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# BLACKROCK HOLLOW

— SCRABO ROAD • NEWTOWNARDS —

WHEN LOCATION MEANS EVERYTHING



Ards Shopping  
Centre

Town  
Centre

Newtownards Model  
Primary School

IMC Cinema

Regent House  
Grammar School

Blair Mayne  
Leisure Complex

Londonderry  
Park

Tesco  
Extra

Mount  
Stewart

Newtownards  
Sailing Club

Scrabo  
Park

Blackrock Hollow is an attractive collection of beautiful family homes; generously proportioned and contemporary in design

**Urban Living isn't just closer here, it's better**  
Blackrock Hollow is an attractive collection of beautiful family homes - generously proportioned and contemporary in design, offering substantial outdoor space for play and entertaining in a safe and secure cul-de-sac.

**Explore the Best of the Local Area**  
Just minutes walk from the peaceful enclave of Blackrock Hollow is the vibrant and historic town of Newtownards, with a fantastic range of eateries, shopping centres and entertainment a stone's throw away. Less than a 10 minute walk away is the Bus Station, connecting you to Belfast and further afield. As one of the largest commuter towns in North Down, Newtownards has prospered in recent years with easy transport links to the main commercial hubs and the George Best Belfast City Airport.

Education in the town is very well catered for with an excellent choice of primary and secondary level schools nearby, such as the highly acclaimed Regent House Grammar School, only 5 minutes walk away.

Exceptional opportunities to unwind are on your doorstep at the established Scrabo Golf Club, picturesque Scrabo Tower, Kiltonga Wildlife Reserve and the recently restored National Trust's neo-classical Mount Stewart House and Gardens. Just minutes drive away is Strangford Lough where you'll discover a unique diversity of landscape, outstanding wildlife and breathtaking views.

**Blackrock Hollow, connected living on your doorstep**



BLACKROCK  
HOLLOW



# EFFORTLESS LIVING





# HOUSE TYPE KEY



SITE LAYOUT - NOT TO SCALE  
Please note sites marked 'S' have been sold



# The Stewart

3 Bedroom Detached  
Total Floor Area 1078 sq ft

CGI is for illustrative purposes only.

Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the formal Reservation Agreement is signed.

# The Stewart - Floor Plans



### GROUND FLOOR

Entrance Hall with separate WC			
Lounge (into bay)	16'7" x 11'3"	5.10	x 3.43
Kitchen   Dining	19'2" x 12'8"	5.85	x 3.91
Optional Sun Room	10'7" x 9'6"	3.27	x 2.93

### FIRST FLOOR

Master Bedroom	11'3" x 9'10"	3.43	x 3.04
Ensuite	7'9" x 3'7"	2.41	x 1.13
Bedroom 2 (max)	13'3" x 10'7"	4.06	x 3.25
Bedroom 3	9'10" x 7'6"	3.04	x 2.31
Bathroom	8'9" x 8'2"	2.72	x 2.50

Plans are not to scale and all dimensions are approximate.



# The Brodie

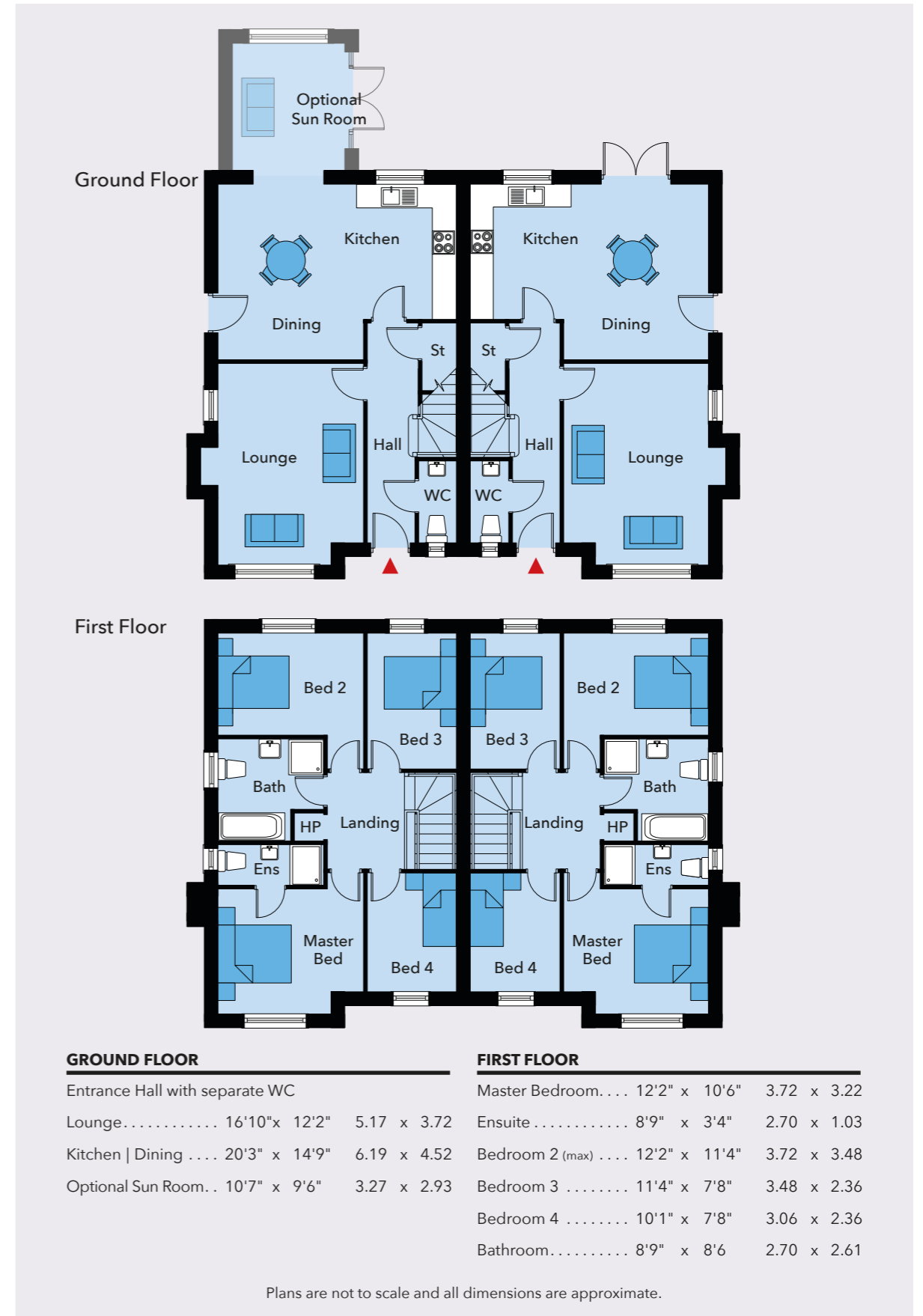
4 Bedroom Semi Detached

Total Floor Area 1257 sq ft

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# The Brodie - Floor Plans





# The Marquis

3 Bedroom Semi Detached

Total Floor Area 1105 sq ft

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# The Marquis - Floor Plans

GROUND FLOOR		FIRST FLOOR	
Entrance Hall with separate WC		Master Bedroom . . . . .	11'3" x 9'7" 3.42 x 2.93
Lounge . . . . .	18'1" x 12'7" 5.51 x 3.87	Ensuite . . . . .	6'8" x 6'7" 2.05 x 2.02
Kitchen   Dining (max)	18'1" x 12'4" 5.51 x 3.78	Bedroom 2 . . . . .	10'6" x 9'2" 3.21 x 2.78
Optional Sun Room . . . . .	10'7" x 9'6" 3.27 x 2.93	Bedroom 3 (max) . . . . .	9'4" x 8'2" 2.86 x 2.48
		Bathroom . . . . .	8'6" x 8'4" 2.63 x 2.56

Plans are not to scale and all dimensions are approximate.





# The McKay

3 Bedroom Semi Detached

Total Floor Area 980sq ft

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# The McKay - Floor Plans





# The Reeves

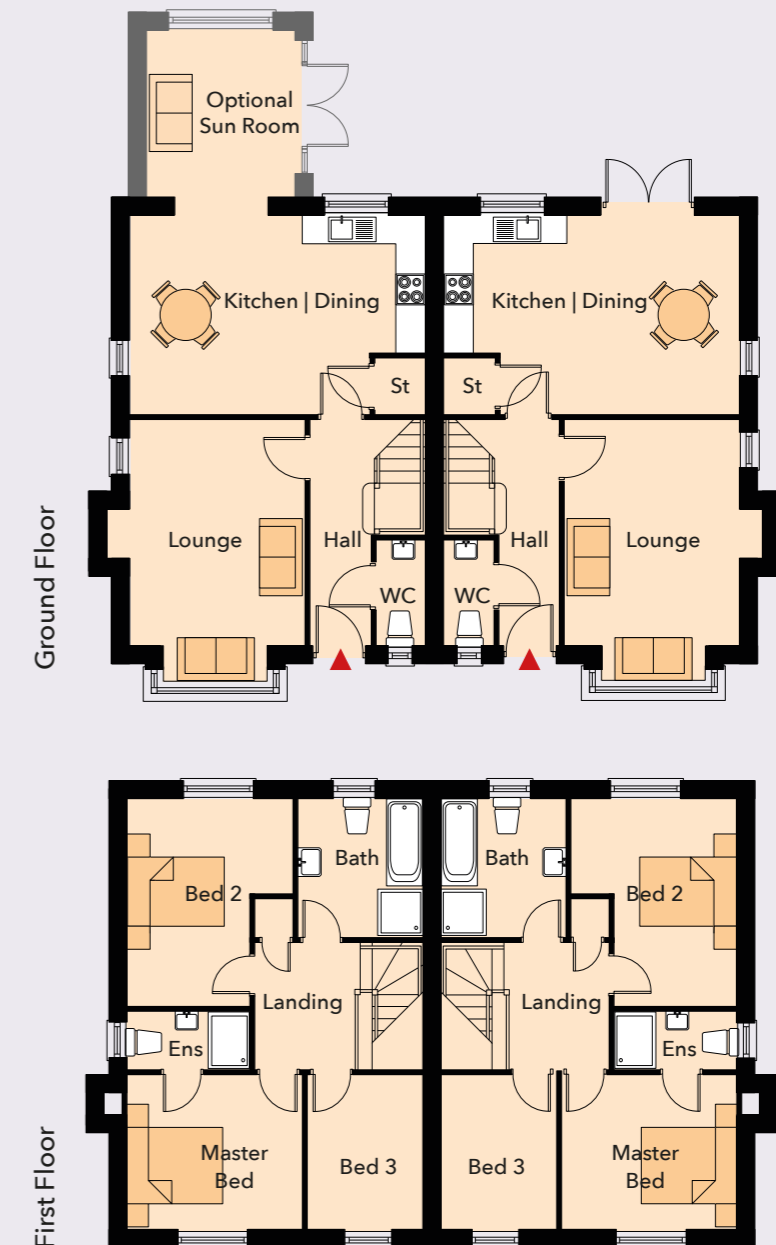
3 Bedroom Semi Detached

Total Floor Area 1070 sq ft

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# The Reeves - Floor Plans



## GROUND FLOOR

Entrance Hall with separate WC			
Lounge (into bay)	16'7" x 11'3"	5.10 x 3.43	
Kitchen   Dining (max)	19'1" x 12'8"	5.81 x 3.91	
Optional Sun Room	10'7" x 9'6"	3.27 x 2.93	

## FIRST FLOOR

Master Bedroom	11'3" x 10'3"	3.43 x 3.14	
Ensuite	7'9" x 3'7"	2.41 x 1.13	
Bedroom 2	13'3" x 10'7"	4.06 x 3.25	
Bedroom 3	9'10" x 7'5"	3.04 x 2.27	
Bathroom	8'9" x 8'1"	2.72 x 2.46	

Plans are not to scale and all dimensions are approximate.



# The Millin

3 Bedroom Detached  
Total Floor Area 1105 sq ft

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# The Millin - Floor Plans



### GROUND FLOOR

Entrance Hall with separate WC		
Lounge	18'1" x 12'7"	5.51 x 3.87
Kitchen   Dining	18'4" x 12'4"	5.61 x 3.78
Utility	7'2" x 7'0"	2.18 x 2.14
Optional Sun Room	10'7" x 9'6"	3.27 x 2.93

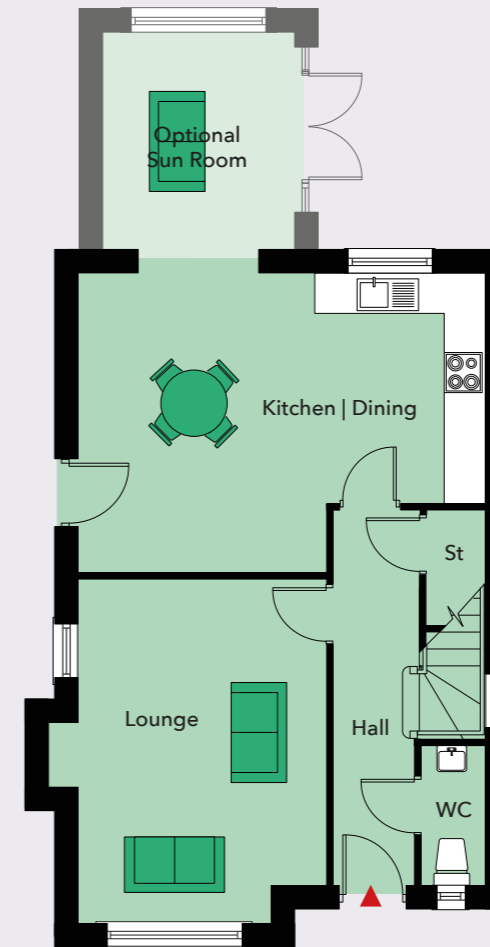
### FIRST FLOOR

Master Bedroom	11'2" x 9'6"	3.42 x 2.93
Ensuite	6'7" x 6'1"	2.05 x 1.87
Bedroom 2	10'5" x 9'1"	3.21 x 2.78
Bedroom 3	9'4" x 8'1"	2.86 x 2.48
Bathroom	8'6" x 8'6"	2.63 x 2.62

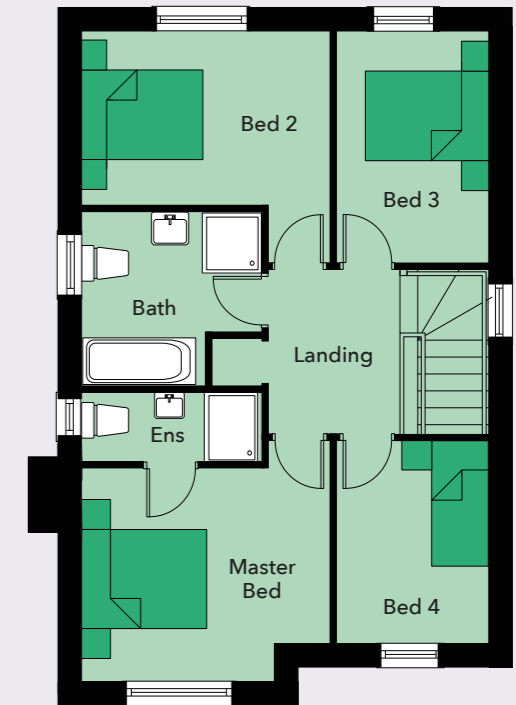
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# The Brompton - Floor Plans



Ground Floor



First Floor

# The Brompton

4 Bedroom Detached  
Total Floor Area 1265 sq ft

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### GROUND FLOOR

Entrance Hall with separate WC			
Lounge	16'10" x 12'2"	5.17	x 3.72
Kitchen   Dining	20'3" x 14'9"	6.19	x 4.52
Optional Sun Room	10'7" x 9'6"	3.27	x 2.93

### FIRST FLOOR

Master Bedroom	12'2" x 10'6"	3.72	x 3.22
Ensuite	8'9" x 3'4"	2.70	x 1.03
Bedroom 2 (max)	12'2" x 11'4"	3.72	x 3.48
Bedroom 3	11'4" x 7'8"	3.48	x 2.36
Bedroom 4	10'1" x 7'8"	3.06	x 2.36
Bathroom	8'9" x 8'6"	2.70	x 2.61

Plans are not to scale and all dimensions are approximate.



# The Foster

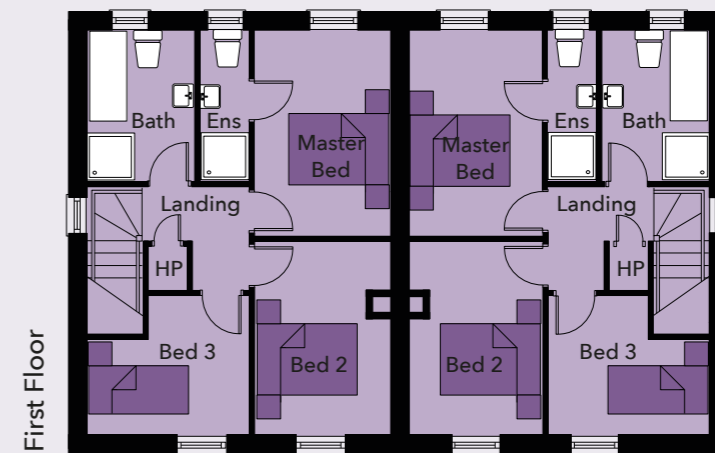
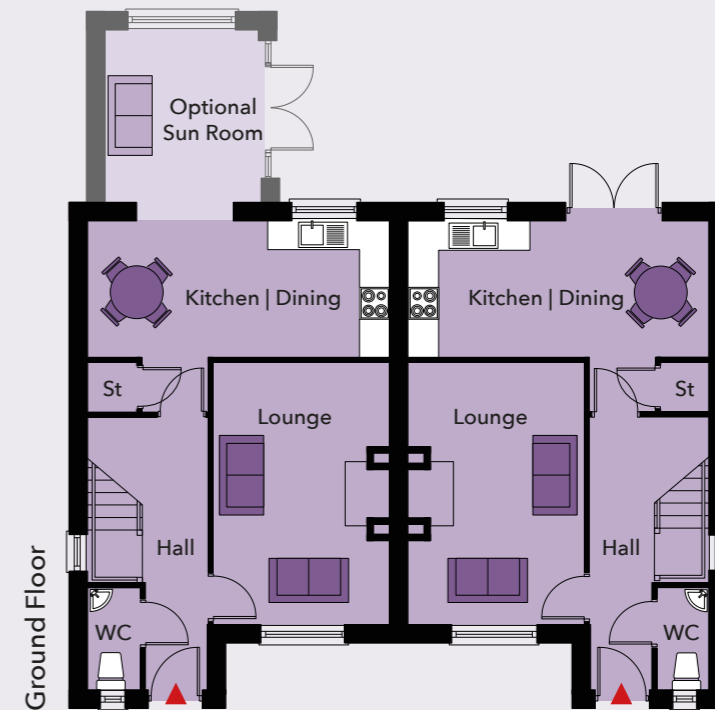
3 Bedroom Semi Detached

Total Floor Area 970 sq ft

CGI is for illustrative purposes only.

Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the formal Reservation Agreement is signed.

# The Foster - Floor Plans



**GROUND FLOOR**

Entrance Hall with separate WC			
Lounge	16'2" x 10'10"	4.94 x 3.34	
Kitchen   Dining (max)	18'7" x 8'3"	5.70 x 2.61	
Optional Sun Room	10'7" x 9'6"	3.27 x 2.93	

**FIRST FLOOR**

Master Bedroom	12'7" x 8'4"	3.88 x 2.57
Ensuite	9'3" x 3'1"	2.85 x 0.93
Bedroom 2	12'0" x 8'4"	3.67 x 2.57
Bedroom 3	9'9" x 8'7"	3.03 x 2.64
Bathroom	9'3" x 6'6"	2.85 x 2.00

Plans are not to scale and all dimensions are approximate.



# BLACKROCK HOLLOW

*Versatile, contemporary living in a home  
you will LOVE*

## QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

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### FEATURES

- Traditional construction
- Internal walls, ceilings and internal woodwork painted in neutral colour
- High grade sculpted wooden doors with panelling and chrome hardware
- Painted, moulded skirting and architrave
- Mains and battery operated smoke, heat and carbon monoxide detectors
- Superior standard of floor, wall and loft insulation to ensure minimal heat loss
- Black composite front door with 5 point security locking system, chrome door handle, knocker and letter box finished with a lifelike grain
- Finished in a maintenance free K-Rend render with uPVC fascias & soffits
- Energy efficient double glazed windows and back door with multi point locking, chrome push button handles (windows) and key locking in black uPVC frames - (internal and external)
- Feature external lighting to front door
- Bitmac driveways
- Front gardens turfed
- Rear gardens top soiled and enclosed with timber fencing or wall where applicable
- Outside tap
- Landscaping to common areas

### KITCHEN

- Bespoke kitchen with choice of soft close doors and drawers, worktop including matching upstand, hob splashback and complementary handles
- Quality integrated appliances (fridge/freezer, dishwasher, stainless steel electric oven, extractor fan, gas hob and washer/dryer)
- Concealed chrome under unit lighting
- Recessed LED chrome down lighters to ceiling

### BATHROOM / ENSUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome taps and mixers
- Chrome heated towel radiators to bathroom and ensuite
- Thermostatic controlled showers with overhead drench shower to ensuite
- Fully tiled shower enclosure (where applicable)
- Splash back tiling to bathroom, ensuite and cloakroom
- Recessed LED chrome down lighters to ceilings

### FLOORING

- Choice of luxury carpets to lounge, stairs, landing and bedrooms
- Choice of ceramic floor tiling from a superior range for hall, kitchen, cloakroom and utility floors (where applicable).

### HEATING / TECHNOLOGY / BROADBAND

- Energy efficient natural gas central heating with thermostatically controlled radiators, providing instant hot water.
- Multi fuel stoves to lounge with slate pad hearth
- Superfast fibre optic broadband
- Comprehensive range of electrical sockets
- Connection sockets for BT & TV and cabling for digital and SKY TV

### WARRANTY

- 10 year NHBC warranty

### SELECTIONS

Selections to be made from the builder's nominated suppliers only and all choices are from a pre-selected range and may be subject to change



## DESIGNED FOR LIVING

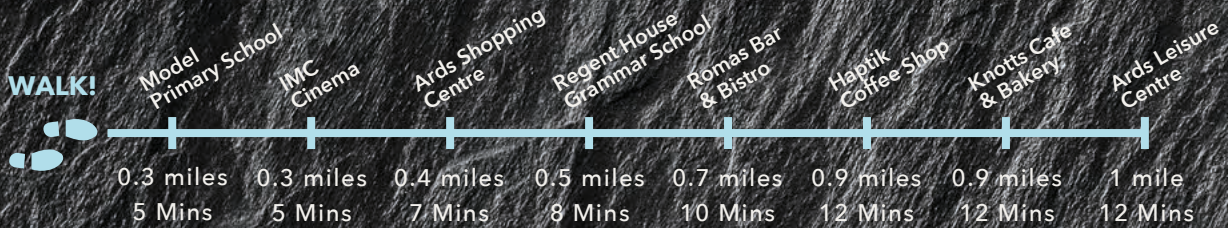
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# LOCATION MAP



## LET'S WALK!



## SELLING AGENT



02891 800 700

## DEVELOPED BY



## MORTGAGE PARTNERS



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.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

