

ARDAVON

GLEN ROAD CULTRA



Discover an unparalleled standard of living
in the prestigious Cultra area of Holywood.

Ardavon House was once a grand Victorian mansion
nestled among 5.9 acres of mature woodland. The wonderful
grounds included fruit gardens, tennis courts and stables, all
a few steps from the stunning coastline of Belfast Lough.

This magnificent estate has now been redeveloped
and reimagined, creating an exclusive development of
prestigious new homes in a private, mature setting.

ARDAVON
GLEN ROAD CULTRA

CULTRA LIVING...

Cultra is a charming and exclusive enclave within Holywood, attracting those seeking a peaceful yet upscale lifestyle in one of the most desirable places to live in Northern Ireland.

Cultra's scenic beauty is highlighted by the beautiful coastline along Belfast Lough, featuring walking trails, beaches and the prestigious Royal North of Ireland Yacht Club.

The nearby Ulster Folk and Transport Museum offers cultural and historical insights, while the scenic beauty of the North Down Coastal Path provides opportunities for outdoor activities like walking, running and cycling. Cultra is also home to the highly esteemed Royal Belfast Golf Club - the oldest golf club in Ireland and the luxurious Culloden Estate and Spa, all within walking distance of the homes at Ardavon.

You'll find everything you need for day to day life in the bustling town of Holywood, from wonderful boutiques, well known high street retailers, a thriving cafe culture, several award winning restaurants and eateries to a wide variety of sports and leisure clubs.

There are excellent educational facilities in the area with a great selection of schools in the state and independent sector, attracting local and international students.

Cultra is close to all major transport links, with regular train services from Cultra and Holywood stations to Belfast and beyond. Belfast City Airport is also within close proximity, with daily flights to the major UK cities and popular European destinations.

Ardavon offers the discerning buyer an opportunity to enjoy a beautifully designed home in the grounds of the Ardavon Estate, an exclusive environment with easy access to Belfast and beyond.



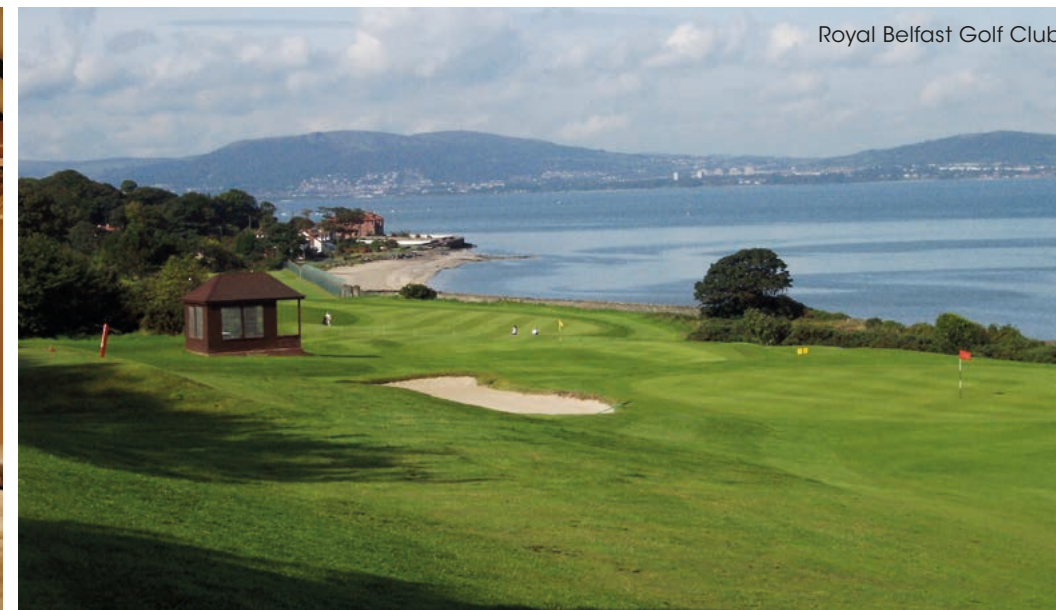
Culloden Estate and Spa



Royal North of Ireland Yacht Club



Cultra Inn



Royal Belfast Golf Club



Paddle Boarding on Belfast Lough



Noble Restaurant



MORE SPACE TO LIVE, MORE ROOM TO GROW

Discover an unparalleled standard of living in the prestigious Cultra area of Holywood.

Designed with classical form and appearance to reflect the substantial Victorian properties in the area, the homes all enjoy a meticulous attention to detail ensuring both elegance and timeless appeal.

Ardavon by Andrew Dunlop Homes is approached via private lane, with each home enjoying a large plot with secure electric gates, mature planting and stylish landscaping.

Each home offers an abundance of living and entertaining space, and five spacious bedrooms including magnificent principal suites.

Embrace the opportunity to live in one of the most sought after addresses in Northern Ireland.

Welcome to Ardavon by Andrew Dunlop Homes.

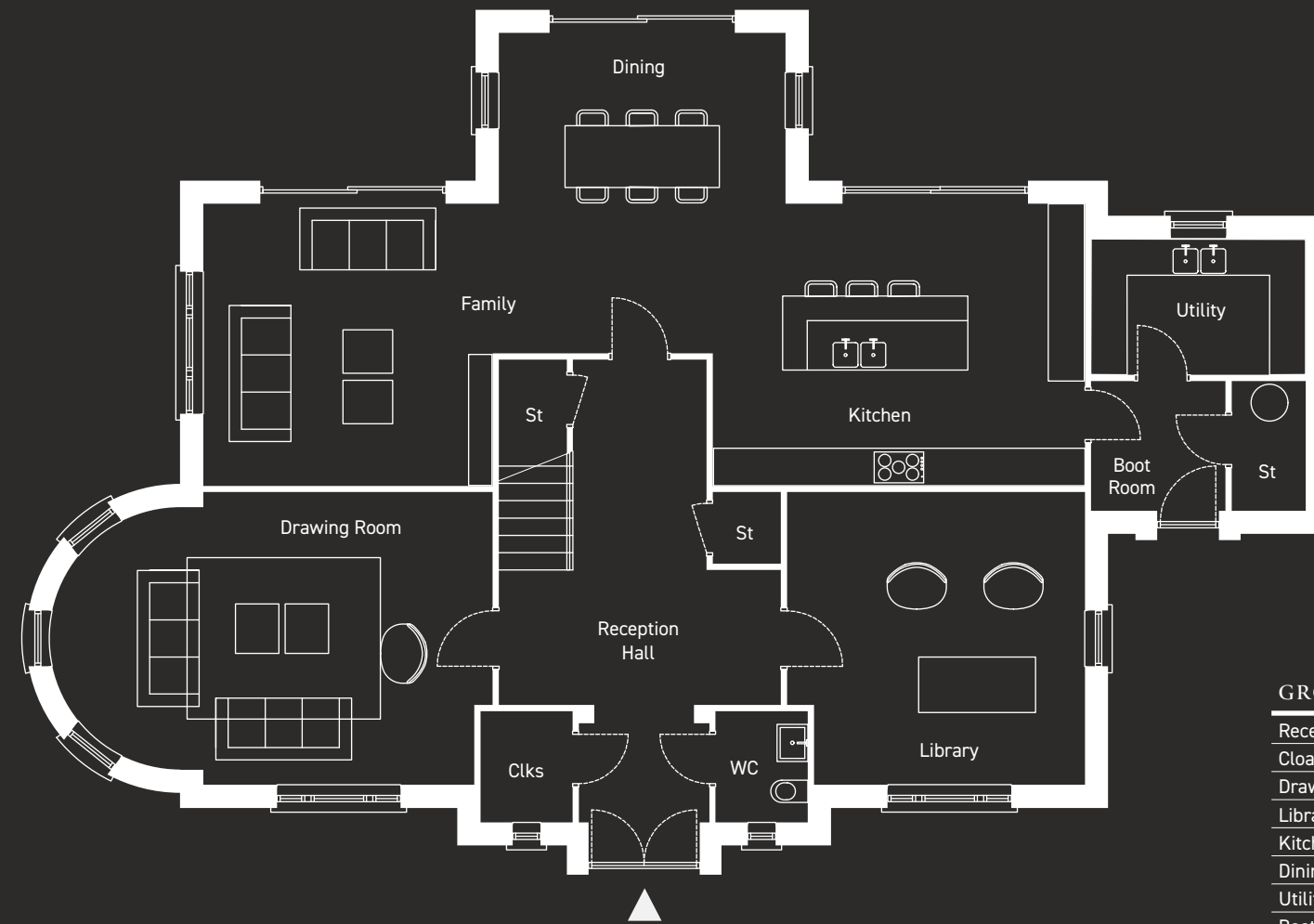


THE KENNEDY

5 BEDROOM, DETACHED FAMILY RESIDENCE
TOTAL FLOOR AREA 3583 sq ft approx
- Front elevation CGI



GROUND FLOOR



GROUND FLOOR

| | | | | | |
|------------------------|----|---------------|---|-------------|--|
| Reception Hall | | | | | |
| Cloakroom and WC | | | | | |
| Drawing Room | ft | 22'5" x 15'6" | m | 6.87 x 4.73 | |
| Library | ft | 15'6" x 14'4" | m | 4.73 x 4.38 | |
| Kitchen Family (max) | ft | 46'6" x 15'0" | m | 4.27 x 4.56 | |
| Dining | ft | 15'3" x 9'1" | m | 4.64 x 2.76 | |
| Utility Room | ft | 11'4" x 7'2" | m | 3.47 x 2.20 | |
| Boot Room | ft | 7'2" x 6'10" | m | 2.17 x 2.10 | |



THE KENNEDY

- Rear elevation CGI

FIRST FLOOR



| FIRST FLOOR | | | | | |
|-------------------------|----|---------------|---|------|--------|
| Principal Bedroom (max) | ft | 22'6" x 13'6" | m | 6.87 | x 4.13 |
| Ensuite | ft | 15'4" x 6'7" | m | 4.68 | x 2.00 |
| Dressing | ft | 10'6" x 6'3" | m | 3.20 | x 1.90 |
| Bedroom 2 | ft | 15'6" x 15'0" | m | 4.74 | x 4.56 |
| Ensuite | ft | 9'0" x 5'10" | m | 2.74 | x 1.80 |
| Bedroom 3 (max) | ft | 15'4" x 10'0" | m | 4.68 | x 3.06 |
| Bedroom 4 (max) | ft | 15'2" x 10'3" | m | 4.62 | x 3.13 |
| Bedroom 5 | ft | 15'6" x 14'4" | m | 4.73 | x 4.38 |
| Bathroom | ft | 10'9" x 10'6" | m | 3.29 | x 3.20 |

THE KNOX

5 BEDROOM, DETACHED FAMILY RESIDENCE
TOTAL FLOOR AREA 3552 sq ft approx
- Front elevation CGI



GROUND FLOOR



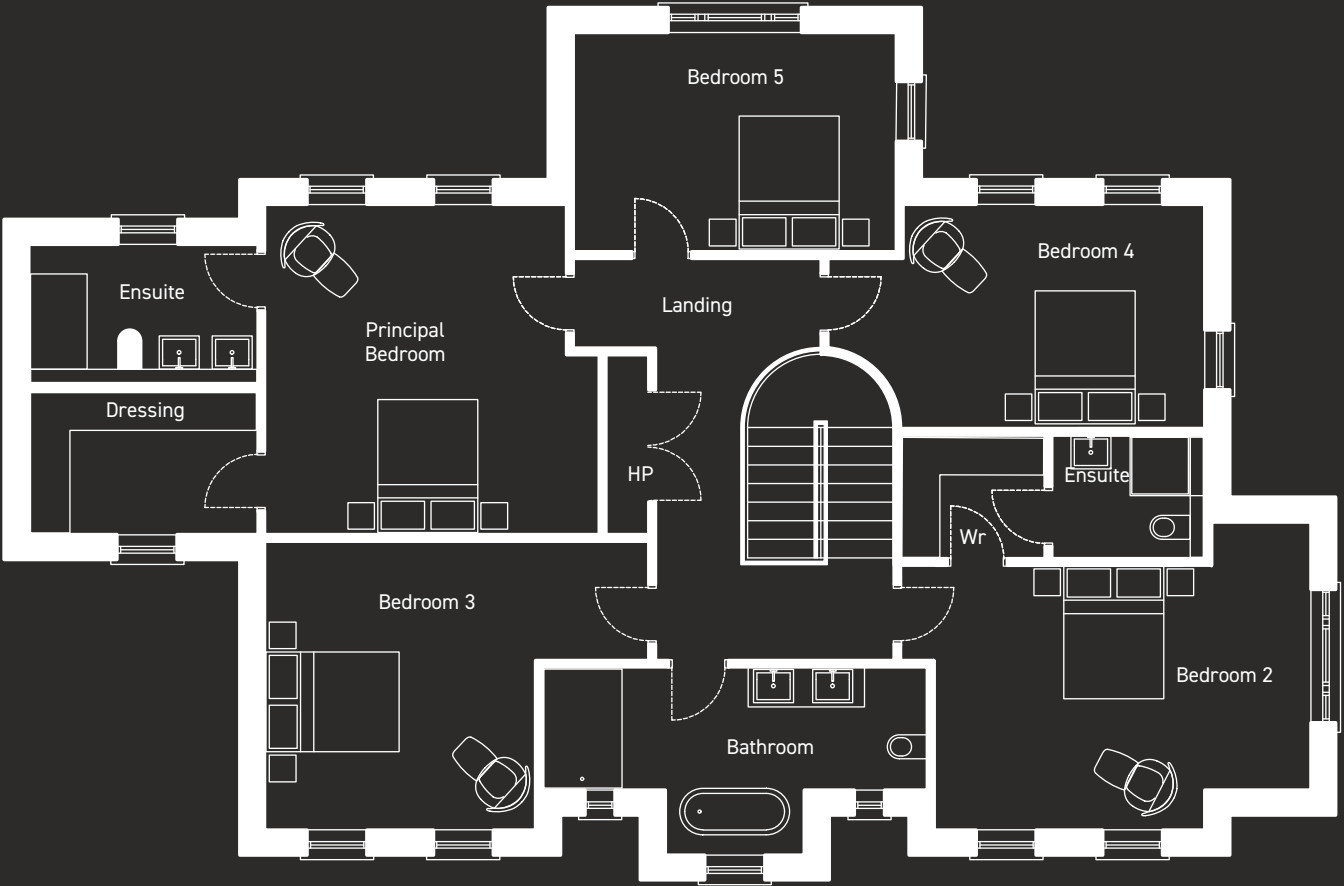
| GROUND FLOOR | | | | | |
|------------------|----|----------------|---|--------------|--|
| Reception Hall | | | | | |
| Cloakroom and WC | | | | | |
| Drawing Room | ft | 18'6" x 15'2" | m | 5.65 x 4.62 | |
| Library | ft | 14'3" x 13'4" | m | 4.34 x 4.07 | |
| Kitchen Family | ft | 46'4" x 15'10" | m | 14.13 x 4.84 | |
| Dining | ft | 16'0" x 8'6" | m | 4.85 x 2.58 | |
| Utility Room | ft | 11'3" x 6'10" | m | 3.44 x 2.10 | |
| Boot Room | ft | 7'4" x 7'1" | m | 2.24 x 2.16 | |

THE KNOX

- Rear elevation CGI



FIRST FLOOR



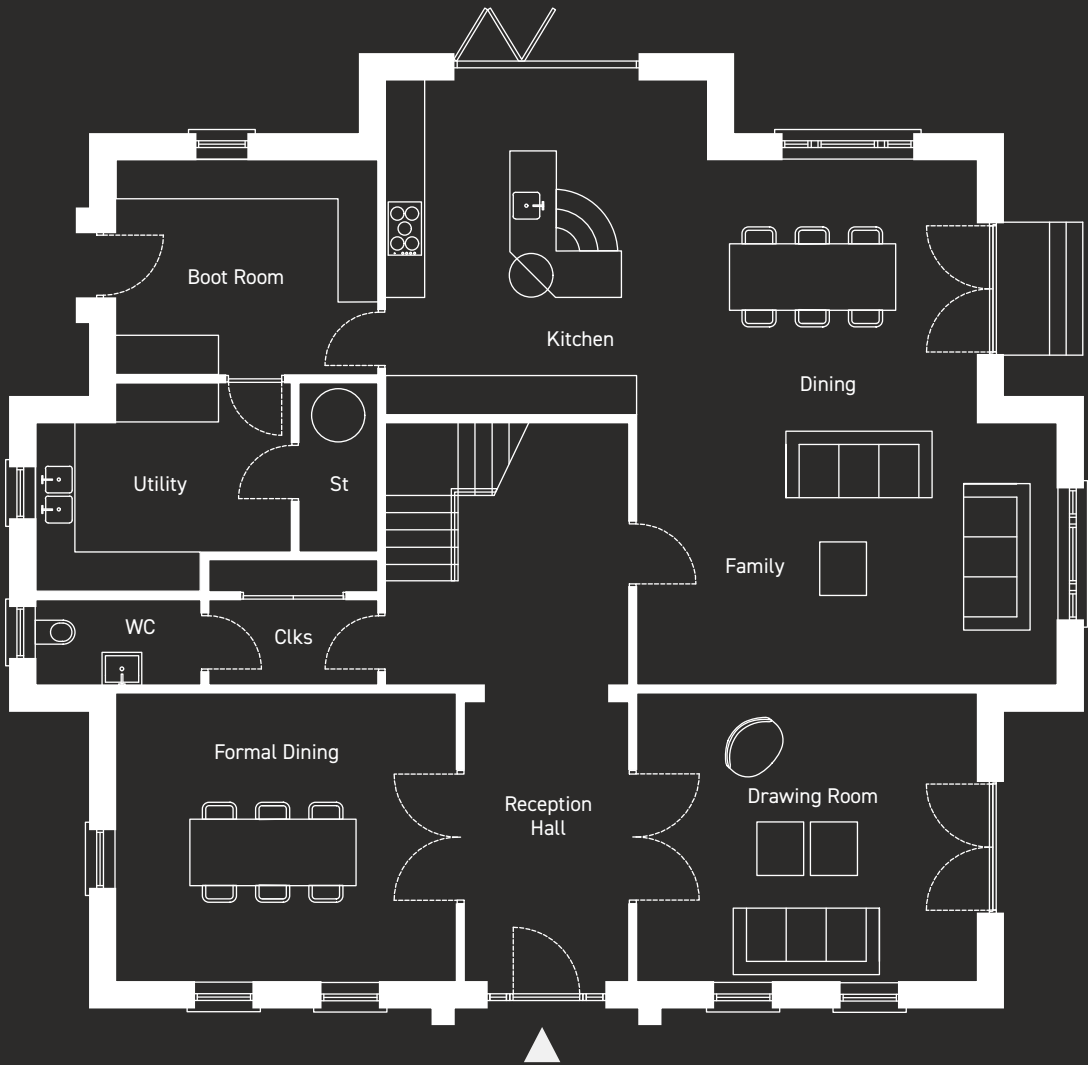
| FIRST FLOOR | | | | | |
|-------------------------|----|---------------|---|------|--------|
| Principal Bedroom (max) | ft | 19'0" x 16'3" | m | 5.77 | x 4.96 |
| Ensuite | ft | 11'3" x 6'10" | m | 3.44 | x 2.10 |
| Dressing | ft | 11'3" x 6'11" | m | 3.44 | x 2.16 |
| Bedroom 2 (max) | ft | 18'6" x 13'0" | m | 5.66 | x 3.97 |
| Ensuite | ft | 7'6" x 6'1" | m | 2.30 | x 1.85 |
| Walk in Wardrobe | ft | 7'2" x 6'1" | m | 2.17 | x 1.85 |
| Bedroom 3 (max) | ft | 19'0" x 14'3" | m | 5.77 | x 4.34 |
| Bedroom 4 | ft | 14'9" x 11'1" | m | 4.53 | x 3.37 |
| Bedroom 5 | ft | 16'0" x 10'9" | m | 4.85 | x 3.29 |
| Bathroom | ft | 19'0" x 6'1" | m | 5.78 | x 1.85 |

THE PRÆGER

5 BEDROOM, DETACHED FAMILY RESIDENCE
TOTAL FLOOR AREA 3746 sq ft approx
- Front elevation CGI



GROUND FLOOR



| GROUND FLOOR | | | | | |
|------------------------|----|---------------|---|------|--------|
| Reception Hall | | | | | |
| Cloakroom and WC | | | | | |
| Drawing Room | ft | 16'9" x 14'5" | m | 5.13 | x 4.39 |
| Formal Dining | ft | 16'9" x 14'3" | m | 5.13 | x 4.35 |
| Kitchen Dining (max) | ft | 29'3" x 16'6" | m | 8.91 | x 5.04 |
| Family | ft | 21'7" x 13'0" | m | 6.60 | x 3.96 |
| Utility Room | ft | 12'7" x 8'4" | m | 3.85 | x 2.56 |
| Boot Room | ft | 13'0" x 10'7" | m | 3.95 | x 3.25 |

THE PRÆGER

- Rear elevation CGI



FIRST FLOOR



| FIRST FLOOR | | | | | |
|-------------------------|----|---------------|---|------|--------|
| Principal Bedroom (max) | ft | 16'6" x 16'0" | m | 5.04 | x 4.85 |
| Ensuite | ft | 16'9" x 5'8" | m | 5.15 | x 1.76 |
| Dressing Room | ft | 13'0" x 12'2" | m | 3.95 | x 3.70 |
| Bedroom 2 | ft | 16'9" x 14'3" | m | 5.13 | x 4.35 |
| Ensuite | ft | 11'0" x 8'2" | m | 3.35 | x 2.49 |
| Bedroom 3 | ft | 16'9" x 12'2" | m | 5.15 | x 3.69 |
| Bedroom 4 | ft | 13'0" x 12'7" | m | 3.95 | x 3.85 |
| Bedroom 5 | ft | 16'9" x 12'7" | m | 5.13 | x 3.83 |
| Bathroom | ft | 16'9" x 6'10" | m | 5.15 | x 2.10 |



A NEW EXPRESSION OF LUXURY

contemporary living spaces elevated by elegant classic detailing

KITCHEN

- Kitchens by Robinsons Interiors
- Integrated under unit lighting
- Siemens oven
- Siemens dishwasher
- Siemens fridge and freezer
- Bora induction and extraction system
- Quooker tap

UTILITY ROOM

- Designed by Robinsons Interiors

BATHROOMS & ENSUITES

- Luxury bathrooms by Lusso and Tulipwood Interiors
- Anti-steam illuminated mirrors
- Heated towel radiators
- Fully tiled bathrooms and ensuites

DECORATION

- Painted walls with colours from the exclusive Farrow & Ball range
- Painted doors, architraves & skirtings
- Bespoke brushed chrome ironmongery
- Deep moulded skirting boards and architraves

FLOORING

- Concrete floors on ground floor and high quality sound reduction floors on first floors
- Tiled flooring to hall, kitchen/living/dining & utility room
- Tiled flooring to bathrooms and ensuites
- Carpeted flooring with high quality underlay to drawing room, study, bedrooms, stairs & landing

HEATING & ENERGY EFFICIENCY

- Air source heat pump
- Low energy requirement build standards
- High air tightness standards
- Underfloor heating to ground floor and first floor

CAPTIVATING INTERIORS

with effortless functionality

ELECTRICAL INSTALLATION

- Energy efficient down-lighters
- Security alarm system
- Comprehensive range of slimline electrical sockets and switches to ground floor
- Mains supply smoke and carbon monoxide detectors with battery backup
- USB charging ports to every room in house
- Lamp circuits throughout the house
- External electrical points for charging cars etc

DOORS & GLAZING

- High quality timber frame sliding sash windows
- High quality timber front and side doors
- Aluminium screens and doors

EXTERNAL FINISHES

- Turfed gardens to front and rear
- Landscape plan incorporating planting and hedging throughout
- Tiled patio areas and paths
- Front and rear external lighting
- Exterior water and electrical supply
- Electric gates

WARRANTY

- 10 year structural warranty



Every Andrew Dunlop home is located, designed and constructed to deliver an exceptional living experience.

Even before we acquire land for development, we take great care to understand the lifestyle aspirations and expectations of the people who will live in our homes, along with the unique characteristics of the locality and community. This ensures we deliver highly specified homes that enrich your quality of life at home, at work, in education, socially and recreationally.

LOCATION MAP

- NOT TO SCALE

BELFAST LOUGH



SITE LAYOUT

- NOT TO SCALE



SITE 3: THE KENNEDY



SITE 4: THE KNOX



SITE 5: THE PRÆGER

GENERAL NOTE: Following the introduction of the Misdescriptions Act, we are obliged to inform you that whilst we endeavour to make our sales material accurate and reliable, this should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. Elevational treatments may vary depending upon planning requirements. Site plans on the brochure are not to scale and room sizes are approximate. The images used in the brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impression are not included in the purchase price of the property.

DESIGNED BY: **B L O C K**
creative property marketing



ANDREW DUNLOP HOMES