

SIX LUXURY DETACHED HOMES

PIRRIE LANE

PIRRIE ROAD · BELMONT · BELFAST



SIX LUXURY DETACHED HOMES ON BEAUTIFUL LEAFY PIRRIE LANE

PIRRIE LANE IS A SMALL EXCLUSIVE DEVELOPMENT OF SIX HIGH QUALITY DETACHED HOMES LOCATED ON BELMONT ROAD.

We all love living close to the city, and this is one of the city's most sought after residential areas. Its village-like atmosphere and wealth of boutiques, coffee shops, restaurants and bars are just part of the appeal. Step outside the private, secure environment of this new development and discover what makes this area so popular with families - convenience to the city centre, leading primary and grammar schools and many sports clubs and parks.

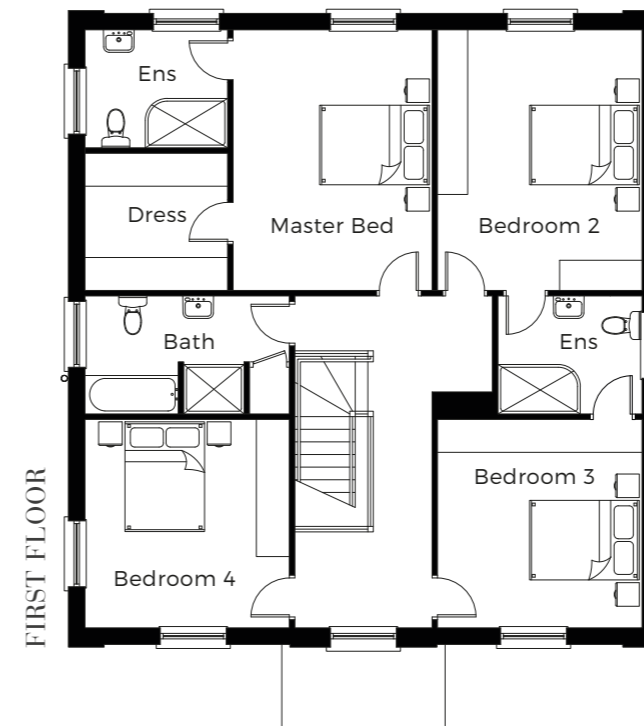
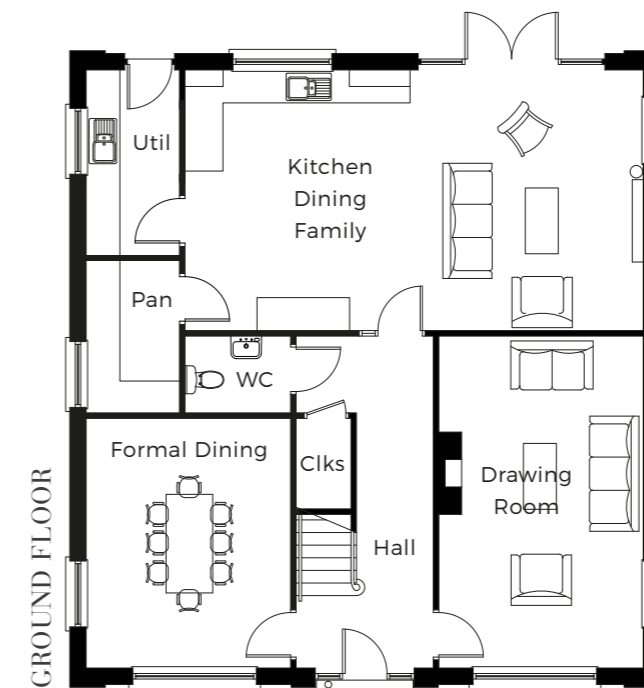


The developers have invested much time and effort into designing these outstanding detached homes, which are both functional and aesthetically pleasing. These fine homes have been designed with a classical elegance and styling. Combined with generous living spaces which meet the needs of modern lifestyles and you get homes which are ideal for today's requirements.

The craftsmanship, thought and attention to detail that has gone in to these homes will make them notable for their style and external finish, enhancing the beautiful ambience of the area, and providing a timeless, classical look that will maintain its appeal for decades.

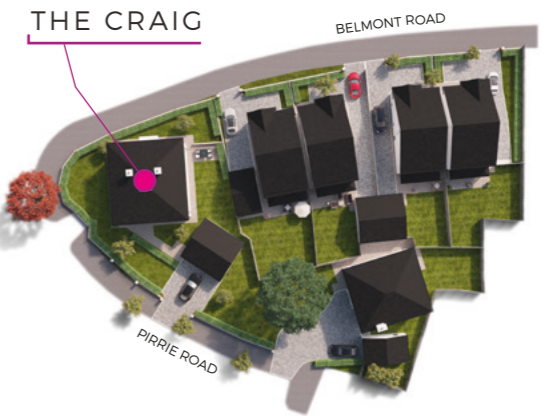
This small exclusive development of bespoke homes presents outstanding modern family living in the heart of BT4.

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GROUND FLOOR

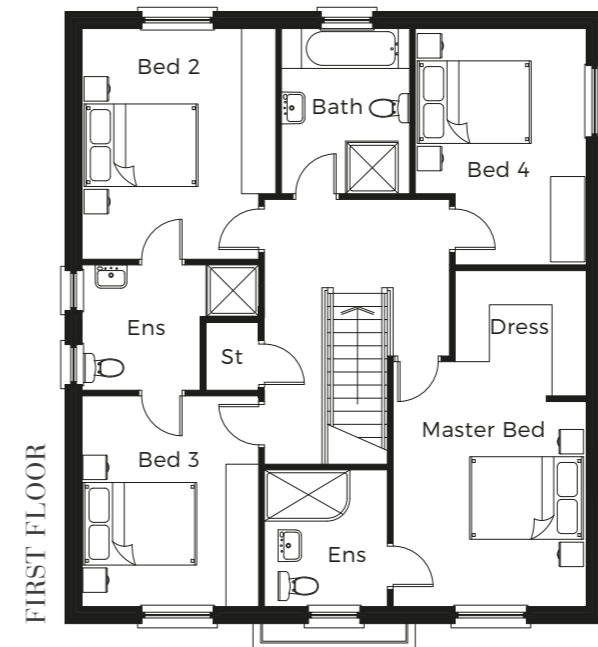
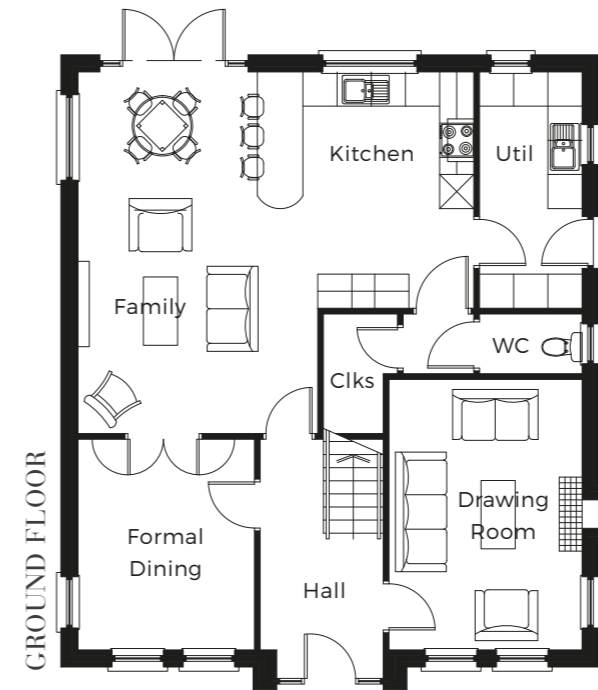
Entrance Hall with separate WC & Cloaks		
Drawing Room	19'9" x 12'2"	6.05 x 3.72m
Kitchen Family	27'4" x 15'6"	8.35 x 4.75m
Utility	12'5" x 5'6"	3.80 x 1.70m
Formal Dining	14'9" x 12'2"	4.55 x 3.72m

FIRST FLOOR

Master Bed	15'6" x 11'9"	4.75 x 3.62m
Ensuite	8'6" x 7'0"	2.60 x 2.15m
Dressing	8'6" x 8'2"	2.60 x 2.50m
Bedroom 2	15'6" x 12'2"	4.75 x 3.72m
Ensuite	8'6" x 7'0"	2.62 x 2.15m
Bedroom 3	12'5" x 12'2"	3.80 x 3.72m
Bedroom 4	12'5" x 12'2"	3.80 x 3.72m
Bathroom	12'2" x 7'0"	3.72 x 2.15m

THE CRAIG | 4 BEDROOM | DETACHED

THE CRAIG | 2300 SQ FT



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THE LEDLIE



GROUND FLOOR

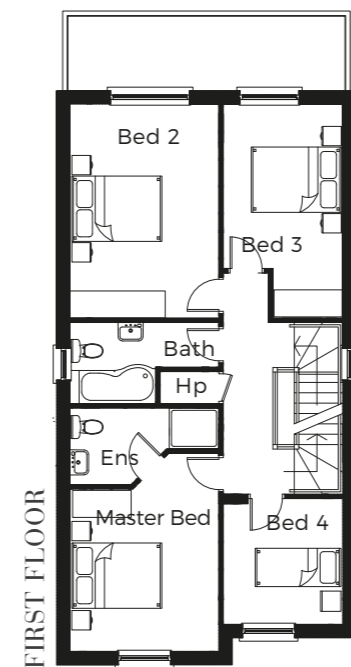
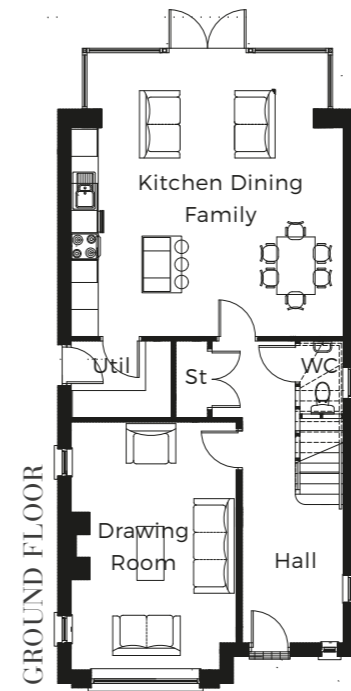
Entrance Hall			
Drawing Room	15'6" × 11'2"	4.75 × 3.39m	
Kitchen Fam ^{max}	22'9" × 20'9"	6.95 × 6.35m	
Utility	13'7" × 5'9"	4.15 × 1.80m	
Formal Dining	12'2" × 10'2"	3.70 × 3.10m	

FIRST FLOOR

Master Bed	14'2" × 11'1"	4.30 × 3.39m
Ensuite	7'9" × 7'1"	2.40 × 2.16m
Dressing	7'6" × 7'3"	2.30 × 2.20m
Bedroom 2	13'3" × 11'2"	4.05 × 3.40m
Ensuite	10'2" × 6'8"	3.10 × 2.10m
Bedroom 3	12'2" × 10'2"	3.70 × 3.10m
Bedroom 4	13'7" × 9'9"	4.15 × 3.00m
Bathroom	9'6" × 7'4"	2.90 × 2.25m

THE LEDLIE | 4 BEDROOM | DETACHED

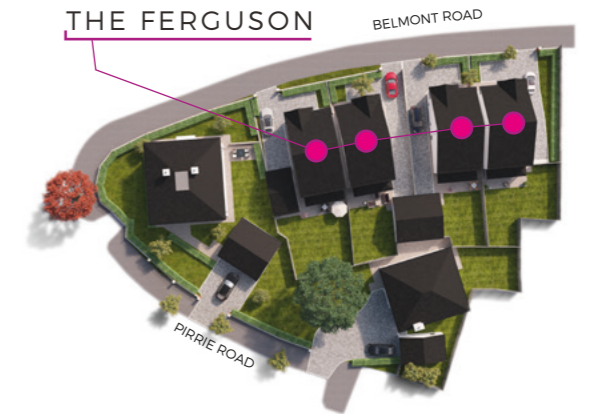
THE LEDLIE | 1900 SQ FT



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THE FERGUSON



GROUND FLOOR

Entrance Hall with separate WC & Cloaks			
Drawing Room	18'1" × 12'2"	5.50 × 3.70m	
Kitchen Family	20'6" × 19'9"	6.25 × 6.05m	
Utility	7'3" × 5'6"	2.20 × 1.70m	

FIRST FLOOR

Master Bed	15'6" × 10'9"	5.00 × 3.30m	
Ensuite	6'3" × 4'10"	1.90 × 1.50m	
Bedroom 2	16'3" × 10'9"	4.95 × 3.30m	
Bedroom 3	15'6" × 8'7"	4.75 × 2.65m	
Bedroom 4	9'6" × 8'7"	2.90 × 2.65m	
Bathroom	10'9" × 6'6"	3.30 × 2.00m	

THE FERGUSON | 4 BEDROOM | DETACHED

THE FERGUSON | 1585 SQ FT



THESE 6 OUTSTANDING HOMES FEATURE A LUXURY SPECIFICATION

KITCHENS & UTILITY ROOMS

- Choice of high quality units with choice of door, worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Integrated washing machine and tumble dryer in utility room or kitchen.
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Shower cubicles with glass screens will be fitted in the bathroom and ensuite
- Recessed down lighters to ceilings

FLOOR COVERINGS & TILING

- Tiled floors to kitchen/dining areas, bathrooms, ensuites and WCs
- Tiling to wet areas within bathrooms, ensuites and WCs
- Full height tiling to shower enclosures
- Oak wooden flooring to dining room and hall
- A choice of carpet with quality underlay is provided for the drawing room, stairs/landing and all bedrooms.

INTERNAL FEATURES

- Internal walls and ceilings painted
- Cornicing to drawing room
- Solid wood newel posts and handrails with balustrades
- 6" moulded edge skirting
- Oak 1930's style internal doors with quality brushed steel ironmongery
- Gas fire or wood burning stove depending on house type
- Mains supply smoke and carbon monoxide detectors
- A generous provision of power points is provided throughout the house. TV points are provided in all bedrooms and a telephone point is installed beside the lounge TV point. Wiring for future satellite point
- Gas fired central heating

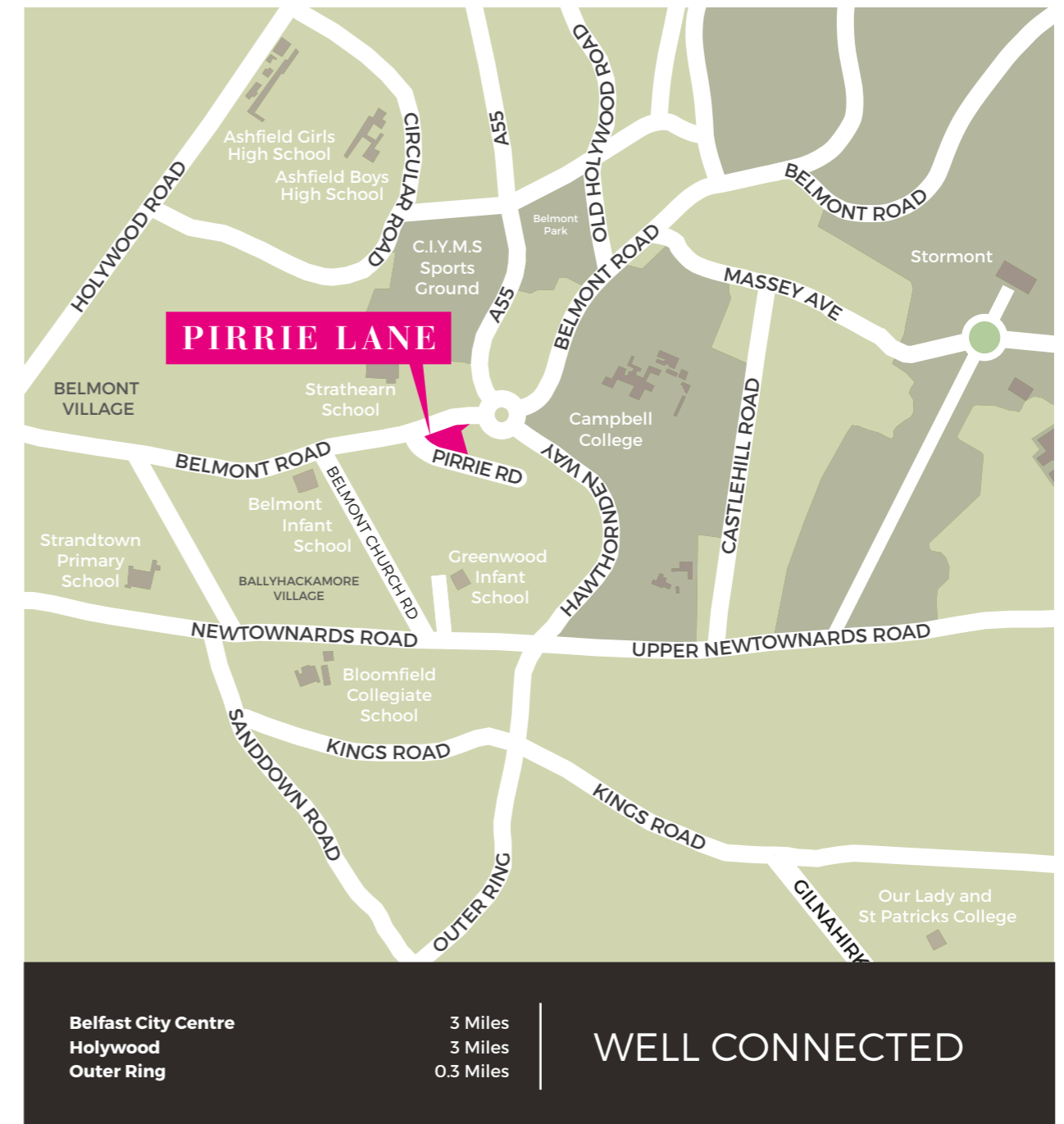
EXTERNAL FEATURES

- All gardens topsoiled and seeded
- Brick pavior driveway
- Double glazed windows
- Hardwood painted front door
- Outside water tap
- Boundary fencing to side and fencing/walls to rear
- Feature external lighting to front & back door

SITE AERIAL



LOCATION MAP



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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NEW HOMES