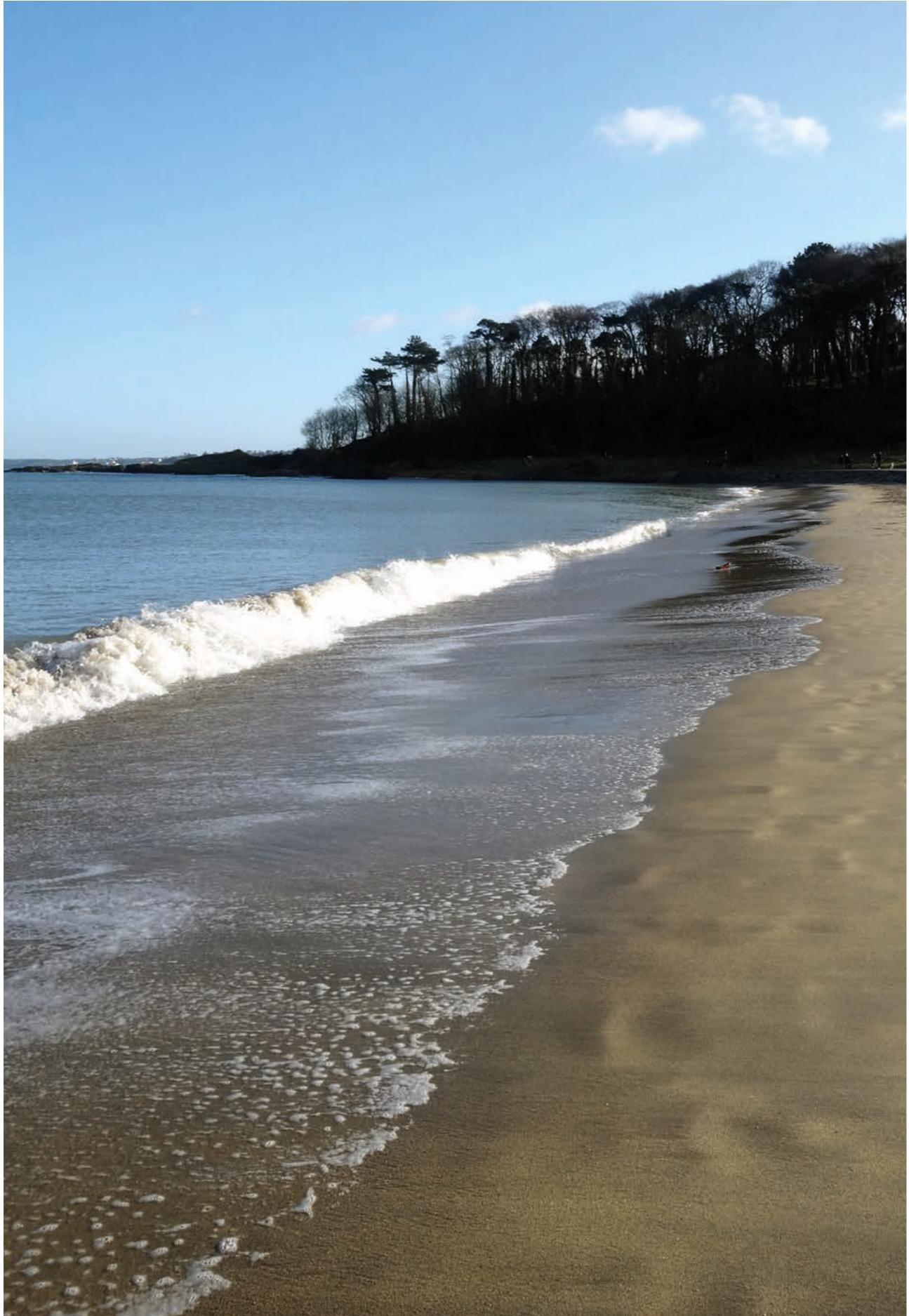
Two outstanding bespoke detached homes



FARM HILL

9 & 11 Farmhill Road • Cultra • Holywood





FARM HILL

Uncompromising Grandeur

Farm Hill offers uncompromising grandeur with a superior level of finish.

Located in one of the most sought after residential areas in North Down, Farm Hill offers a clever blend of traditional and contemporary design coupled with an overall feeling of stature, resulting in refined living of unmatched appeal.

Step outside and experience what makes this area so sought after - a few minutes walk from the beautiful North Down coast and Marino rail halt coupled with convenience to Belfast, Holywood and Bangor and many leading primary and grammar schools.

For those interested in sporting, leisure and recreational facilities, the location of Farm Hill could not be better. Holywood and Cultra boast 3 excellent Golf Courses including Royal Belfast and Holywood Golf Club, sailing at Royal North of Ireland Yacht Club, beautiful parks including Ballymenoch and Seapark, and coastal walks to Crawfordsburn. The ideal location in a mature leafy setting, yet close to the bustling cafes and boutiques of Holywood ensures that residents could not be better placed to enjoy the superb lifestyle that this wonderful part of North Down has to offer.

Step in to the grand reception hall and experience the first sense of something special. High ceilings, bright, natural light, superior levels of specification and craftsmanship are all immediately apparent.

The developers, PWD Developments, pride themselves on unrivalled quality, clever use of space and a supreme sense of luxury throughout their homes. The combination of skilled craftsmen and award winning designers have created 2 homes that exceed all expectations.

The outside living space has been designed to maximise the setting with patio areas and landscaped gardens.

Farm Hill will be an address in which to live and relax in superb style.



THE PARTRIDGE

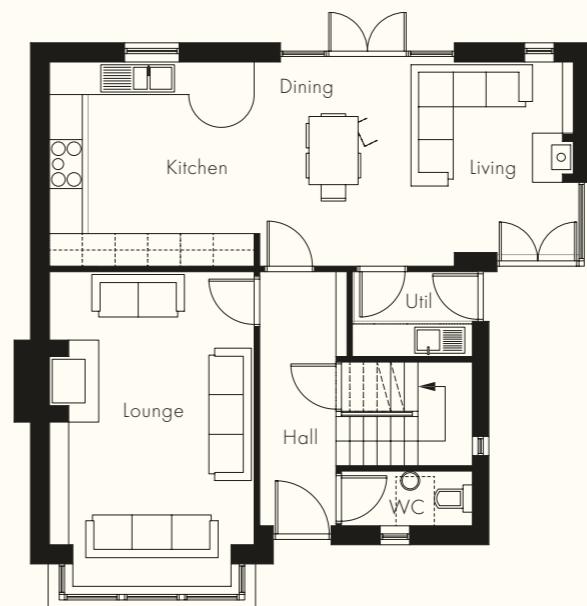
4 bedroom detached 1550 sq ft approx

No. 9 FARMHILL ROAD



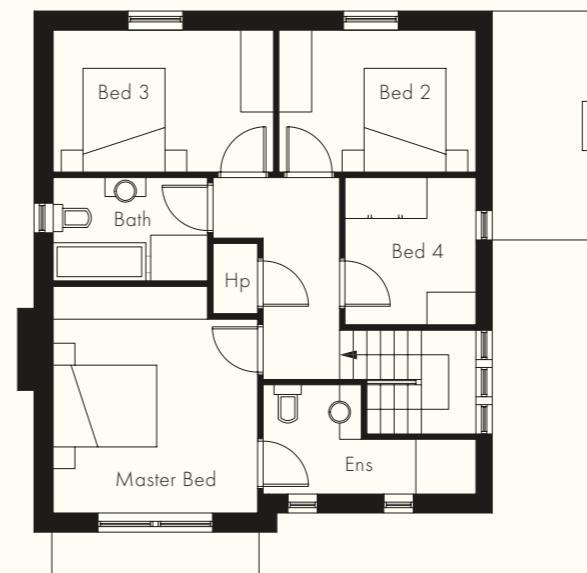
FH THE PARTRIDGE

4 bedroom detached 1550 sq ft approx



GROUND FLOOR

Entrance Hall & separate WC
Lounge 17'6" x 12'3"
Living Dining 31'3" x 13'7"
Kitchen max
Utility Area 7'7" x 5'1"



FIRST FLOOR

Landing - Hot Press
Master Bedroom 15'2" x 12'4"
Ensuite
Bedroom 2 12'5" x 8'4"
Bedroom 3 12'5" x 9'0"
Bedroom 4 9'9" x 9'0"
Bathroom



THE PEACOCK

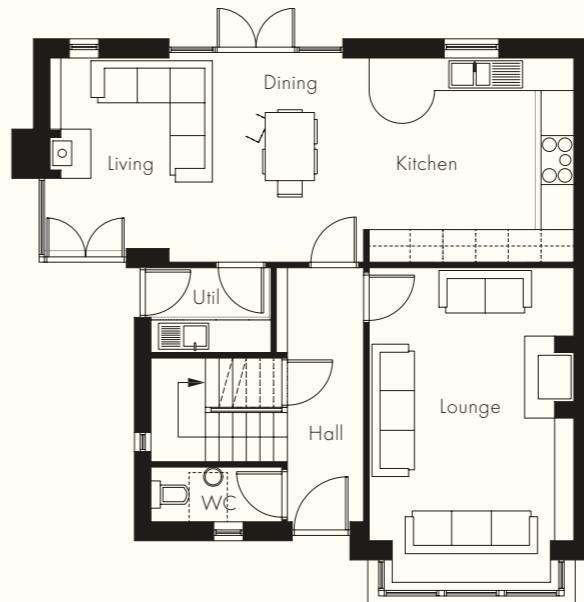
4 bedroom detached 1550 sq ft approx

No. 11 FARMHILL ROAD



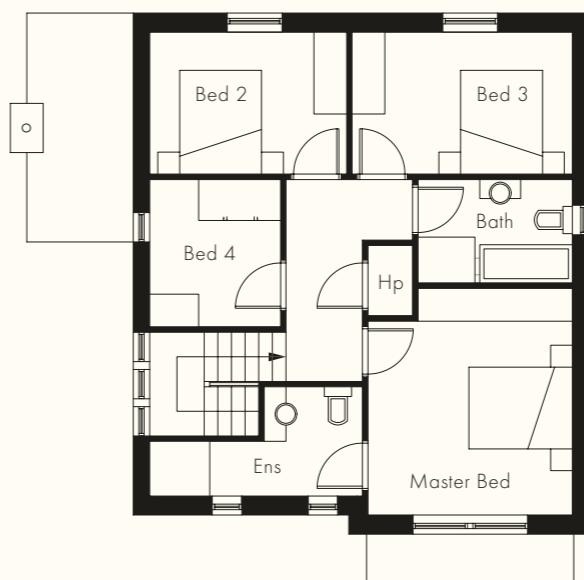
FH THE PEACOCK

4 bedroom detached 1550 sq ft approx



GROUND FLOOR

Entrance Hall & separate WC
Lounge 17'6" x 12'3"
Living Dining 31'3" x 13'7"
Kitchen max 12'3" x 7'7"
Utility Area 7'7" x 5'1"



FIRST FLOOR

Landing - Hot Press
Master Bedroom 15'2" x 12'4"
Ensuite
Bedroom 2 12'5" x 8'4"
Bedroom 3 12'5" x 9'0"
Bedroom 4 9'9" x 9'0"
Bathroom



Photographs used are for illustrative purposes only

FH | SPECIFICATION

KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or Granite work tops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, fridge/freezer, dishwasher.

UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

BATHROOMS & ENSUITES

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Anti-steam illuminated mirror
- Bespoke wall mounted vanity unit
- Chrome Heated Towel Radiators
- Fully Tiled shower enclosure and bath, partially tiled elsewhere

ELECTRICAL INSTALLATION

- Multi room wiring to living area and master bedroom
- Energy Efficient White Downlighters throughout
- Security Alarm System
- Comprehensive range of chrome slimline electrical sockets and switches
- 5 Amp Sockets to Living area and master bedroom
- Mains Supply Smoke and Carbon monoxide detectors with battery back up
- USB charger to kitchen, lounge and master bedroom

GLAZING

- High quality Upvc framed double glazed windows.

DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke Chrome Ironmongery
- Deep moulded skirting boards and architraves

FLOORING

- Concrete floors on ground floor
- Engineered Wood flooring or wood effect tiled flooring to hall, reception room and kitchen
- Tiled flooring to kitchen, bathrooms & En-suites
- Carpeted flooring with high quality underlay to bedrooms, stairs and landing

HEATING

- Under Floor Heating to Ground Floor and high output radiators on first floor via Phoenix Natural Gas Heating
- High efficiency gas boiler
- Option to control heating remotely with smart phone application
- Wood Burning Stove to living / dining and gas fire to lounge

EXTERNAL FINISHES

- Slate tiled roof
- Bitmac driveways with cobbled edging
- Turfed gardens to front and rear
- Landscape plan incorporating fencing, planting and hedging.
- Flagged patio areas and paths
- Front and rear external lighting
- Exterior water and electrical supply
- Garages (extra carport to site one)
- Wrought iron entrance gates

WARRANTY

- 10 year warranty provided by NHBC (TBC)



The Peacock



The Partridge



A FEW MINUTES AWAY...

Holywood	1 minute
Belfast City Centre	7 minutes
Bangor	12 minutes

A FEW MILES AWAY...

Helen's Bay	1 mile
Crawfordsburn	2 miles
Holywood Exchange	1 mile



FH

FARM HILL

Farmhill Road • Marino • Holywood

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pwd
Developments

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