



THE RESIDENCE

CRAIGAVAD PARK, HOLYWOOD



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HOLYWOOD

ELEGANT, EXCLUSIVE, REFINED

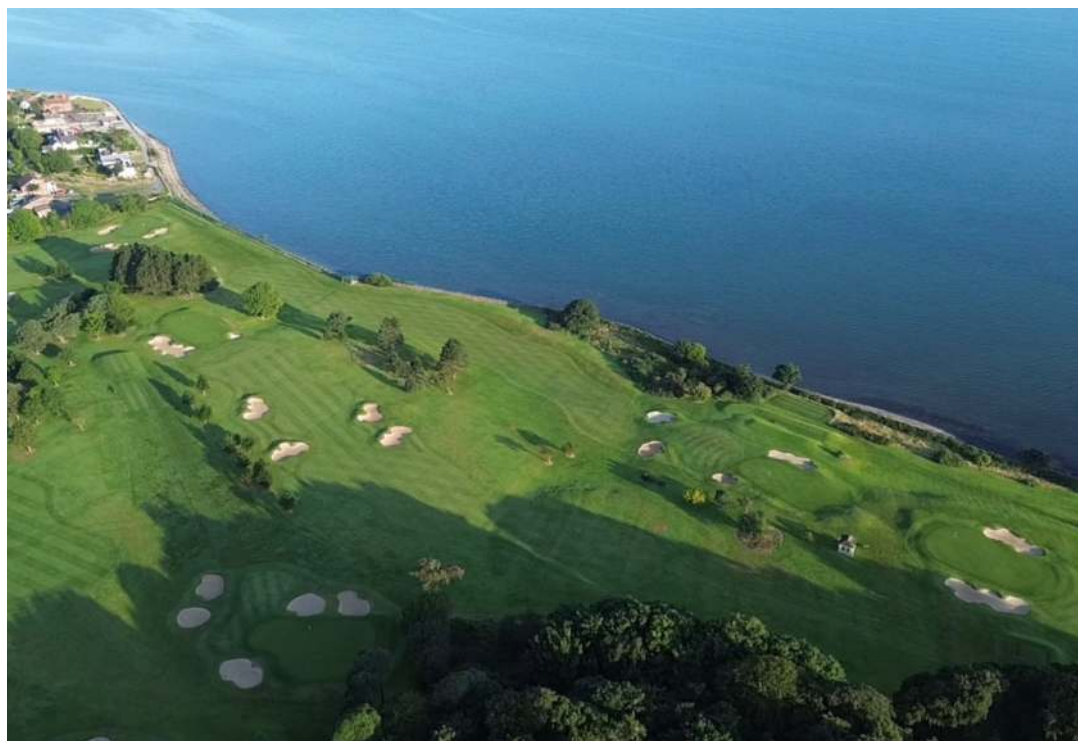


This luxurious new home within the exclusive Craigavad Park enclave in Cultra , County Down, offers an extraordinary living experience, extending to 4,200 square feet of beautifully designed space.

With five spacious bedrooms and three impeccably finished bathrooms by Lusso, every corner of this residence exudes elegance and sophistication.

The heart of the home is its bespoke, hand crafted kitchen, blending modern functionality with timeless style. Complemented by three large reception rooms, perfect for both grand entertaining and relaxed family living, this home promises comfort and opulence in equal measure.

Set amidst mature trees and stunning landscaped gardens, the property offers a serene escape, just a few steps from the scenic coastal path. Its location is ideal for those who value exclusivity and lifestyle, being minutes from the prestigious Royal Belfast Golf Club, where members enjoy world-class facilities.



LIVE WITHOUT COMPROMISE

Craigavad Park offers a unique blend of coastal beauty, exclusivity and easy access to top amenities, including prestigious schools, scenic paths and renowned golf clubs, all just minutes from Belfast.





FLOORING

- Concrete floors on ground floor and first floors
- Tiled flooring to hall, lounge & kitchen
- Tiled flooring to bathrooms and en-suites
- Carpeted flooring with high quality underlay to lounge, study, bedrooms, stairs & landing

BATHROOMS & ENSUITE

- Luxury bathrooms by Lusso
- Anti-steam illuminated mirrors
- Heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere

JOINERY & DECORATION

- Painted walls with colours from Farrow & Ball and Little Greene
- Hand painted solid doors, architraves & skirtings
- Bespoke ironmongery
- Deep moulded skirting boards and architraves

HEATING & ENERGY EFFICIENCY

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

DOORS & GLAZING

- High quality timber double glazed sash windows
- Aluminium screens and doors

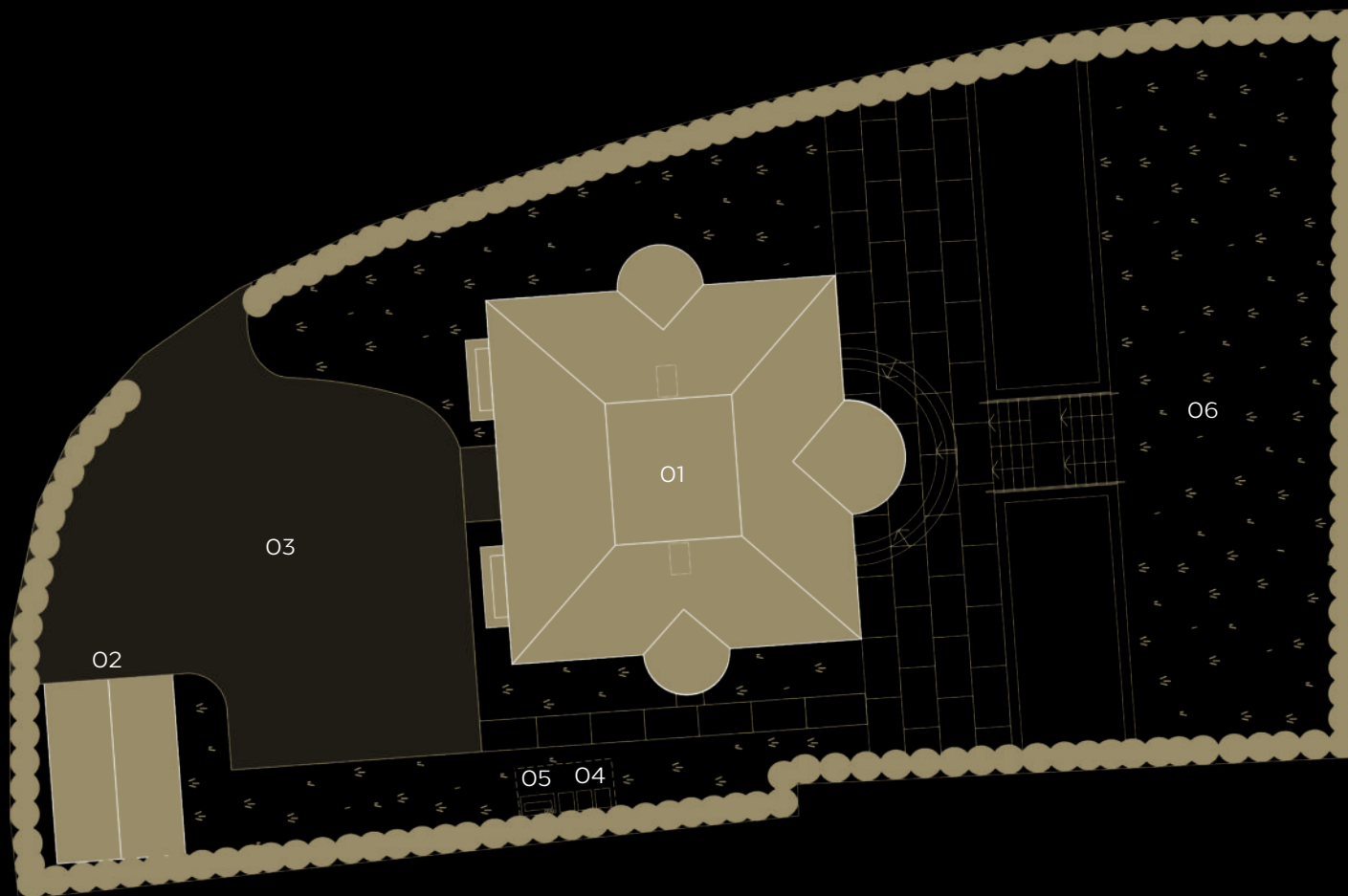


EXTERNAL FINISHES

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

WARRANTY

- 10 year structural warranty



KEY SITE ELEMENTS

01	House	04	Bin Storage
02	Garage	05	Air Source Heat Pump
03	Driveway	06	Landscaped Gardens

AN EXQUISITE HOME WITH STUNNING
LOUGH VIEWS AND A LUXURIOUS
SPECIFICATION.





ELECTRICAL INSTALLATION

- Energy efficient downlighters
- Security alarm system
- Comprehensive range of slimline electrical sockets and switches throughout
- Mains supply smoke and carbon monoxide detectors with battery backup
- USB charging ports to every bedroom room in house
- 5 amp lamp circuit to living spaces and bedrooms
- CAT 5 cabling to lounge, kitchen / dining / family and master bedroom
- External electrical points for car charging

KITCHEN & UTILITY

- ADH bespoke kitchen including handbuilt in frame cabinetry and granite worktops
- Integrated under unit lighting
- AEG oven
- AEG dishwasher
- AEG fridge and freezer
- Induction hob and extraction system
- Boiling water tap





GROUND FLOOR

Room	Room
Dining/Kitchen	13.41m x 4.90m
Lobby	4.17m x 2.60m
Pantry	2.76m x 1.70m
Cloaks	2.76m x 1.40m
Snug	5.36m x 4.30m
Lounge	5.36m x 4.90m
WC	2.50m x 1.15m
Entrance Hall	2.40m x 5.50m



FIRST FLOOR

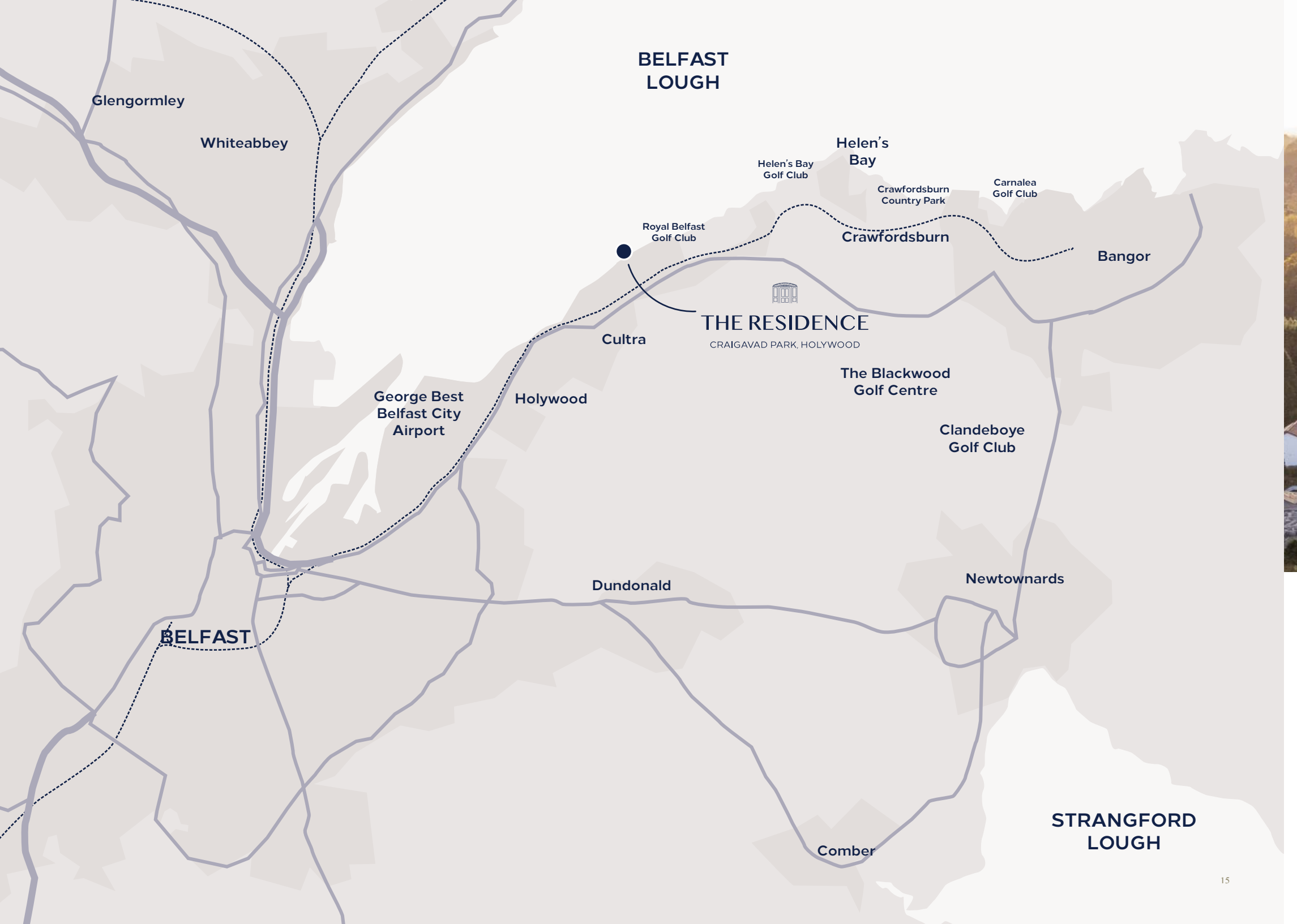
Room	Room
Master Bedroom	5.01m x 5.015m
Master Ensuite	4.10m x 2.30m
Master Dressing	4.10m x 2.61m
Bedroom 1	4.11 x 5.01m
Bedroom 2	3.70m x 3.70m
Bedroom 3	3.70m x 5.01m
Bedroom 4	4.10m x 5.01m
Shared Ensuite	5.77m x 2.60m



REDEFINED

Craigavad Park will be built to a high level of specification, but we understand that you will want your new home to reflect your lifestyle and aspirations.

You will have the opportunity to tailor many elements of your new home, including interior finishes. Our designers and craftsmen will work closely with you to ensure you have a house you will be proud to call your home.



BELFAST LOUGH

Glengormley

Whiteabbey

Helen's Bay

Helen's Bay Golf Club

Crawfordsburn Country Park

Carnalea Golf Club

Royal Belfast Golf Club

Crawfordsburn

Bangor

Cultra



THE RESIDENCE

CRAIGAVAD PARK, HOLYWOOD

George Best Belfast City Airport

Hollywood

The Blackwood Golf Centre

Clandeboyne Golf Club

Dundonald

Newtownards

BELFAST

Comber

STRANGFORD LOUGH



LOCATION

The home's private surroundings are matched by convenient access to nearby Holywood, a charming town known for its award-winning restaurants, boutique shops, and local amenities, ensuring that everything you need is within easy reach.

Craigavad Park's prime location offers outstanding connectivity, being just a 10-minute drive to Belfast City Airport, making it perfect for international travelers or commuting professionals. Families will also appreciate the proximity to some of the best primary, grammar, and independent schools in the area, ensuring an excellent education for children.





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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.