

SUBSTANCE WITH STYLE

BALLYGOWAN ROAD
CASTLEHILL
BELFAST
BT5

Braidwater 

Braidwater

Building Affordable & Stylish Homes

Building new homes of quality, style and value for over 40 years, Braidwater offers a fresh approach based on understanding what home buyers really want in a new home. Braidwater has a commitment to deliver 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 and the perfect place 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.

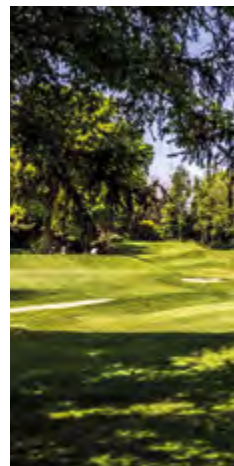
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Welcome to Castlehill...

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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 and most relaxing hotspot. The village style of this area offers an eclectic combination of fabulous eateries, cafés, boutiques and shops, set within a compact high street setting.

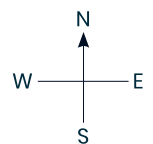


What makes Castlehill such a special place to live is its unrivalled accessibility to a vast array of amenities, venues and activities that contribute to a superb lifestyle experience. Residents can unwind in the great outdoors with a choice of local parklands and riverside walks, while golfers are only 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 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.

- The Carrickfergus**
 3 Bedroom Semi-Detached
 House Ref: HTA Brick
 Sites 3, 4, 117, 118, 124, 125
- The Dunluce**
 3 Bedroom Semi-Detached
 House Ref: HTA Render
 Sites 5, 6, 110, 111
- The Glenarm**
 4 Bedroom Semi-Detached
 House Ref: HTB Brick
 Sites 8, 9, 87, 102, 105, 106
- The Gosford**
 4 Bedroom Semi-Detached
 House Ref: HTB Render
 Sites 103, 104, 112, 113, 120, 121
- The Enniskillen**
 4 Bedroom Semi-Detached with Sunroom
 House Ref: HTB Render with sunroom
 Sites 128, 129
- The Greencastle**
 4 Bedroom Detached
 House Ref: HTE Brick
 Sites 1, 2, 7, 107, 108, 109, 115, 122, 127
- The Stormont**
 4 Bedroom Detached
 House Ref: HTG Brick
 Sites 116, 119, 123, 126, 130

Phase 2 Future Development



Indicative plan only to give a general overview.

Ballygowan Road



Belfast City Centre ▶

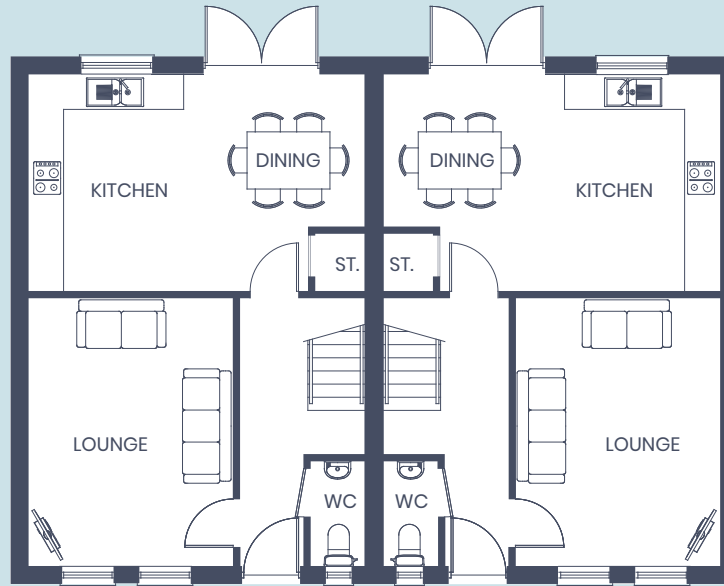
Phase 2 Future Development

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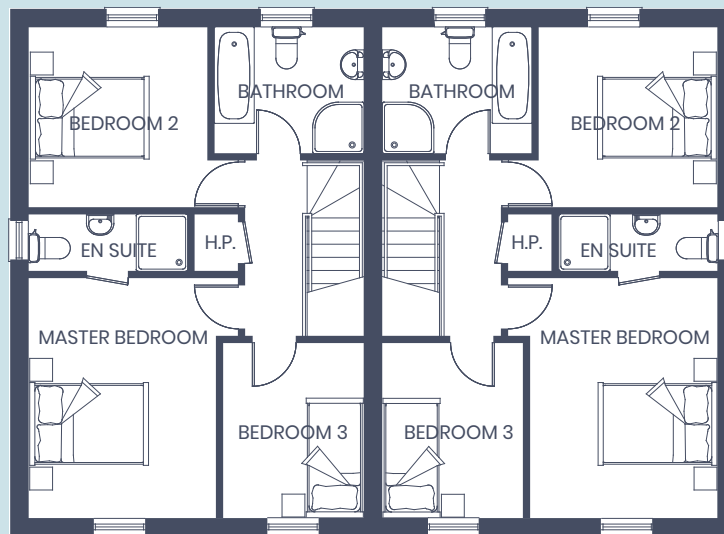
The Carrickfergus



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Ground Floor



First Floor

The Carrickfergus

3 Bedroom Semi-Detached

Ground Floor

Lounge	4.70m x 3.60m max
Kitchen/Dining	3.80m x 5.90m
WC	1.85m x 0.95m

First Floor

Master Bedroom	4.20m x 3.70m max
Ensuite	1.00m x 2.80m
Bedroom 2	3.20m x 3.70m max
Bedroom 3	3.10m x 2.50m
Bathroom	2.25m x 2.65m

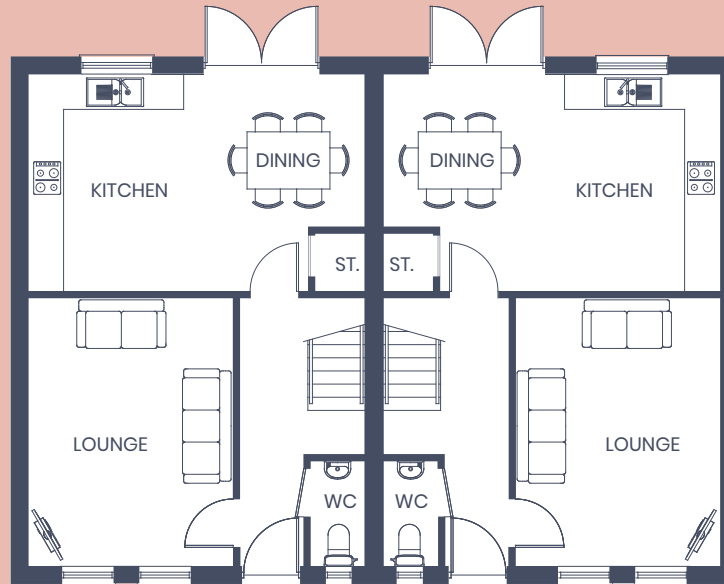
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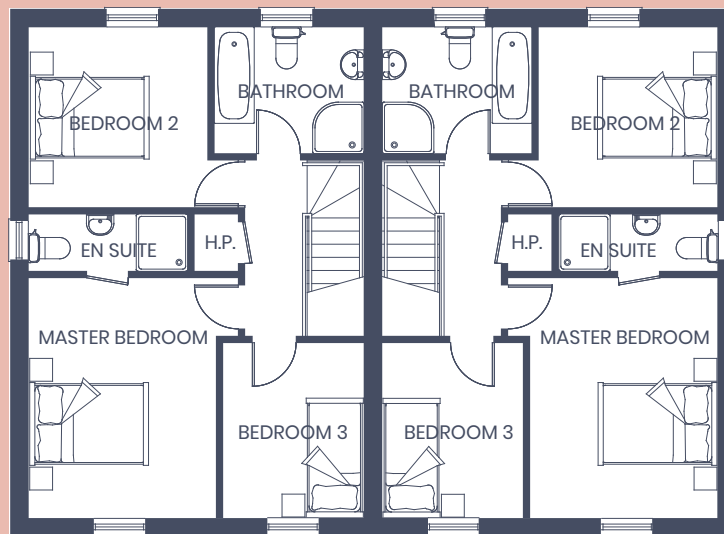
The Dunluce



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Ground Floor



First Floor

The Dunluce

3 Bedroom Semi-Detached

Ground Floor

Lounge	4.70m x 3.60m max
Kitchen/Dining	3.80m x 5.90m
WC	1.85m x 0.95m

First Floor

Master Bedroom	4.20m x 3.70m max
Ensuite	1.00m x 2.80m
Bedroom 2	3.20m x 3.70m max
Bedroom 3	3.10m x 2.50m
Bathroom	2.25m x 2.65m

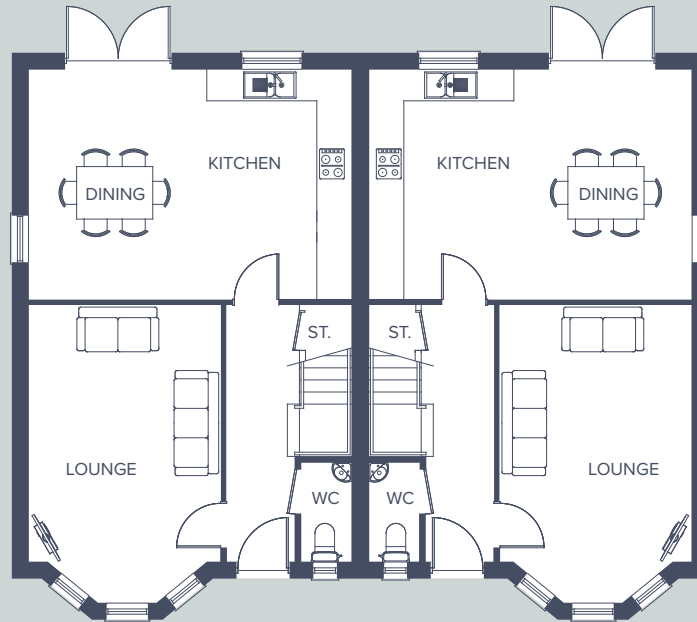
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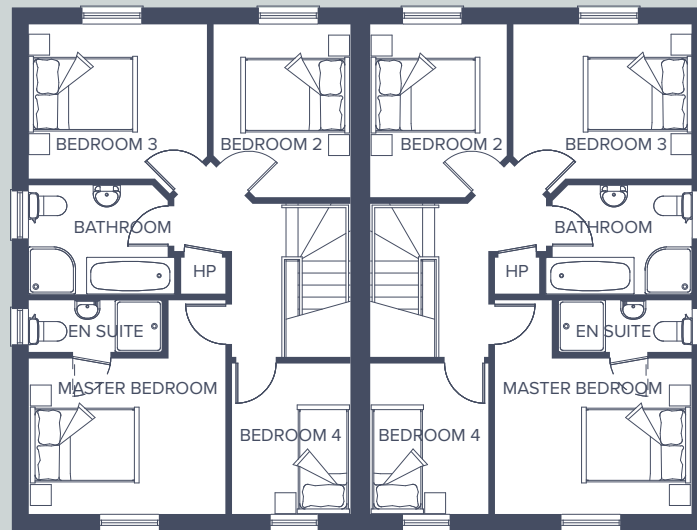
The Glenarm



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Ground Floor



First Floor

The Glenarm

4 Bedroom Semi-Detached

Ground Floor

Lounge (inc. bay)	5.70m x 3.70m
Kitchen/Dining	4.50m x 6.10m
WC	1.90m x 1.00m

First Floor

Master Bedroom	4.10m x 3.80m max
Ensuite	1.00m x 2.60m
Bedroom 2	3.35m x 2.65m max
Bedroom 3	3.25m x 3.45m max
Bedroom 4	2.90m x 2.30m
Bathroom	2.10m x 2.80m max

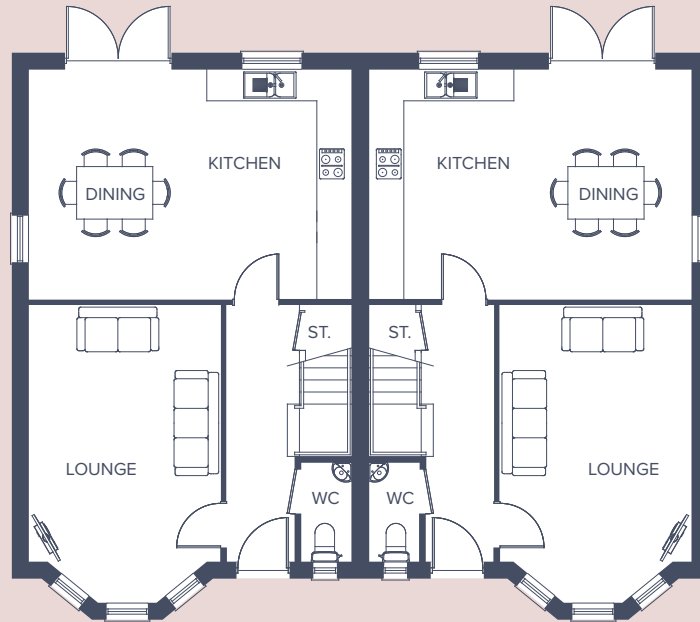
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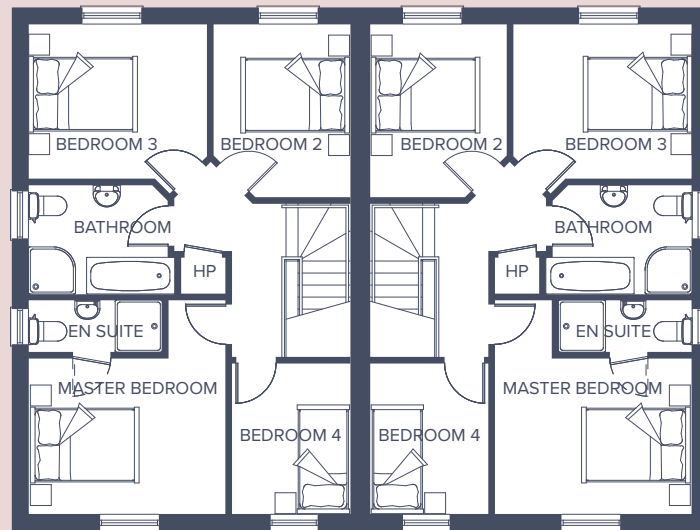
The Gosford



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Ground Floor



First Floor

The Gosford

4 Bedroom Semi-Detached

Ground Floor

Lounge (inc. bay)	5.70m x 3.70m
Kitchen/Dining	4.50m x 6.10m
WC	1.90m x 1.00m

First Floor

Master Bedroom	4.10m x 3.80m max
Ensuite	1.00m x 2.60m
Bedroom 2	3.35m x 2.65m max
Bedroom 3	3.25m x 3.45m max
Bedroom 4	2.90m x 2.30m
Bathroom	2.10m x 2.80m max

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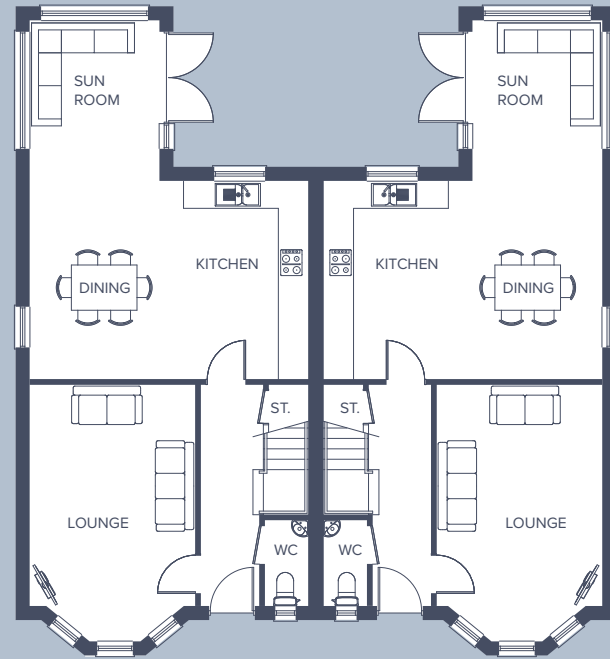




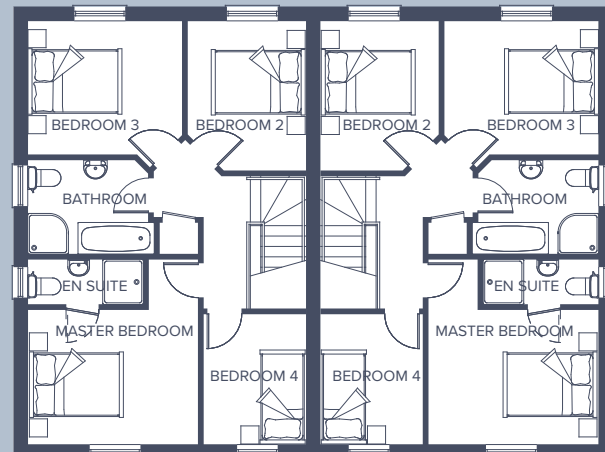
The Enniskillen



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Ground Floor



First Floor

The Enniskillen

4 Bedroom Semi-Detached with Sunroom

Ground Floor

Lounge (inc. bay)	5.70m x 3.70m
Kitchen/Dining	4.50m x 6.10m
Sunroom	3.55m x 2.85m
WC	1.90m x 1.00m

First Floor

Master Bedroom	4.10m x 3.80m max
Ensuite	1.00m x 2.60m
Bedroom 2	3.35m x 2.65m max
Bedroom 3	3.25m x 3.45m max
Bedroom 4	2.90m x 2.30m
Bathroom	2.10m x 2.80m max

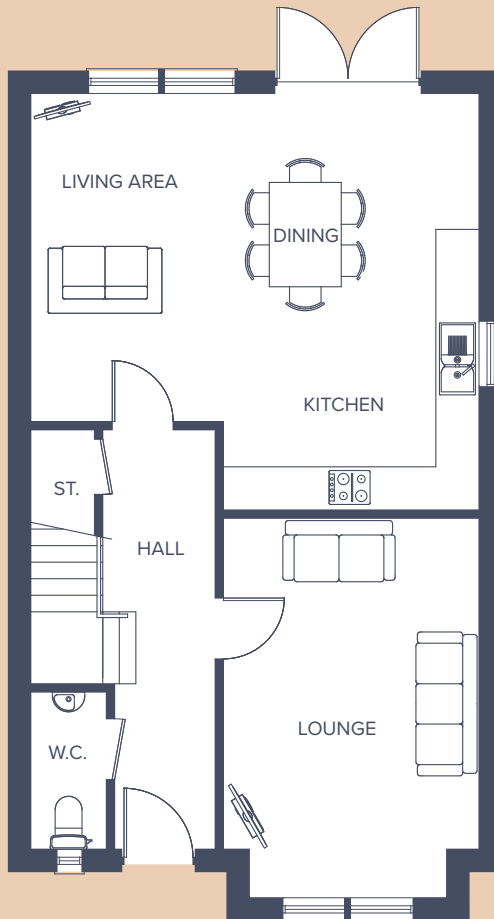
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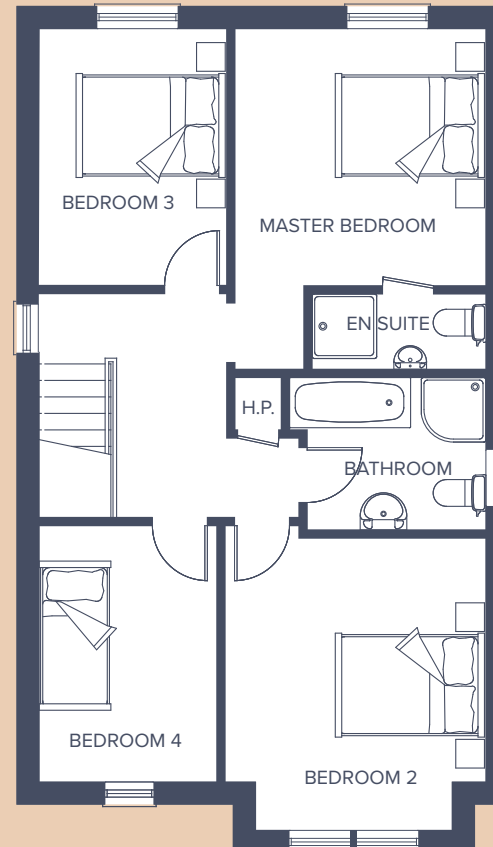
The Greencastle



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Ground Floor



First Floor

■ The Greencastle

4 Bedroom Detached

Ground Floor

Lounge	5.30m x 3.55m max
Kitchen/Dining/Living	5.90m x 6.30m
WC	2.20m x 1.05m

First Floor

Master Bedroom	4.80m x 3.50m max
Ensuite	1.05m x 2.45m
Bedroom 2	4.10m x 3.65m max
Bedroom 3	3.60m x 2.65m
Bedroom 4	3.60m x 2.50m max
Bathroom	2.15m x 2.75m max

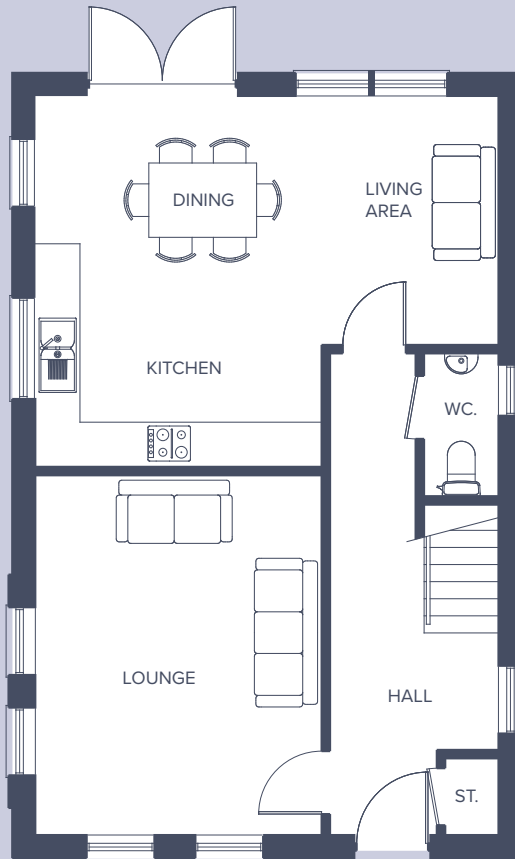
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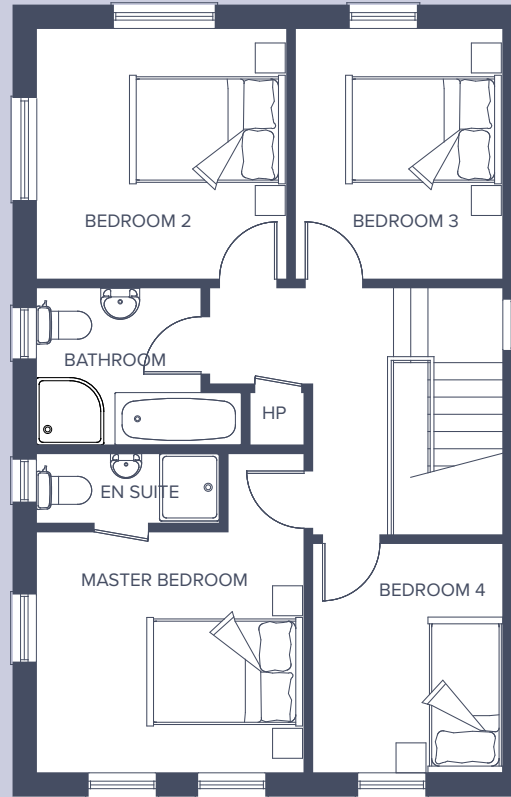
The Stormont



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Ground Floor



First Floor

The Stormont

4 Bedroom Detached

Ground Floor

Lounge	4.85m x 3.85m
Kitchen/Dining/Living	5.00m x 6.30m max
WC	1.95m x 1.00m

First Floor

Master Bedroom	4.30m x 3.60m max
Ensuite	0.95m x 2.50m
Bedroom 2	3.35m x 3.35m
Bedroom 3	3.35m x 2.80m
Bedroom 4	3.10m x 2.55m
Bathroom	2.10m x 2.90m max

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High specification homes as standard

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 the choice of square edged worktop and contemporary door handles
- Eye level Hoover double oven
- Integrated modern Hoover ceramic hob
- Stainless steel extractor fan
- Integrated Candy washer/dryer (where applicable)
- Integrated Hoover fridge/freezer
- Integrated Hoover dishwasher
(appliances benefit from a 10 year parts warranty and a 2 year labour warranty, make/model subject to availability. A 1 year labour warranty applies to free standing appliances in the utility room)
- Convenient soft close drawers and doors to the kitchen
- LED lighting under high level units to accommodate modern living (where applicable)
- Stainless steel sink

Dining

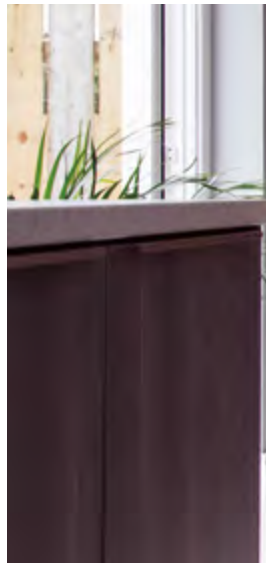
- Full height glazed patio doors opening out onto garden allowing extra space and natural light

Bathroom / Ensuite

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

Plumbing & Heating

- Natural gas central heating with high energy efficient combi boiler supplying instant hot water for convenience. Complete with 5 year Warranty (subject to annual service)
- 9.5kw Redring electric shower to main bathroom (where applicable)
- Thermostatic gas shower to ensuite (where applicable) providing instant hot water







Wall / Floor Coverings

- Contemporary splashback wall tiling to kitchen
- Choice of wall tiling:
 - to bath area in main bathroom
 - to shower enclosure
 - to splashback in bathroom, ensuite and WC
- Stunning 600 x 600mm floor tile from our 'Austin' range to kitchen / dining / entrance hall / WC / main bathroom / ensuite and sunroom (where applicable)
- Wide range of Phloor Apollo carpet choice with comfort felt backing to lounge, stairs, landing and bedrooms

Lounge

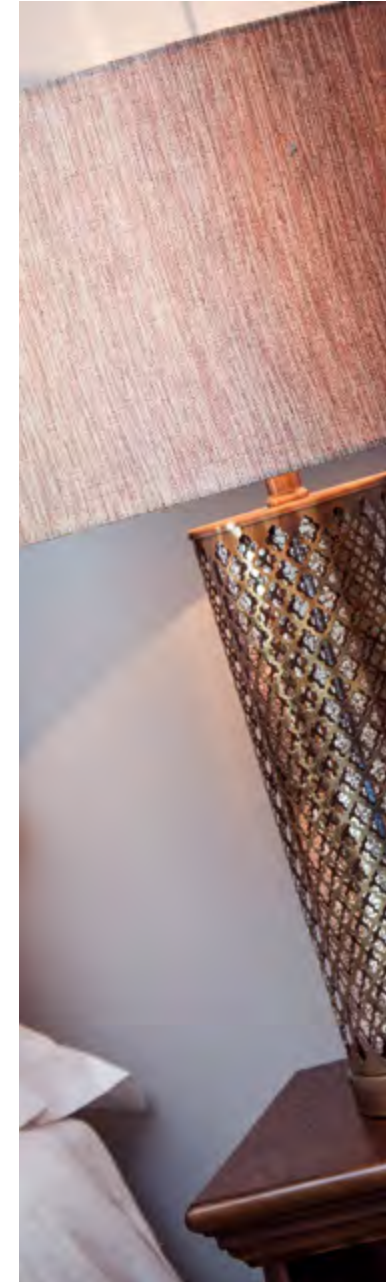
- Impressive granite fire surround and hearth with maintenance free focal electric fire feature
- Enhanced window proportions to maximise natural light

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. Electrical layout can be provided upon booking
- Integrated downlighters to kitchen, bathroom and sunroom (where applicable)
- Wired for provision of future alarm system
- Wired for Virgin media
- 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 paving to front entrance door with cobble edging
- Tarmac to driveways with cobble edging (where applicable)
- Patio and paving with cobble edging to 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

Energy Efficiency & Design

- Energy efficient uPVC double glazed windows (dual colour) 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: images are for illustration only

Luxury is in the detail

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.

Smart Home

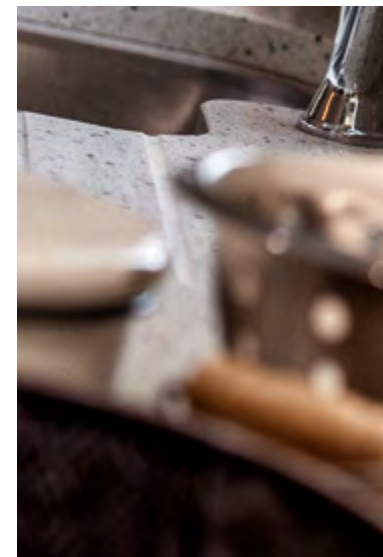
See our selected range of modern technology upgrades for heating/lighting and security purposes:

- ‘The Ember’ wifi enabled heating control system to allow activation from anywhere on your smartphone to set a comfortable temperature by the time you get home, perfect for a cosy home in the winter evenings
- Integrated ‘Ring Video Doorbell’ that allows you to see and speak with visitors from anywhere on your smartphone, with the addition of night vision and a HD camera this is an extra security feature in your home
- ‘Philips Hue’ wifi enabled lighting system to allow activation from your smartphone. This can be used as a security feature to turn lights on and off, even when you are not at home.

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
- Elegant island from our Buckingham / Wakefield ranges
- Luxurious Wakefield door with a wide range of colours
- Sharp clean square edged worktop upstands
- Easy clean glass splashback at cooker
- Polished chrome modern mixer tap and 1.5 stainless steel “Frankie” sink
- Make the best use of space available with a full height pull out larder





Floor Covering Upgrades

Feel the benefits of our range of extra/upgraded floor coverings to enhance the quality for your home. Upgrade options are:

- Deluxe Phloor Silk Sensations non-allergenic carpet in a variety of colours with a 10mm cushioned foam underlay
- Innovative Amtico style (LVT) flooring is functional yet beautiful, long-lasting and warm underfoot. This will add a touch of class to your new home and is available as a package for the following areas: main bathroom / ensuite.



Storage Options (upon request)

- Bespoke hand-painted understair storage option providing an innovative use of space (where applicable)
- Classical style panelled built in storage options to bedroom / kitchen / hall (where applicable).

Upgrade

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

Tiling

Our superior range of tiling options to create that extra feeling of grandeur:

- Choose from our upgraded/premium range of:
 - Dover: floor tile size 600 x 600mm and wall tile size 600 x 400mm
 - Burlingstone: floor tile size 1000 x 500mm
 - Callacatta: floor tile size 600 x 600mm
- High end finish with chrome tile trim.

Design Features

Add your own stamp to your new home with our hand selected design options:

- Richly detailed internal window trims enforcing a timeless feel in your home
- Finish rooms classically with our stylish coving packages.

Please note: in the case that our suppliers discontinue a product, Braidwater will supply a product of equal quality and value. Images are for illustration purposes only.



Belfast City Centre

BALLYGOWAN ROAD
CASTLEHILL
BELFAST
BT5

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
Hollywood	5 miles		

Braidwater

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 exchange/upon receipt of contracts, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment.

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

House Builder



25F Longfield Road
Eglinton
Co Derry | Londonderry
BT47 3PY
Tel. 028 7181 0106
Email. sales@braidwater.com
www.braidwater.com

Selling Agent



525 Lisburn Road
Belfast
Co Antrim
BT9 7GQ
Tel. 028 9066 8888
Email. southbelfast@simonbrien.com
www.simonbrien.com