



ARDKEEN MANOR

U P P E R R O A D
G R E E N I S L A N D



ROSEMOUNT
HOMES



An Enviably *Lifestyle Awaits*



Perfectly perched just off the Upper Road in the stunning town of Greenisland, the exclusive new development of Ardkeen Manor is ideally situated in one of Northern Ireland's most picturesque and accessible locations.



Surrounded by an array of amenities, a wealth of scenic backdrops, and a multitude of exciting things to see and do, Ardkeen Manor offers its residents a lifestyle of luxury, comfort and convenience.

Positioned within reach of a range of activities that are sure to appeal to every member of the family, Ardkeen Manor provides easy access to it all.

With Greenisland Golf Club offering an idyllic day out for golf enthusiasts, both Hazelbank Park and Jordanstown Lough Shore Park affording peaceful spaces for family picnics, leisurely strolls and play areas for children, and the Antrim Coast Sculpture enabling visitors to appreciate the breath-taking views across Belfast Lough, homeowners will find themselves spoilt for choice when it comes to activities and attractions within the local area.

**ARDKEEN
MANOR**
UPPER ROAD
GREENISLAND

- 1 // Berkeley's Restaurant at Greenisland Golf Club
- 2 // Loughshore Park, Jordanstown
- 3 // Shore Path, Loughshore Park, Jordanstown
- 4 // King's Coronation Garden Hazelbank Park
- 5 // Loughshore Park, Jordanstown
- 6 // Greenisland Primary School
- 7 // Antrim Coast Sculpture, Loughshore Park, Jordanstown



When it comes to dining and shopping, Ardkeen Manor is situated at the heart of this thriving area. With the Hatch café, located within Greenisland Golf Club, dubbed a favourite local hub, and The Sipster Bar, located on the Shore Road in Whiteabbey, renowned for its inviting atmosphere and selection of drinks, homeowners have the opportunity to relax and unwind at one of the area's many much-loved spots

An array of shops can be found within Whiteabbey, ensuring that residents of Ardkeen Manor can access all they may need, just minutes from their doorstep.

What's more, Ardkeen Manor is ideally positioned within reach of Belfast's vibrant city, guaranteeing that homeowners can explore and experience all that the city has to offer.

Perfect for those making the daily commute, residents of Ardkeen Manor can access Belfast city in just over twenty minutes by car, thanks to excellent road and public transport links. George Best City Airport and Belfast International Airport are also located nearby for those who are required to travel further afield.



Perfectly
Perched

- 1 // The Sipster, Whiteabbey
- 2 // Greenisland Rail Halt
- 3 // Greenisland Golf Club
- 4 // Spar, Whiteabbey
- 5 // Greenisland War Memorial Sports Club
- 6 // Little Wing Pizzeria, Whiteabbey
- 7 // Bureau, Whiteabbey
- 8 // Greenisland War Memorial Sports Club
- 9 // Ulster University, Jordanstown Campus

Featuring a collection of twenty detached homes, the properties at Ardkeen Manor have been devised with the needs of modern families in mind. Boasting thoughtfully designed layouts which combine style and functionality, the homes at Ardkeen Manor are the perfect space for growing families to thrive.



ROSEMOUNT
HOMES

Offering spacious interiors, the properties at Ardkeen Manor provide the ideal place for hosting friends and family and entertaining guests. With high quality fixtures and fittings underpinning each of these homes, residents of Ardkeen Manor are guaranteed a property which provides easy maintenance and minimal upkeep, all the while ensuring stylish and elegant finishes throughout. Showcasing four- or five-bedroom designs, the homes at Ardkeen Manor also ensure a tranquil haven for homeowners to kick back and relax at the end of a long day. Exuding comfort, privacy and serenity, no detail has been overlooked in the pursuit to ensure that a calming, relaxing presence can be observed in every space of these homes.

What's more, thanks to its ideal positioning, Ardkeen Manor strikes the perfect balance between suburban living whilst ensuring easy access to urban conveniences. Situated within close proximity to a number of leading primary and secondary schools, Ulster University Jordanstown campus, open green spaces, stores and shops, and a variety of recreational and leisure facilities, homeowners can find every amenity they could possibly need just a stone's throw away.

Building Great Places to Live



Computer Visual - Solar panel positions vary on site depending on site number and location.

Near to
Everything
Far from
Ordinary



Greenisland Golf Club
& Knockagh Monument



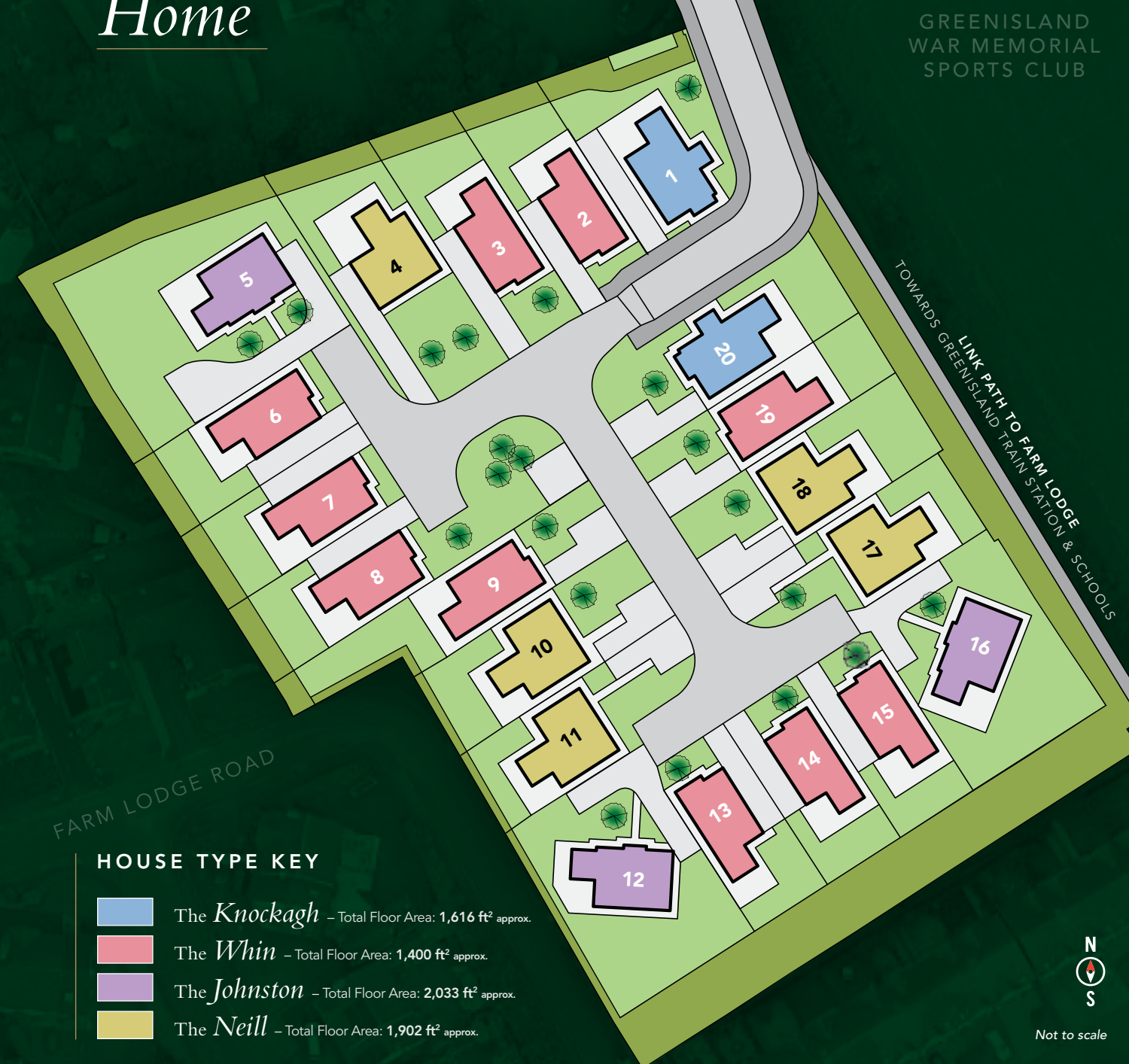
BY FOOT

War Memorial Sports Club	0.1 Miles
Greenisland Service Station	0.2 Miles
Greenisland Golf Club	0.3 Miles
Greenisland Primary School	0.4 Miles
Greenisland Train Station	0.7 Miles
Knockagh View Equestrian Centre	1.0 Mile
Greenisland Football Club	1.1 Miles
Silverstream Primary School	1.3 Miles

BY CAR

Carrickfergus	4.5 Miles
Whitehead	9.0 Miles
Belfast	9.5 Miles
Larne	14.0 Miles
Antrim	15.5 Miles
Ballymena	22.0 Miles
George Best Belfast City Airport	12.5 Miles
Belfast International Airport	16 Miles

Find
Your
Perfect
Home



HOUSE TYPE KEY

-  The *Knockagh* – Total Floor Area: 1,616 ft² approx.
-  The *Whin* – Total Floor Area: 1,400 ft² approx.
-  The *Johnston* – Total Floor Area: 2,033 ft² approx.
-  The *Neill* – Total Floor Area: 1,902 ft² approx.



Computer Visual - Site 1
Note - Solar panel positions vary on site depending on site number and location.



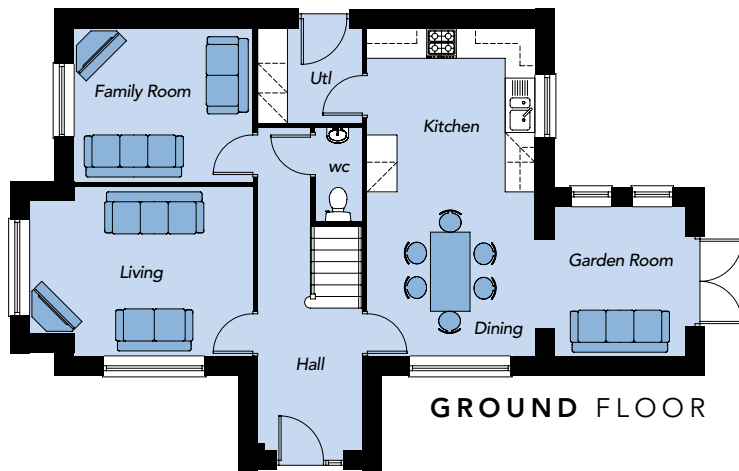
Computer Visual - Site 3
Note - Solar panel positions vary on site depending on site number and location. Brick used on Site 9 will be the same as on The Knockagh (Site 1).

The Knockagh

Site Numbers: 1 & 20
Total Floor Area: 1,616 ft² approx.

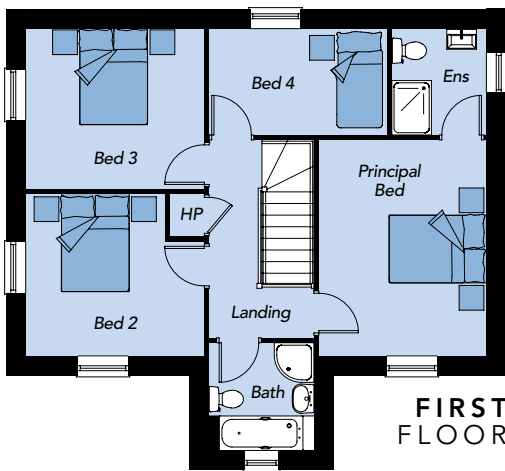
Site Numbers: 2, 3, 6, 7, 8, 9, 13, 14, 15 & 19
Total Floor Area: 1,400 ft² approx.

The Whin



GROUND FLOOR

Entrance Hall	
Living (plus bay)	15'1" x 11'6"
Family Room	12'2" x 10'6"
Kitchen / Dining	22'3" x 11'5"
Utility Room	6'11" x 6'6"
Garden Room	10'6" x 8'11"
WC	6'3" x 3'1"



FIRST FLOOR

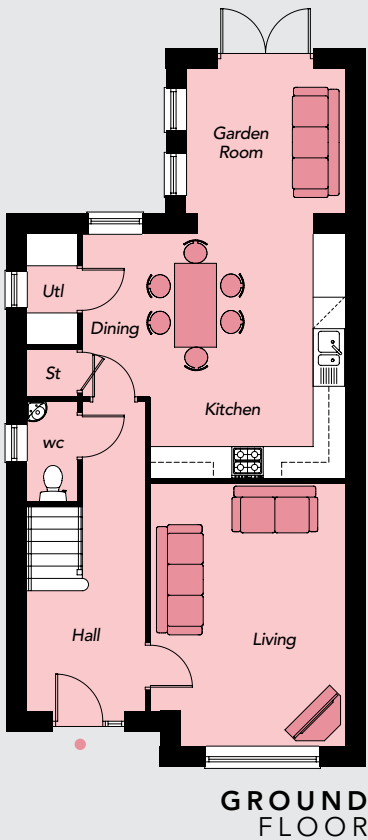
Principal Bed	14'7" x 11'5"
Ensuite	7'6" x 6'7"
Bedroom 2 (max)	12'2" x 11'0"
Bedroom 3	12'2" x 10'11"
Bedroom 4	11'9" x 7'4"
Bathroom	7'6" x 7'3"

GROUND FLOOR

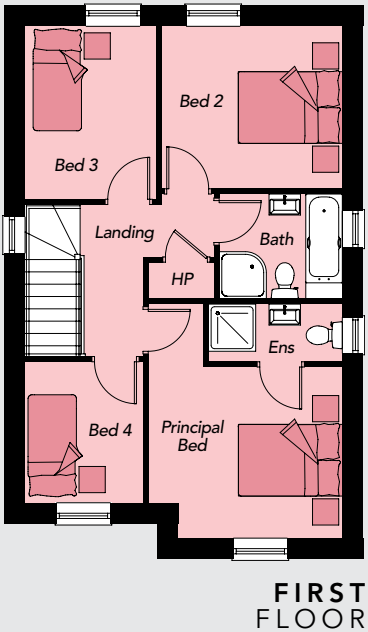
Entrance Hall	
Lounge (max)	16'9" x 12'5"
Kitchen / Dining (max)	16'8" x 15'7"
Utility	7'2" x 3'4"
Garden Room	10'6" x 9'6"
WC	6'3" x 3'1"

FIRST FLOOR

Principal Bed (max)	12'5" x 11'0"
Ensuite	8'8" x 3'7"
Bedroom 2	11'7" x 10'6"
Bedroom 3	11'1" x 8'6"
Bedroom 4	9'1" x 7'8"
Bathroom	8'0" x 6'7"



GROUND FLOOR



FIRST FLOOR



Computer Visual - Site 5
 Note - Solar panel positions vary on site depending on site number and location.



Computer Visual - Site 11
 Note - Solar panel positions vary on site depending on site number and location.

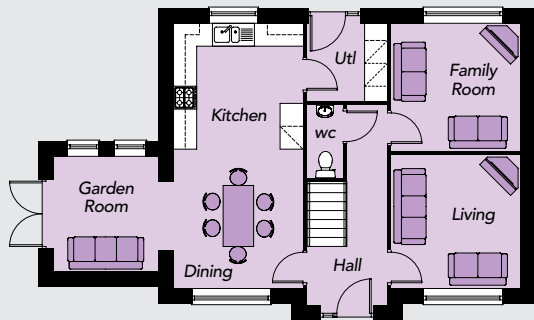
The Johnston

Site Numbers: 5, 12 & 16
 Total Floor Area: 2,033 ft² approx.

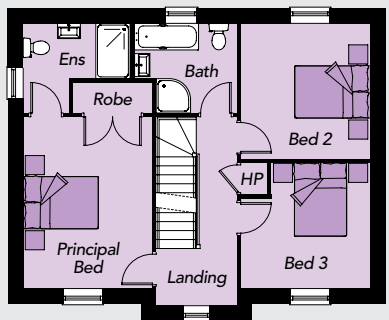
The Neill

Site Numbers: 4, 10, 11, 17 & 18
 Total Floor Area: 1,902 ft² approx.

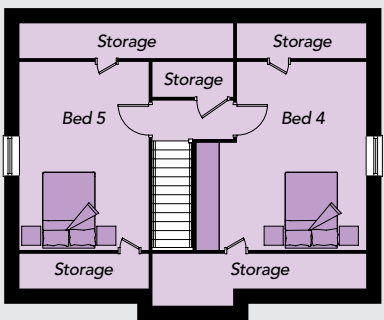
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

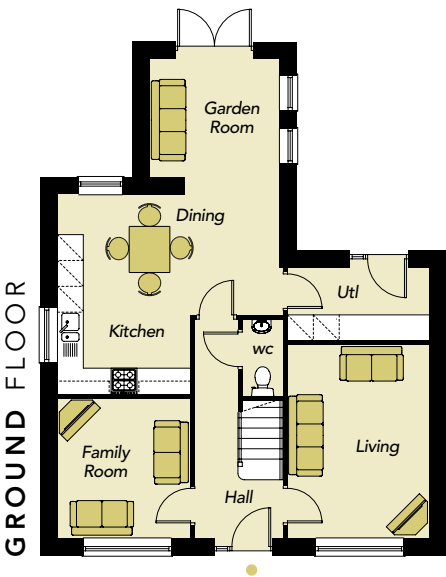
Entrance Hall	
Living	11'9" x 11'5"
Family Room	11'5" x 11'3"
Kitchen / Dining	23'1" x 10'9"
Utility Room	7'3" x 7'0"
Garden Room	10'6" x 7'6"
WC	6'3" x 3'1"

FIRST FLOOR

Principal Bed	15'0" x 11'5"
Ensuite (max)	9'6" x 8'0"
Bedroom 2	11'5" x 11'2"
Bedroom 3 (max)	11'5" x 11'2"
Bathroom (max)	8'10" x 8'0"

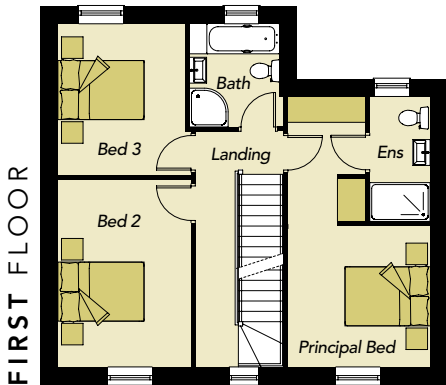
SECOND FLOOR

Bedroom 4 (max)	15'9" x 14'11"
Bedroom 5	15'9" x 11'5"



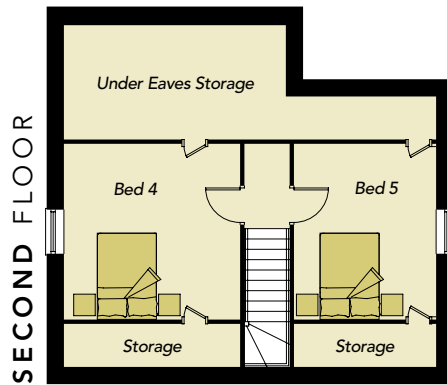
GROUND FLOOR

Entrance Hall	
Living	15'0" x 11'1"
Family Room	10'11" x 10'5"
Kitchen / Dining	17'6" x 15'6"
Utility Room	11'2" x 5'11"
Garden Room	10'6" x 9'4"
WC	5'11" x 3'1"



FIRST FLOOR

Principal Bed (max)	21'2" x 11'2"
Ensuite	9'10" x 4'11"
Bedroom 2	11'10" x 10'0"
Bedroom 3 (max)	14'7" x 10'5"
Bathroom	8'2" x 7'2"



SECOND FLOOR

Bedroom 4	13'9" x 13'0"
Bedroom 5	13'0" x 11'0"

Beautifully Finished

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
- 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
- Attractive white vanity unit in principal bedroom ensuite and bathroom
- Electric LED mirror in principal bedroom 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)
- Splash back tiling to bathroom, ensuite and WC
- Full height tiling to shower enclosures in ensuite and bathroom (where applicable)

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 developer's nominated suppliers only

WINDOWS / EXTERIOR DOORS

- Double glazed uPVC windows
- High performance front door

INTERNAL FEATURES

- Walls painted in an Ammonite Grey throughout, with white ceilings
- All woodwork will be white bar an oak handrail which will be varnished
- Skirting and architrave painted white
- Painted 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 sunroom (where applicable)
- Security alarm system
- x1 USB double socket in kitchen, living room and principal bedroom
- Dmev Extractor fans to all homes (reduced condensation risks along with noise reductions)

EXTERNAL FEATURES

- Where possible Hardwired for EV Car charger points (for potential future connection of EV car charger)
- Timber frame construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Tarmac driveways with ample car parking space
- 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 agent will be appointed 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



Featuring high quality fixtures and fittings throughout, homeowners are guaranteed to enjoy an unparalleled living experience.

Images are from previous Rosemount Homes show homes and are merely indicative of the style of finish that can be achieved at Ardkeen Manor and are for illustrative purposes only.

NHBC

A DEVELOPMENT BY



ROSEMOUNT
HOMES

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SALES REPRESENTATION BY



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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