

FORTFIELD MANOR

SHORE ROAD
GREEN ISLAND



ROSEMOUNT
HOMES



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A New Beginning

Running along the breath-taking coastal shores of Belfast Lough and lying just seven miles north east of the city of Belfast, the semi-rural and charming town of Greenisland has long-remained one of Northern Ireland's most sought-after places to live.

Located on the Shore Road, Fortfield Manor strikes the perfect balance between convenience and comfort. Not only is this impressive development situated within easy reach of a variety of local amenities, homeowners also have the opportunity to enjoy an abundance of beautiful outdoor spaces and activities right on their doorstep.





Sunset over Belfast Lough looking toward North Down



Glenn Wilkinson Lifestyle, Whiteabbey



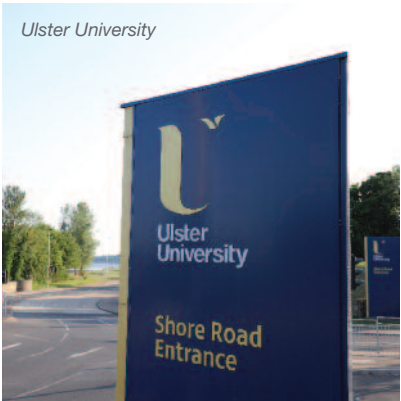
Bureau Café Bar, Whiteabbey



Jordanstown Loughshore Park



Hazelbank Park



Ulster University



Knockagh Monument



SOZO Restaurant, Whiteabbey



Greenisland Rail Halt



Belfast High School

For a Lifestyle Beyond Compare

Whether it's enjoying a family picnic at Jordanstown Loughshore Park, admiring the glow of an orange sunset over Belfast Lough, or cycling along the coastal paths that snake their way along the shoreline, this location is truly in a league of its own.

The homes found in Fortfield Manor have every amenity you could possibly need located just minutes from your front door. From a range of restaurants, cafés, takeaways and convenience stores, to a variety of independent boutiques and health and leisure facilities, choose a home to suit your needs and let the location speak for itself. What's more, the neighbouring areas of Jordanstown, Whiteabbey and Carrickfergus are also teeming with fantastic eateries and shopping facilities.

For sports enthusiasts and those who love the great outdoors, the area is home to Greenisland Golf Club, sports teams, cycle and walking trails, Belfast Lough and a wealth of open, green spaces. With nearby educational facilities suited to those of all ages, including leading primary schools, Belfast High Grammar School, and Ulster University Jordanstown, the town of Greenisland offers plenty of choice for everyone.



A Beautiful New Home

Consisting of an immaculate collection of fifteen detached and semi-detached homes, the impressive development of Fortfield Manor offers homeowners something truly special, both inside and out.

Whilst the interiors of these new homes are characterised by modern rooms with high-class finishes throughout, the exteriors are beautifully finished in traditional masonry and red brick. Energy efficient by design, the homes at Fortfield Manor also have the additional benefit of private car parking space and a garden to the front and rear of the property.

Thanks to easy road access to Belfast City Centre, the nearby Greenisland Train Station and superb Park and Ride facilities, this new development is perfectly located for those making the daily commute. It goes without saying that Fortfield Manor would be ideal for young professionals and growing families wishing to find a forever home and lay down roots in an unparalleled location surrounded by a tight-knit community feel.





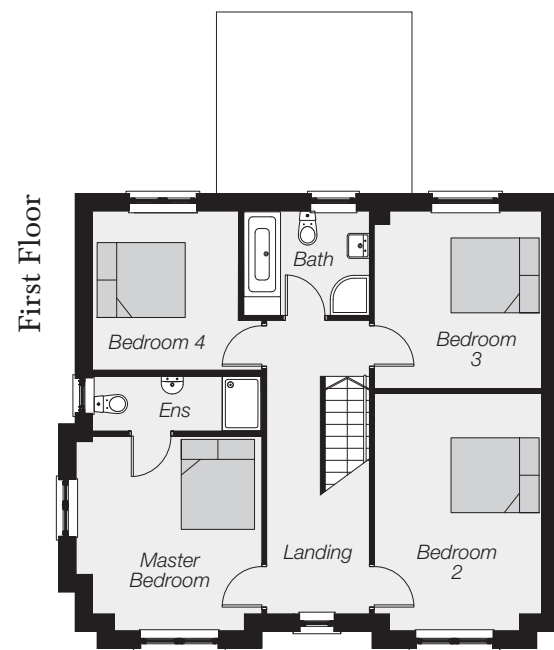
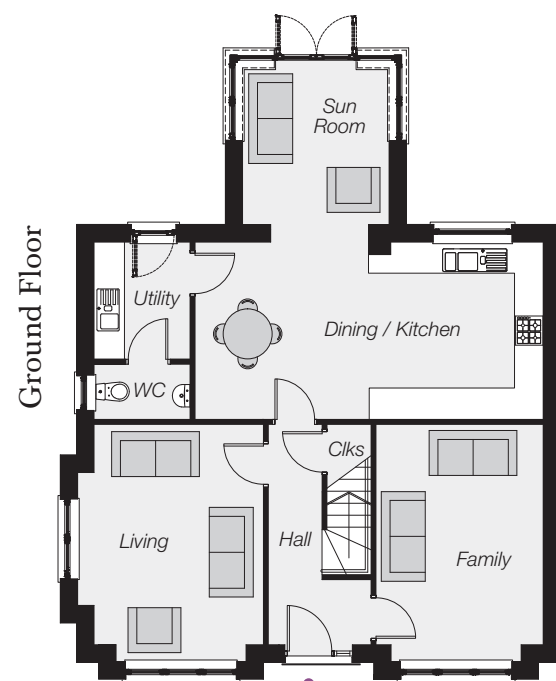
Site Layout



House Type Key

- The* **KNOCKAGH**
Detached - Site 1
- The* **WHIN**
Detached - Sites 7, 8 & 14
- The* **ISLAND**
Detached - Sites 9 & 15
- The* **GREEN**
Detached - Site 6
- The* **MEADOW**
Semi-Detached - Site 2 & 3
- The* **JOHNSTONE**
Semi-Detached - Site 12 & 12a
- The* **NEILL**
Semi-Detached - Sites 4, 5, 10 & 11





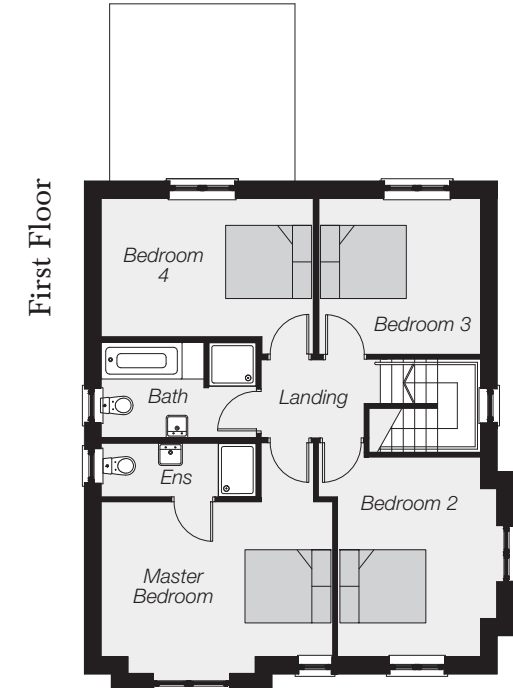
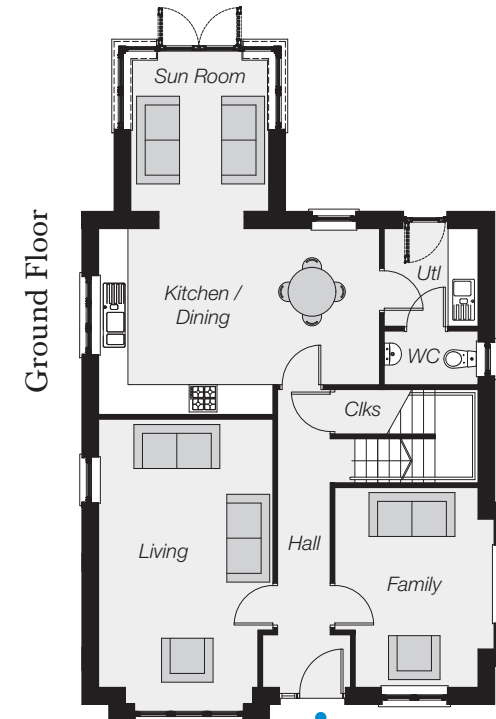
Ground Floor

Entrance Hall	
Living (inc. bays)	15'7" x 12'6"
Family Room (inc. bay)	15'7" x 11'3"
Dining / Kitchen	23'4" x 11'8"
Utility Room	7'8" x 6'5"
Sun Room	10'3" x 9'8"
WC	6'5" x 3'7"

First Floor

Master Bed (inc. bays)	12'10" x 12'6"
Ensuite	11'4" x 3'9"
Bedroom 2 (inc. bay)	15'7" x 11'3"
Bedroom 3	11'8" x 11'3"
Bedroom 4 (min.)	10'7" x 9'11"
Bathroom	8'6" x 6'11"

Total Floor Area
1750 sq ft approx



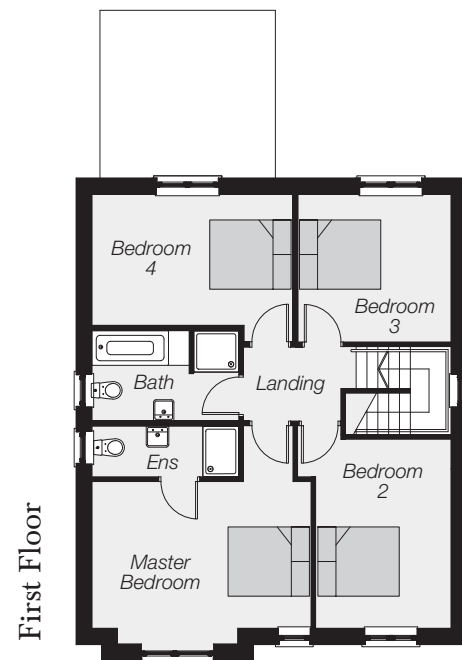
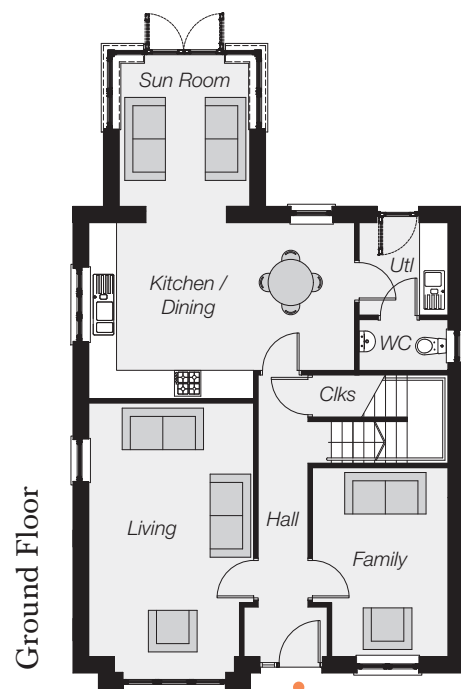
Ground Floor

Entrance Hall	
Living (inc. bay)	19'2" x 12'0"
Family Room (inc. bay)	13'5" x 11'0"
Kitchen / Dining (max.)	19'4" x 12'6"
Utility Room	6'7" x 6'5"
Sun Room	10'3" x 9'8"
WC	6'5" x 3'7"

First Floor

Master Bed (inc. bay)	15'6" x 11'7"
Ensuite	10'8" x 3'9"
Bedroom 2 (inc. bay)	13'5" x 10'11"
Bedroom 3	11'2" x 10'6"
Bedroom 4 (min.)	14'8" x 9'5"
Bathroom	10'8" x 6'6"

Total Floor Area
1750 sq ft approx



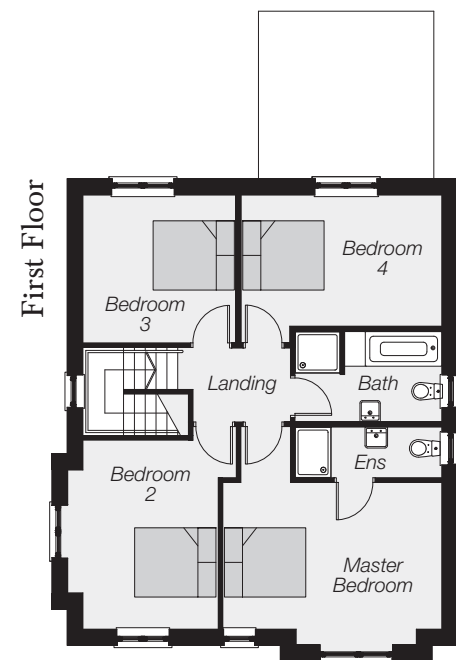
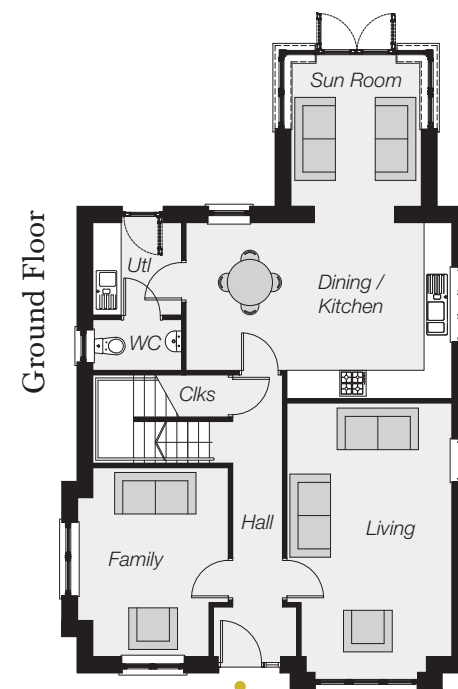
Ground Floor

Entrance Hall	
Living (max, inc. bay)	19'2" x 12'0"
Family Room (max.)	13'5" x 9'10"
Kitchen / Dining (max.)	19'4" x 12'6"
Utility Room	6'8" x 6'5"
Sun Room	10'3" x 9'8"
WC	6'5" x 3'7"

First Floor

Master Bed (min, inc. bay)	15'10" x 11'7"
Ensuite	10'8" x 3'9"
Bedroom 2 (min.)	13'5" x 9'10"
Bedroom 3	11'2" x 10'6"
Bedroom 4 (min.)	14'8" x 9'5"
Bathroom	10'8" x 6'6"

Total Floor Area
1730 sq ft approx



Ground Floor

Entrance Hall	
Living (inc. bay)	19'2" x 12'0"
Family Room (max.)	13'5" x 10'11"
Kitchen / Dining (max.)	19'4" x 12'6"
Utility Room	6'7" x 6'5"
Sun Room	10'3" x 9'8"
WC	6'5" x 3'7"

First Floor

Master Bed (inc. bay)	15'10" x 11'7"
Ensuite	10'8" x 3'8"
Bedroom 2 (inc. bay)	13'5" x 10'11"
Bedroom 3	11'2" x 10'6"
Bedroom 4 (min.)	14'8" x 9'5"
Bathroom	10'8" x 6'6"

Total Floor Area
1750 sq ft approx



The MEADOW

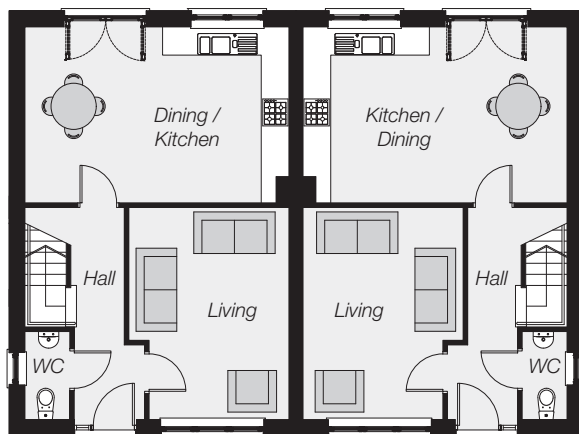
Computer visual showing Sites 2 & 3



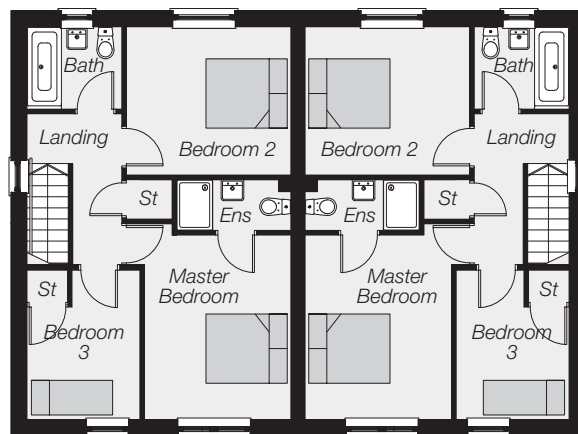
The JOHNSTONE

Computer visual showing Sites 12 & 12a

Ground Floor



First Floor



Ground Floor

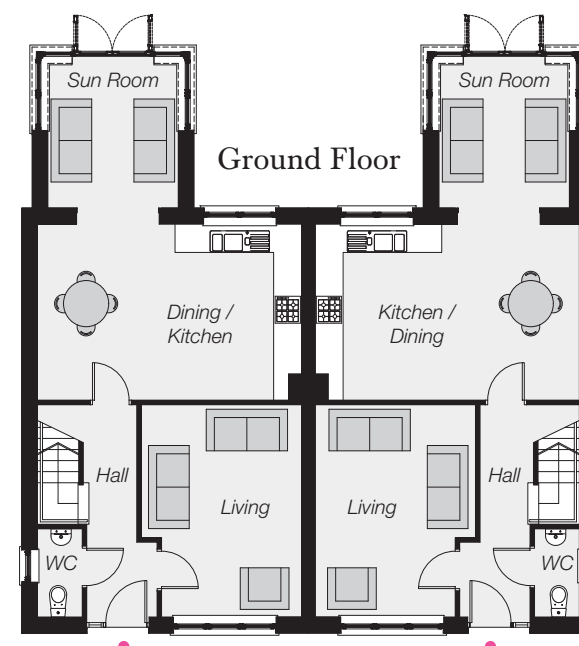
Entrance Hall	
Living (max.)	15'1" x 11'8"
Dining / Kitchen	19'1" x 12'6"
WC	6'3" x 3'3"

First Floor

Master Bed (min.)	13'2" x 10'8"
Ensuite	8'4" x 3'8"
Bedroom 2	12'0" x 10'7"
Bedroom 3 (max.)	10'8" x 8'3"
Bathroom	7'3" x 5'10"

Total Floor Area

1065 sq ft approx



Ground Floor

Entrance Hall	
Living (max.)	15'1" x 11'8"
Dining / Kitchen	19'1" x 12'6"
Sun Room	10'3" x 9'6"
WC	6'3" x 3'3"

First Floor

Master Bed (min.)	13'2" x 10'8"
Ensuite	8'4" x 3'8"
Bedroom 2	12'0" x 10'7"
Bedroom 3 (max.)	10'8" x 8'3"
Bathroom	7'3" x 5'10"

Total Floor Area

1170 sq ft approx



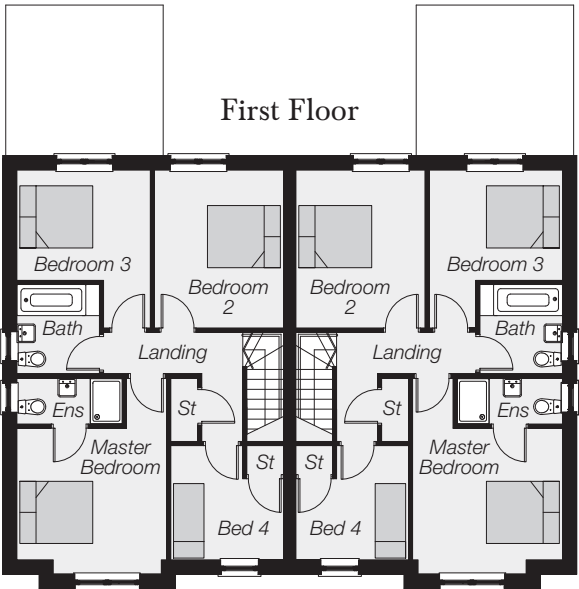
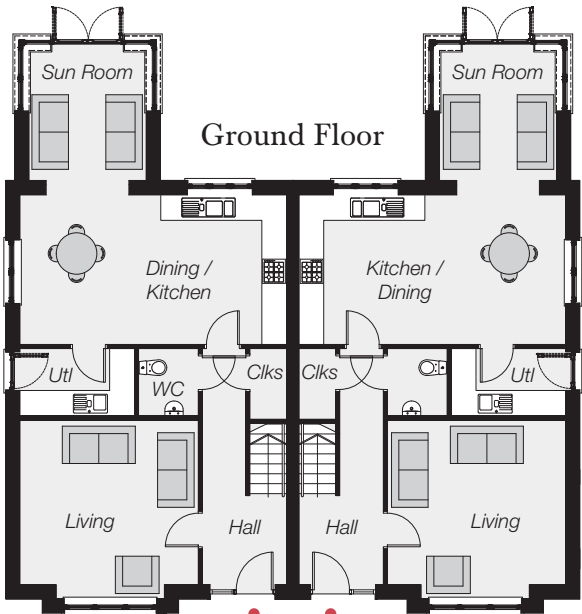
Rosemount Homes

Traditional designs, built to the highest standards, in key locations. We recognise that our customers are at the core of our business and therefore, pride ourselves on providing the highest levels of customer service. You will be proud to call your home a Rosemount Home.

Rosemount Homes is an established and diverse family owned private house builder which benefits from a management team with a wealth of experience in the local house building industry. Our aim is to continue to grow and be the most respected in the industry.

We pride ourselves on our company values – Trust, Respect, Caring, Being Open, and Honest.

'Rosemount Homes are committed to quality construction and customer satisfaction in every home we build.'



Ground Floor

Entrance Hall	
Living (inc. bay)	14'5" x 14'2"
Kitchen / Dining	21'7" x 11'10"
Utility Room	9'3" x 5'4"
Sun Room	10'3" x 9'6"
WC	5'4" x 4'10"

First Floor

Master Bed (min, inc. bay)	12'2" x 11'6"
Ensuite	8'8" x 3'9"
Bedroom 2	12'7" x 10'6"
Bedroom 3 (min.)	10'10" x 8'9"
Bedroom 4 (max.)	9'2" x 8'9"
Bathroom	7'2" x 6'9"

Total Floor Area
1450 sq ft approx



Luxury Turnkey Specification

Kitchen / Utility

- Choice of kitchen doors, work tops and handles
- Integrated electrical appliances to include gas hob & electric oven, extractor unit, fridge freezer, and dishwasher
- Plumbing / electrical for purchaser's free standing washing machine / tumble dryer in utility room (integrated washer / dryer included in homes without a utility room)
- Splash back between hob and extractor fan with worktop up-stands
- Concealed lighting to kitchen units

Bathroom / Ensuite & WCs

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with shower screen *(except where separate shower enclosure is provided in main bathroom)*
- Thermostatically controlled shower in ensuite
- Chrome heated towel radiators in bathroom and ensuite

Wall and Floor Coverings

- Lounge, bedrooms, stairs and landings carpeted with quality carpet and underlay
- Floor tiling to hall, kitchen / dining, utility room, WC, bathroom, ensuite and sun room *(where applicable)*
- Full height tiling to shower enclosures in ensuite and bathroom *(where applicable)*
- Splash back tiling to bathroom, ensuite and WC

Heating

- Energy efficient natural gas fired central heating with combination boiler
- Thermostatically controlled radiators
- Zoned central heating system

Windows / Exterior Doors

- Double glazed uPVC windows
- High Performance Front Door

Internal Features

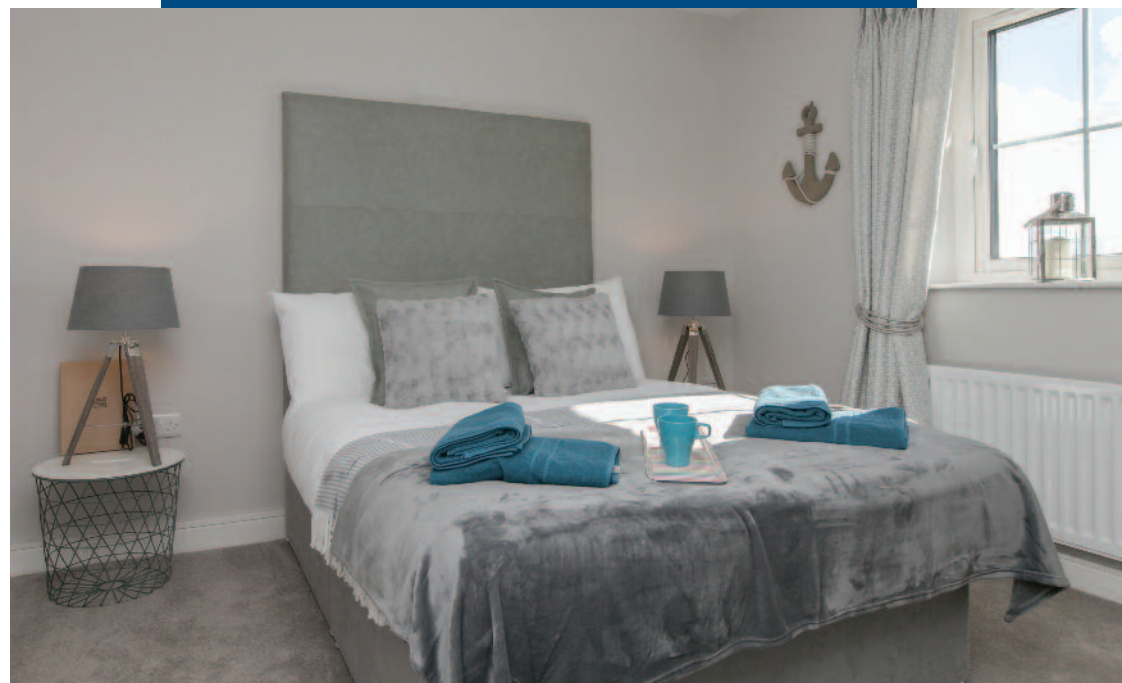
- Internal Décor - walls and ceilings painted
- Moulded skirting and architrave painted white
- Pre-finished internal doors with contemporary ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets throughout including TV and telephone points
- Recessed LED spotlights to kitchen / dining, ensuite, bathroom and sun room *(where applicable)*
- Security alarm system

External features

- Traditional masonry and brickwork construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Brick pavior driveways with ample car parking space
- Feature estate railing *(where applicable)*
- Front and rear gardens turfed with landscaping to selected areas
- 1800mm high timber fencing to rear
- External lighting to front and rear doors
- Outside water tap

Warranty

- NHBC 10 year Build-Mark warranty cover





Travelling to;

Whiteabbey	3.8 miles	Lisburn	17.6 miles
Carrickfergus	4.7 miles	Antrim	19.8 miles
Whitehead	7.8 miles	Ballymena	24.6 miles
Belfast	9.3 miles	City Airport	11.7 miles
Larne	14.3 miles	International Airport	19.2 miles

SALES REPRESENTATION BY



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HOMES

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