# CRAIGDARRAGH RISE

CRAIGDARRAGH RISE IS A STUNNING NEW DEVELOPMENT OF THREE LUXURIOUS HOMES ON A SECLUDED SITE IN CRAIGDARRAGH ROAD, HELENS BAY.

INDIVIDUALLY DESIGNED BY THE AWARD WINNING BGA ARCHITECTS AND CONSTRUCTED TO AN EXCEPTIONAL STANDARD, THE HOMES AT CRAIGDARRAGH RISE ARE PROPERTIES OF TRUE ARCHITECTURAL DISTINCTION OFFERING BEAUTIFULLY CRAFTED AND PRACTICAL LIVING SPACES YOU'LL BE PROUD TO CALL HOME.



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.







HELENS BAY IS A SMALL VILLAGE LOCATED ON THE SOUTHERN SHORES OF BELFAST LOUGH, FOUR MILES FROM BANGOR AND 10 MILES FROM THE CENTRE OF BELFAST. HELENS BAY RAILWAY STATION PROVIDES A REGULAR, FAST SERVICE INTO THE CITY AND THE A2 MAKES FOR AN EASY COMMUTE BY ROAD.

THE VILLAGE IS RENOWNED FOR ITS NINE-HOLE GOLF COURSE AND THE STUNNING BEACHES FLANKING CRAWFORDSBURN COUNTRY PARK, WHICH FORMS PART OF THE NORTH DOWN COASTAL PATH.

THE PICTURESQUE VILLAGE OF CRAWFORDSBURN IS A SHORT FIVE MINUTE DRIVE AWAY, AND IS HOME TO A COUNTRY PARK AND SCENIC WOODED GLENS, AS WELL AS AN AWARD WINNING HOTEL, VILLAGE STORE AND CAFE. THERE'S ALSO A HIGHLY REGARDED PRIMARY SCHOOL, WITH ADDITIONAL PRIMARY, GRAMMAR AND INDEPENDENT SCHOOLS FOUND IN HOLYWOOD, SEAHILL AND BANGOR.

THE NEAREST SUPERMARKETS, HIGH STREET SHOPS AND CINEMA ARE IN BANGOR,. THE BUSTLING TOWN OF HOLYWOOD (SIX MILES AWAY) ALSO HAS A GREAT SELECTION OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS AND GALLERIES.

EXCELLENT TRANSPORT CONNECTIONS, A WONDERFUL COMMUNITY SPIRIT AND STUNNING BEACHES MAKE HELENS BAY WELL SUITED TO FAMILIES WHO ARE USED TO AN UNCOMPROMISING STANDARD OF LIVING.



SET BACK FROM THE MAIN ROAD IN A QUIET AND SECLUDED POSITION, CRAIGDARRAGH RISE IS ACCESSED VIA A PRIVATE LANE AND GATED ENTRANCE.

THE CLEVERLY DESIGNED HOMES BOASTS EXCELLENT SIZED ROOMS THROUGHOUT WITH AN EMPHASIS ON NATURAL LIGHT AND ENTERTAINING SPACE.

THOUGHTFUL INTERIOR LAYOUTS ARE DESIGNED TO FLOW SEAMLESSLY FROM ONE ROOM TO ANOTHER, ADAPTING TO THE DEMANDS OF FAMILY LIFE AND CHANGING LIFESTYLE.

ALL HOMES BENEFIT FROM GARAGES, LANDSCAPED GARDENS AND TERRACES - IDEAL FOR AL FRESCO DINING AND ENTERTAINING.

#### **SPECIFICATION**

#### KITCHEN:

- LUXURY KITCHEN DESIGNED BY ROBINSONS INTERIORS
- SILESTONE/NATURAL STONEWORKTOP
- SIEMENS/DE DIETRICH TOUCH CONTROL 4 OR 5 RING INDUCTION HOB
- SIEMENS/DE DIETRICH INTEGRATED FRIDGE/FREEZER
- SIEMENS/ DE DIETRICH INTEGRATED DISHWASHER
- SIEMENS/DE DIETRICH INTEGRATED ELECTRIC OVEN
- SIEMENS/DE DIETRICH INTEGRATED COMBINATION MICROWAVE OVEN LED FEATURE LIGHTING
- QUOOKER TAP INSTANT HOT WATER PROVISION
- BLANCO PROFILE SINK IN STAINLESS STEEL
- LEICHT METALLIC GREY CUTLERY INSERT

#### UTILITY/LAUNDRY:

- 40MM THICK LAMINATE WORKTOP WITH MATCHING UPSTAND
- BLANCO SINGLE BOWL STAINLESS STEEL SINK
- BLANCO SINGLE MIXER TAP IN CHROME

#### BATHROOM/EN SUITE/CLOAKROOM:

- WHITE SANITARY WARE FROM BRITTON BATHROOMS COLLECTIONS
- ADAMSEZ FREE STANDING BATH INC FREE STANDING BATH SHOWER MIXER TO MASTER ENSUITE.
- BRITTON CAMBERWELL VANITY UNITS IN ALL BATHROOMS/ENSUITES & CLOAKROOMS
- RIMLESS FULLY BACK TO WALL WC'S INC SOFT CLOSE SEATS.
- AQUALLA BLACK TAPS & FITTINGS.
- BLACK SHOWER ENCLOSURES INC BLACK SHOWER VALVES AND SHOWER HEADS.
- BLACK HEATED TOWEL RAILS.
- LED ILLUMINATED SENSOR TOUCH MIRRORS INC DEMISTER FUNCTION.

#### HEATING AND PLUMBING:

- GAS CENTRAL HEATING
- MIXERGY HOT WATER TANK
- PROGRAMMABLE THERMOSTAT WITH SEVEN DAY 24 HOUR FOUR CHANNEL ELECTRONIC PROGRAMMER
- Underfloor heating to ground and first floor with heated towel rails to ensuites and shower

#### **SPECIFICATION**

#### ELECTRICAL:

- DOWNLIGHTERS THROUGHOUT THE HOUSE
- LOW ENERGY EXTERNAL LIGHT FITTING(S) PROVIDED TO EXTERNAL DOOR EXITS
- SENSOR FEATURE LIGHT TO FRONT DOOR
- AMPLE TV/DATA DISTRIBUTION POINTS
- MULTIGRID SWITCHING OF KITCHEN APPLIANCES
- GENEROUS ELECTRICAL SPECIFICATION TO INCLUDE POWER POINTS, TV POINTS AND LAMP CIRCUITS THROUGHOUT HOUSE
- HOUSE TO INCLUDE SECURITY ALARM AND WIRING FOR ENTERTAINMENT SYSTEM

#### GENERAL:

- THIS HOUSE CAN BE FINISHED TO THE BUYERS EXACT SPECIFICATION
- PC ALLOWANCES AVAILABLE ON REQUEST

#### **EXTERNAL FEATURES:**

- ACCESS TO CRAIGDARRAGH RISE VIA PRIVATE LANE AND ELECTRIC GATES
- DRIVEWAY FINISHED IN STONE
- PATIO AREAS FINISHED WITH CONTEMPORARY PAVING
- EXTENSIVE LANDSCAPING AND FEATURE PLANTING THROUGHOUT
- HOUSES AND GARAGE FINISHED IN A VARIETY OF BRICK, RENDER, TIMBER AND ZINC CLADDING
- GARAGE TO INCLUDE POWER AND WATER SUPPLY
- ELECTRIC GARAGE DOORS
- SWITCHABLE LIGHTING AND POWER
- FEATURE LIGHT TO FRONT OF THE PROPERTY
- CULTIVATED PLANTING TO FRONT GARDEN
- TURF AND/OR PAVED PATIO TO REAR GARDEN
- BOUNDARY FENCE BETWEEN EACH PLOT AND BETWEEN REAR GARDENS
- OUTSIDE COLD WATER TAP
- HIGH QUALITY ALUMINIUM WINDOWS AND SLIDING DOORS TO PATIOS
- EV CHARGING POINT TO EACH HOME



GROUND FLOOR:

A SPACIOUS AND BRIGHT HALLWAY MAKES A WELCOMING FIRST IMPRESSION.

TO THE RIGHT IS THE LIVING ROOM WITH LARGE SLIDING DOORS ONTO THE TERRACE. TO THE LEFT, YOU'LL FIND THE SNUG/FIFTH BEDROOM AND THE IMPRESSIVE DUAL ASPECT OPEN PLAN LIVING/DINING/KITCHEN WITH SLIDING DOORS ON TO THE GARDENS AND TERRACE.

THE KITCHEN IS ARRANGED AROUND A CENTRAL ISLAND FOR INFORMAL DINING AND IS APPOINTED WITH A COMPREHENSIVE RANGE OF APPLIANCES INCLUDING A QUOOKER TAP, FRIDGE, FREEZER, INDUCTION HOB, DISHWASHER, FAN OVEN AND COMBINATION MICROWAVE OVEN.

THERE'S ALSO A FULLY FITTED UTILITY ROOM WITH DOOR TO THE OUTSIDE, AND TWO WC/CLOAKROOMS.

# ONE CRAIGDARRAGH RISE

FIRST FLOOR:

A CONTEMPORARY STAIRCASE LEADS TO THE FIRST FLOOR LANDING, LEADING TO FOUR SPACIOUS BEDROOMS AND A HOME OFFICE.

BEDROOMS TWO, THREE AND FOUR ALL FEATURE BEAUTIFULLY APPOINTED EN SUITE SHOWER ROOMS.

COMPLETING THE FIRST FLOOR IS AN IMPRESSIVE PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND LUXURIOUS FULL BATHROOM.



# ONE CRAIGDARRAGH RISE

HOUSE ONE 3260ST FT

GROUND FLOOR:

**ENTRANCE HALL** 

2.5X1.7M (8'2"X5'7"FT)

DINING/LIVING

7.57×5.15M (24'10"×16'11"FT)

KITCHEN 5.5X4.2M

(18'X13'10"FT)

UTILITY/BOOTROOM

3.85x2.3M (12'8"x7'7"FT)

CLOAKROOM 2.3X1.2M

(7'7"x3'11"FT)

COATS 2.65X1.1M

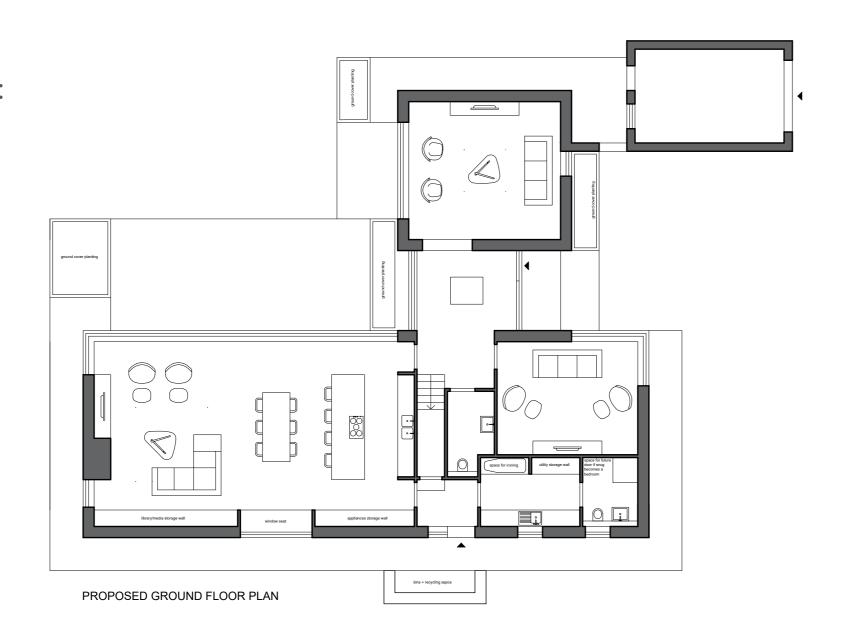
(8'8"x3'7"FT)

HOME OFFICE

3.15x2.65 (10'4"x8'8"FT)

LOUNGE

5х4.95м (16'5"х16'3"FT)



# FIRST FLOOR:

MASTER BEDROOM

4.2x4.0m (13'9"x13'1" FT)

DRESSING ROOM

5.9x2.4m (19'4"x7'10" FT)

MASTER EN-SUITE

4.8x1.8m (15'9"x5'11" FT)

HOME OFFICE

4.8x1.7m (15'9"x5'7" FT)

Bedroom 2

3.8x3.3m (12'6"x10'10" FT)

BED 2 EN-SUITE

2.6X1.4 M (8'6"X4'7" FT)

BEDROOM 3

3.6x3.3m (11'10"x10'10" FT)

BED 3 EN-SUITE

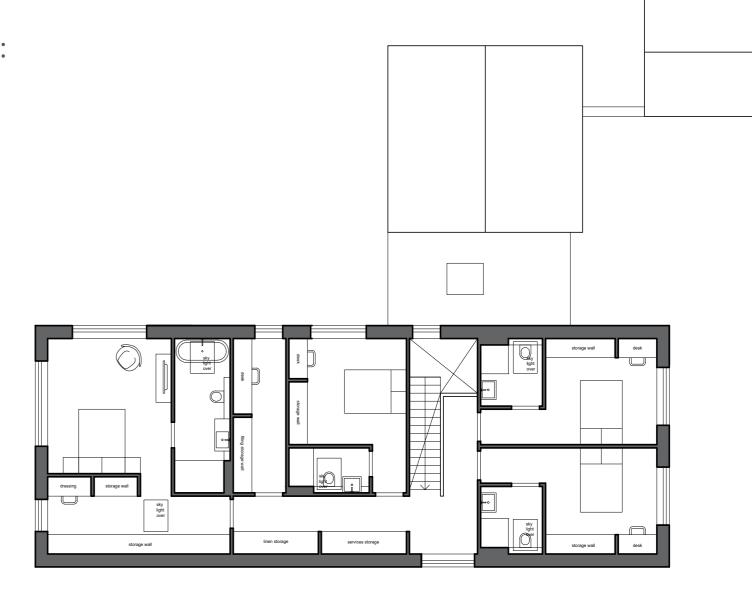
2.1x2.0m (6'11"x6'7" FT)

BEDROOM 4

3.6x3.3M (11'10"x10'10" FT)

BED 4 EN-SUITE

2.1x2.0m (6'11"x6'7" FT)



PROPOSED FIRST FLOOR PLAN

# TWO CRAIGDARRAGH RISE

#### GROUND FLOOR:

THE ENTRANCE HALL PROVIDES AN IMPRESSIVE FEEL WITH ITS HIGH CEILING, CONTEMPORARY STAIRCASE AND FULL HEIGHT WINDOWS GIVING A SENSE OF SPACE AND LIGHT.

THE FORMAL LOUNGE ENJOYS DUAL ASPECT VIEWS OVER THE GARDENS, WITH SLIDING DOORS ALLOWING EASY ACCESS TO THE SUN TERRACE. THE STUDY/SNUG IS THE IDEAL SPACE FOR WORKING FROM HOME.

THE LUXURY KITCHEN MERGES FUNCTION AND ELEGANCE, PROVIDING AMPLE ROOM FOR FOOD PREP AND CASUAL DINING, LEADING TO A SPACIOUS AND LIGHT OPEN-PLAN LIVING AREA WITH SLIDING DOORS ONTO THE REAR GARDEN.





STEP OUT ONTO THE TERRACE, AND YOU'LL FIND THE PATH TO THE DETACHED GARDEN ROOM - A BEAUTIFULLY DESIGNED SPACE COMPLETE WITH SHOWER ROOM.

USE THIS ROOM TO CREATE YOUR OWN BESPOKE GYM, A SELF CONTAINED HOME OFFICE OR GARDEN ROOM TO ENJOY THE TRANQUILITY OF YOUR SECLUDED GARDEN.



#### FIRST FLOOR:

UPSTAIRS, THERE ARE FOUR WELL-PROPORTIONED BEDROOMS, ONE WITH THE BENEFIT OF AN EN SUITE SHOWER ROOM PLUS AN ADDITIONAL FAMILY SHOWER ROOM.

THE SPACIOUS PRINCIPLE BEDROOM SUITE HAS ITS OWN DRESSING ROOM AND LUXURY EN SUITE FULL BATHROOM AND ENJOYS VIEWS OVER THE LANDSCAPED GARDENS.

# TWO CRAIGDARRAGH RISE

HOUSE TWO

## GROUND FLOOR:

ENTRANCE HALL

2.5x1.7m (8'2"x5'7"FT)

DINING/LIVING

7.57×5.15M (24'10"×16'11"FT)

**KITCHEN** 

5.5X4.2M (18'X13'10"FT)

UTILITY/BOOTROOM

3.85x2.3m (12'8"x7'7"FT)

CLOAKROOM

2.3X1.2M (7'7"X3'11"FT)

COATS

2.65X1.1M (8'8"X3'7"FT)

HOME OFFICE

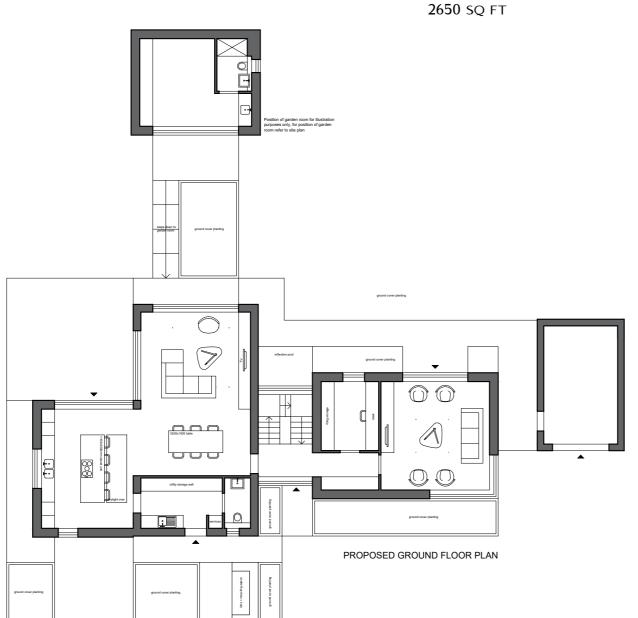
3.15x2.65 (10'4"x8'8"FT)

LOUNGE

5x4.95M (16'5"x16'3"FT)

GARDEN ROOM

5.15 X 4M (16'9" X 13'1"FT)



## FIRST FLOOR:

MASTER SUITE

5X4.95M (16'5"X16'3"FT)

DRESSING

2.65X1.7M (8'8"X5'7"FT)

MASTER EN-SUITE

3.15x2.65M (10'4"x8'8"FT)

Bedroom 2

3.4x3.3 M (11'1"x10'9"FT)

BED 2 EN-SUITE

2.17X1.7M (7'2"X5'7"FT)

BEDROOM 3

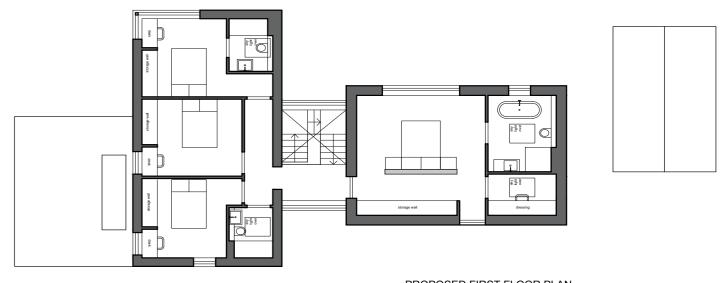
4x3.3M (13'1"x10'7"FT)

Bedroom 4

4x3.4m (13'1"x10'9"FT)

SHOWER ROOM

2.07X1.7M (6'10"X5'7"FT)



PROPOSED FIRST FLOOR PLAN



#### GROUND FLOOR:

THE GROUND FLOOR COMPRISES A
WELCOMING ENTRANCE HALL FLANKED ON
ONE SIDE BY A SPACIOUS SITTING ROOM
AND SEPARATE SNUG/PLAYROOM. ACROSS
THE HALLWAY, IS THE GENEROUSLY SIZED
KITCHEN, DINING AND LIVING ROOM - THE
HEART OF THIS STUNNING HOME.

THE KITCHEN IS FULLY EQUIPPED WITH STATE OF THE ART APPLIANCES, INCLUDING QUOOKER TAP, ELICA INDUCTION HOB AND INTEGRATED APPLIANCES. THE PRACTICALITIES OF MODERN FAMILY LIFE ARE CATERED FOR WITH A SEPARATE PANTRY, A GOOD SIZED UTILITY, BOOT ROOM AND CLOAKROOM.

# THREE CRAIGDARRAGH RISE

#### FIRST FLOOR:

ON THE FIRST FLOOR YOU'LL FIND THE WONDERFULLY SPACIOUS PRINCIPAL BEDROOM SUITE WITH EN SUITE FULL BATHROOM AND DRESSING ROOM.

THERE ARE THREE FURTHER DOUBLE BEDROOMS, ALL WITH EN SUITE SHOWER ROOMS.

WE'VE ALSO INCORPORATED AMPLE STORAGE THROUGHOUT THE FIRST FLOOR, INCLUDING A SPACE FOR A DESK AND BOOKCASE.



# THREE CRAIGDARRAGH RISE

# GROUND FLOOR:

**ENTRANCE HALL** 

2.7x1.8m (8'10"x5'11"ft)

CLOAKROOM

2.2X2M (7'3"X6'5"FT)

SNUG/PLAYROOM

5.1X4M (16'9"X13'1"FT)

LOUNGE

5.7x5.5m (18'8"x18'1"FT)

KITCHEN/LIVING/DINING

10.4×6.7M (34'1"×22'FT)

PANTRY

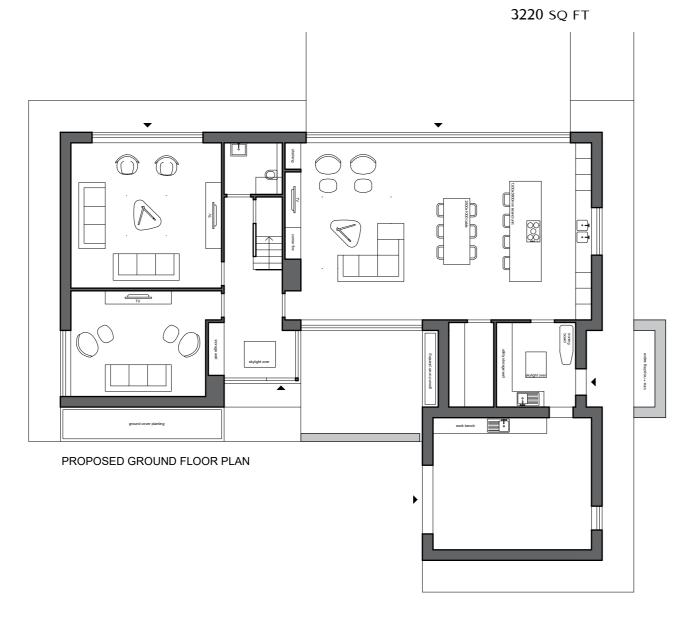
3.2X1.7M (10'6"X5'7"FT)

UTILITY/BOOTROOM

3.2X3M (10'6"X9'10"FT)

GARAGE

6X5M (19'8"X16'5"FT))



HOUSE THREE

## FIRST FLOOR:

MASTER BEDROOM

4.2x3.9m (13'9"x12'10"FT)

DRESSING ROOM

3.9x2.4m (12'10"x7'10"FT)

MASTER EN-SUITE

5.5X1.7M (18'1"X5'7"FT)

Bedroom 2

3.8x3.1m (12'6"x10'10"FT)

BED 2 EN-SUITE

2.6x1.4m (8'6"x4'7"FT)

BEDROOM 3

3.8x3.1m (12'6"x10'10"FT)

BED 3 EN-SUITE

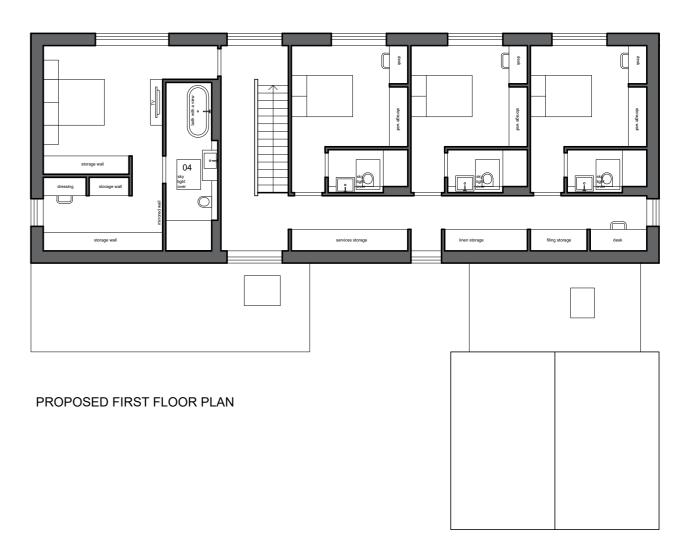
2.6X1.4M (8'6"X4'7"FT)

Bedroom 4

3.8x3.1m (12'6"x10'10"FT)

BED 4 EN-SUITE

2.6X1.4M (8'6"X4'7"FT)









# LOCATION MAP

FROM CRAIGDARRAGH RISE:

**SEAHILL TRAIN STATION: 0.8 MILES** 

HELENS BAY TRAIN STATION: 1.6 MILES

HELENS BAY GOLF CLUB: 1.8 MILES

HELENS BAY BEACH: 1.6 MILES

THE OLD INN, CRAWFORDSBURN: 1.6 MILES

ROYAL BELFAST GOLF CLUB: 1.9 MILES

CRAWFORDSBURN COUNTRY PARK: 2 MILES

BANGOR CITY CENTRE: 4.6 MILES

**HOLYWOOD TOWN CENTRE: 6 MILES** 

BELFAST CITY AIRPORT: 6.2 MILES

BELFAST CITY CENTRE: 8.9 MILES



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# ARCHITECTS



BGA ARCHITECTS ARE AN RIBA AWARD WINNING ARCHITECTURAL PRACTICE BASED IN NEWTOWNARDS, COUNTY DOWN LED BY JOHN LAVERY.

THEIR GROWING RESIDENTIAL PORTFOLIO HAS BEEN RECOGNISED IN THE LAST THREE RSUA DESIGN AWARDS, WINNING AWARDS IN BOTH THE RESIDENTIAL AND REGENERATION CATEGORIES. IN 2012, THEY WERE SHORTLISTED FOR 'DESIGN AND INNOVATION' IN THE RICS AWARDS, AND IN 2015 THEY WERE ALSO SHORTLISTED FOR ARCHITECTURAL FIRM OF THE YEAR. IN THE SAME YEAR, JOHN REACHED THE FINAL THREE FOR 'DESIGNER OF THE YEAR' IN THE IRISH CONSTRUCTION INDUSTRY AWARDS.

AS MEMBERS OF THE RSUA SUSTAINABILITY COMMITTEE WE HAVE COMPLETED ZERO CARBON, LOW CARBON AND PASSIVE STANDARD HOUSES. WE CONTINUE TO PROMOTE ENVIRONMENTALLY RESPONSIBLE DESIGN SOLUTIONS FOR EACH AND EVERY DESIGN.

FOLLOWING THE INTRODUCTION OF THE MISDESCRIPTIONS ACT, WE ARE OBLIGED TO INFORM YOU THAT WHILST WE ENDEAVOUR TO MAKE OUI 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

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ANDREW DUNLOP HOMES

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