

Ormonde Gardens

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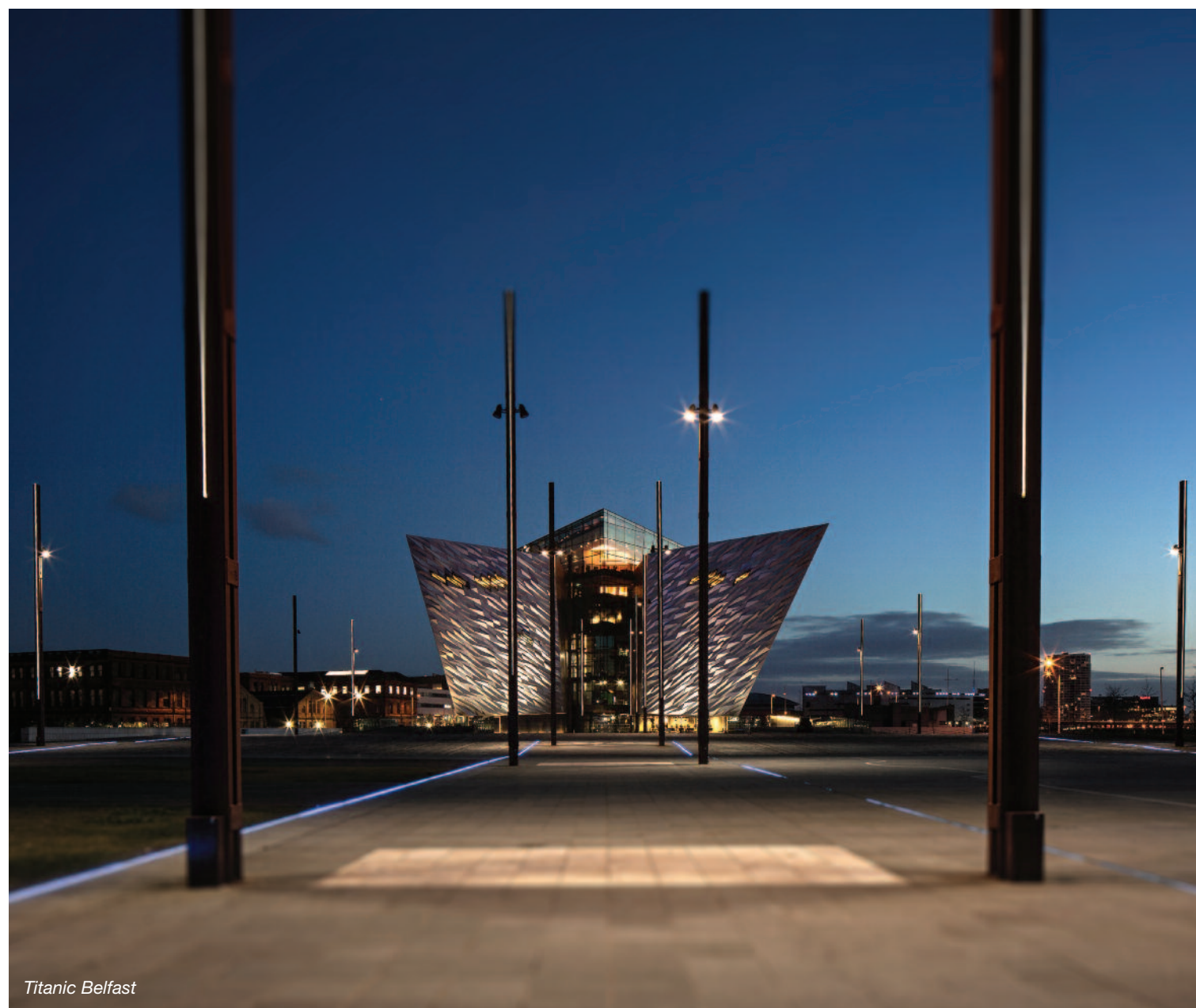


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A photograph of two women walking through a city square, carrying several shopping bags. The woman on the left is wearing a tan coat over a blue top, and the woman on the right is wearing a light grey trench coat over a yellow sweater. They are both smiling and looking towards the camera. In the background, there is a large, modern sculpture made of curved metal bands, and a red brick building with arched windows. Other people are visible in the background, some walking and some standing.

An exclusive
development
of 9 houses

Situated just 2
miles from Belfast
City Centre



Titanic Belfast



Connswater Greenway



Connswater Shopping Centre



Malone Rugby Football Club



Belvoir Park Golf Club



CS Lewis Square



A New Beginning

Situated just a stone's throw away from Belfast's thriving city centre, Ormonde Gardens provides convenience and accessibility. Offering the best of both worlds, this unique development showcases the hustle and bustle of city living, whilst also being within easy reach of an abundance of beautiful green spaces.

Whether it's hitting a ball from the lush fairways of Belvoir Park Golf Club, visiting the attractions at the world-renowned CS. Lewis Square or taking a stroll along the picturesque Connswater Greenway, the development of Ormonde Gardens provides easy access to it all. What's more, with Connswater Shopping Centre and Forestside Shopping Centre also located within close proximity, there's no shortage of things to see and do.

From the nearby Connswater Greenway to the local Greenville Park, this development is also at the gateway to some of the most beautiful open, green spaces that the city of Belfast has to offer.



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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 diverse family owned private house builder, Rosemount Homes benefits from the management team of one of Northern Ireland's leading construction companies, with a wealth of experience in the local house building industry. Our aim is to grow to 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.'



A Beautiful New Home

Offering an impressive collection of beautifully designed homes, Ormonde Gardens is truly in a league of its own. Characterised by spacious, fresh interiors and finished to luxury turnkey specification, no detail has been overlooked in the pursuit to ensure that each home lends itself to easy maintenance and modern living.

Thanks to excellent rail and road links and nearby public transport facilities, Ormonde Gardens offers its residents the opportunity to live comfortably in an attractive city-centred area that demonstrates the very definition of convenience.

From leading primary and secondary schools, world-class eateries, convenience stores and local boutiques, to exceptional leisure facilities, such as the prestigious Malone Rugby Football Club and outstanding entertainment facilities located in the city centre, homeowners have the luxury of a variety of nearby amenities.

Rosemount Homes follow the 'Consumer Code for Homebuilders' and ensure that our customer service is consistently high.

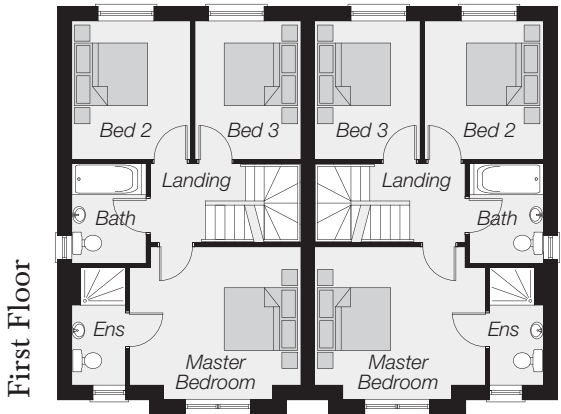
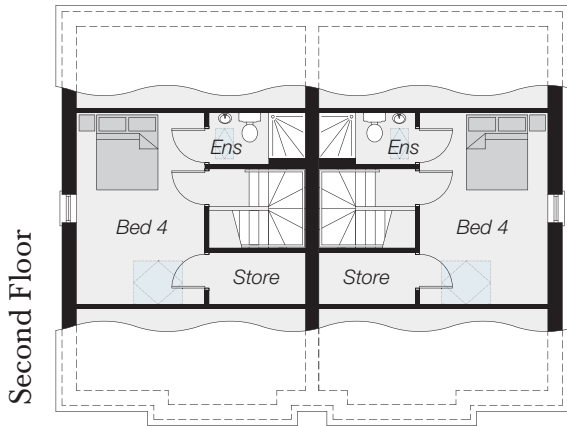
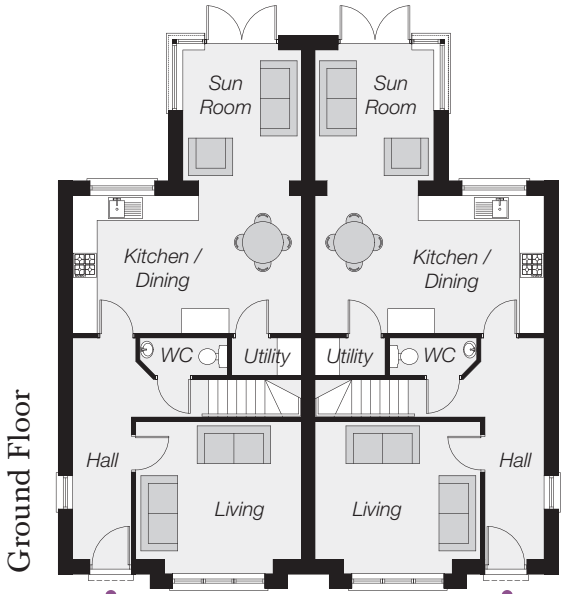




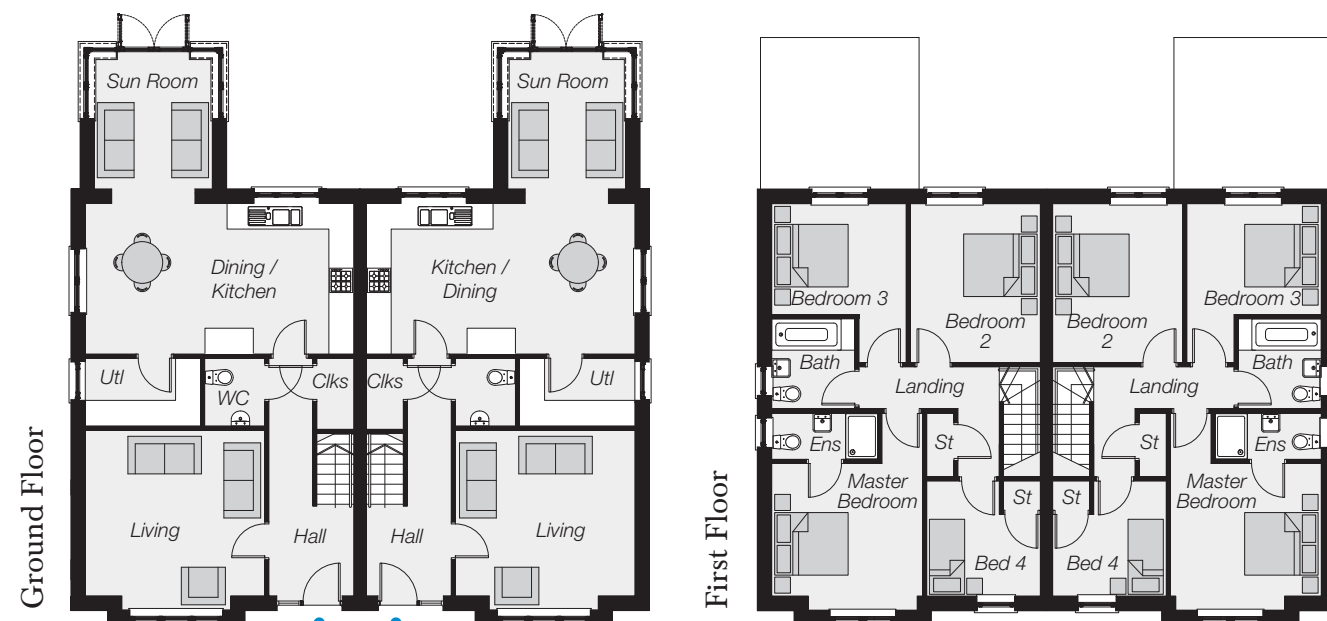
Ormonde Gardens

Computer visual

Site Layout



Ground Floor		Second Floor	
Entrance Hall		Bedroom 4	15'1" x 10'4"
Living (min.)	13'4" x 10'6"	Ensuite	7'8" x 4'1"
Kitchen / Dining	18'4" x 10'6"	Store	7'8" x 4'1"
Utility Room	5'7" x 2'11"		
WC	7'0" x 2'11"		
Sun Room	10'3" x 9'6"		
First Floor		Total Floor Area	
Master Bed (min.)	13'9" x 10'6"	1410 sq ft approx	
Ensuite	9'3" x 4'4"		
Bedroom 2	10'6" x 9'7"		
Bedroom 3	10'6" x 8'6"		
Bathroom	7'10" x 6'0"		



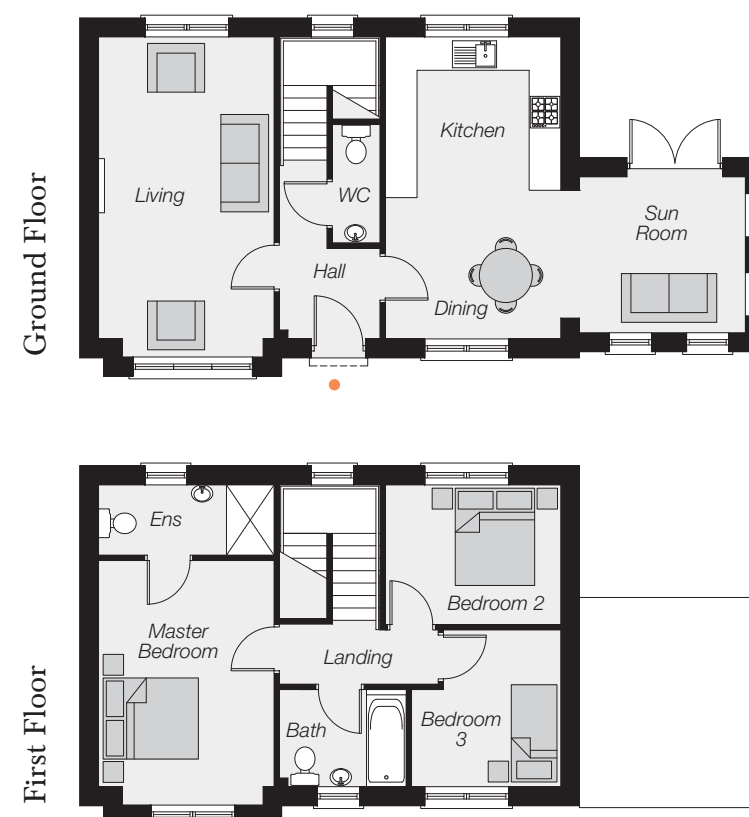
Ground Floor

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

First Floor

Master Bed (inc. bay)	12'2" x 11'7"
Ensuite	8'6" x 3'9"
Bedroom 2	12'7" x 10'6"
Bedroom 3 (min.)	10'10" x 8'9"
Bedroom 4	9'2" x 9'1"
Bathroom	7'2" x 6'9"

Total Floor Area
1445 sq ft approx



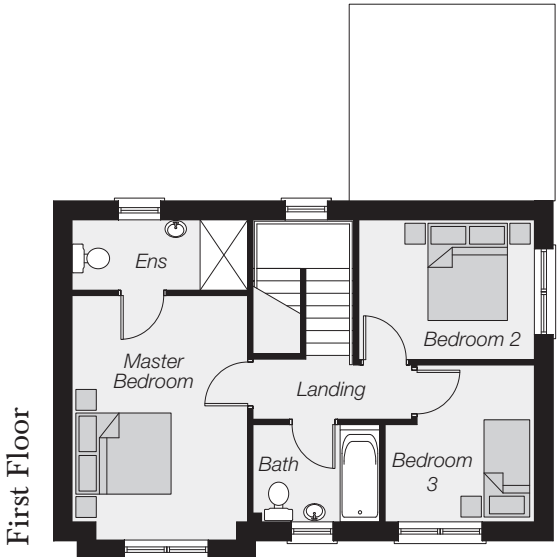
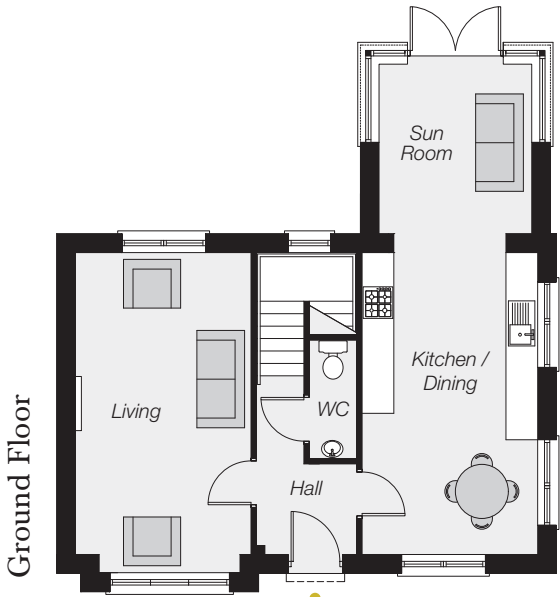
Ground Floor

Entrance Hall	18'4" x 10'6"
Living (min.)	18'4" x 10'6"
Kitchen / Dining	7'2" x 2'11"
WC	10'3" x 9'6"
Sun Room	

First Floor

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

Total Floor Area
1160 sq ft approx



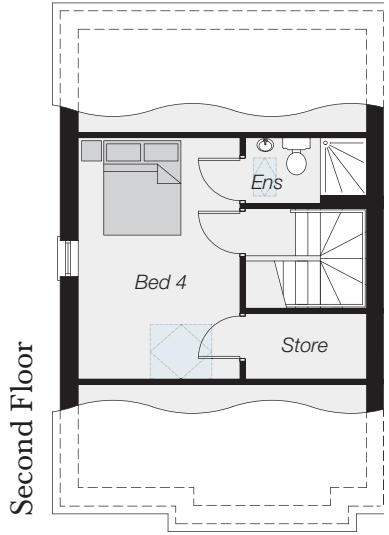
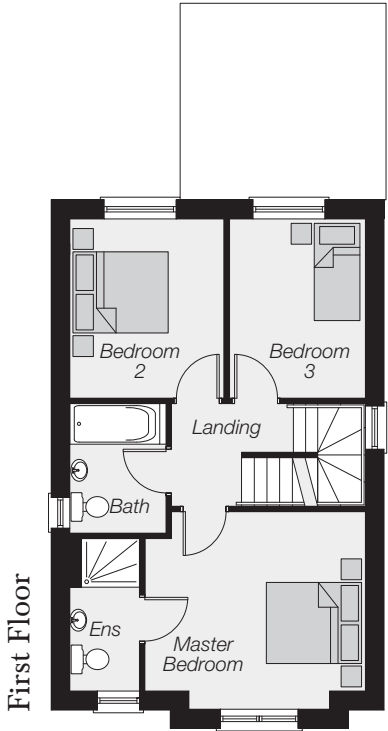
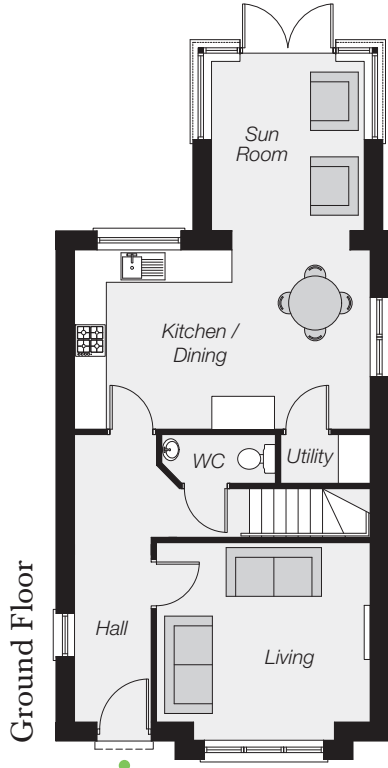
Ground Floor

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First Floor

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Total Floor Area
1160 sq ft approx



Ground Floor

Entrance Hall	
Living (min.)	13'3" x 10'6"
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First Floor

Master Bed (min.)	13'9" x 10'6"
Ensuite	9'3" x 4'4"
Bedroom 2	10'6" x 9'7"
Bedroom 3	10'6" x 8'5"
Bathroom	7'10" x 6'0"

Second Floor

Bedroom 4	15'1" x 10'4"
Ensuite	7'8" x 4'1"
Store	7'8" x 4'1"

Total Floor Area
1400 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, dishwasher and washing machine *(in kitchen or utility room depending on house type)*
- 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
- Thermostatically controlled shower in ensuite
- Chrome heated towel radiators in bathroom and ensuite
- Attractive white vanity unit in ensuite and bathroom
- Electric LED de-mist mirror in 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
- Full height tiling to shower enclosures in ensuite and over bath
- 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

Selections

- All selections to be made from the builder's nominated suppliers only

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
- Security alarm system
- x1 USB double socket in kitchen, living room and master bedroom

External features

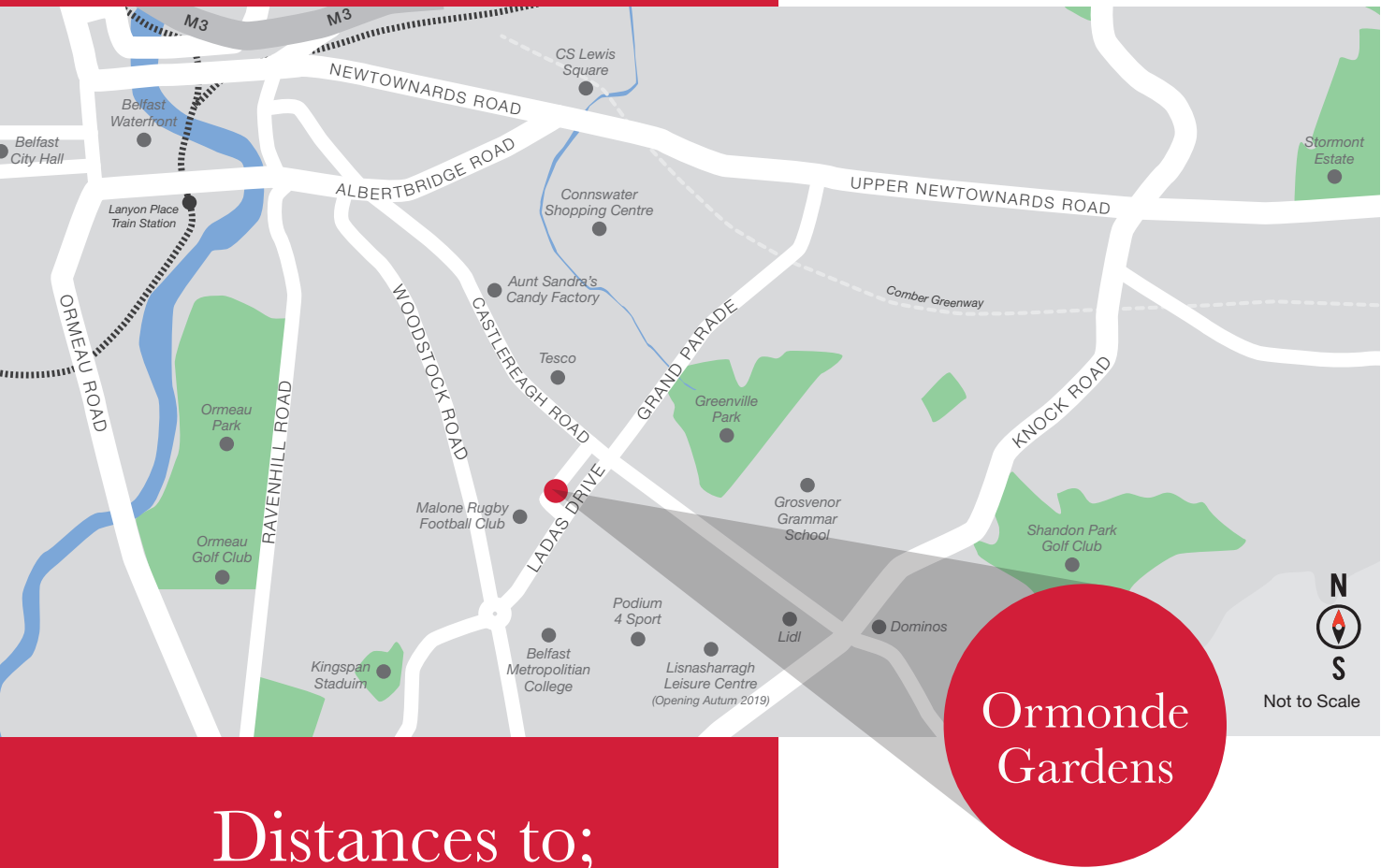
- Traditional masonry and brickwork construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Brick pavior driveways with ample car parking space
- Feature estate railing *(where applicable)*
- Front and rear gardens turfed with landscaping to selected areas
- Timber fencing or walling to rear *(where applicable)*
- External lighting to front and rear doors
- Outside water tap
- A management company will be formed to organise the upkeep and wellbeing of the common areas

Warranty

- NHBC 10 year Build-Mark warranty cover
- 2 Year defects liability period by Rosemount Homes



Location Map



Distances to;

Belfast City Centre	2 miles
Lisburn	10 miles
Bangor	12 miles
Hollywood	5 miles
Newtownards	8 miles
George Best Belfast City Airport	3 miles
International Airport	19 miles

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