

Lagan

built in trust

BLACKWOOD MANOR

off Mountain Road, Newtownards



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To succeed over many years, you have to be good at what you do; and we're good at building homes. From finding the ideal location and creating the most desirable design, to building and perfecting every last detail of a property, the team at Lagan are professional home makers. That's why, whether we're building in England, Scotland or Northern Ireland, we truly believe that a Lagan home is a desirable home, not just because it's designed and made to enhance how you live, but because it's built in trust.

WHY CHOOSE A LAGAN HOME?

Lagan Homes have been building outstanding homes for over 30 years. In that time, we've provided thousands of people with homes they love and that suit their lifestyle.





ENVIRONMENTAL

Our new homes are energy efficient with high levels of insulation fitted, consequently reducing heat loss and your fuel bills. Our homes achieve energy efficiency ratings far in excess of the average for Northern Ireland.

SAFETY AND SECURITY

Double glazing, window locks*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving homeowners peace of mind and lower insurance premiums. (*window locks – excluding emergency escape windows).

NEW HOME WARRANTY

A 10 year buildmark warranty will be available for all homes at Blackwood Manor from NHBC who are responsible for setting the standards of the house-building industry.

YOUR NEW HOME

Residents have the satisfaction of knowing that Blackwood Manor represents a team effort, involving the dedication, commitment and expertise of our finest architects and craftsmen. Homeowners will also benefit from a full turnkey finish. See detailed specification overleaf.

BLACKWOOD MANOR

The homes at Blackwood Manor enjoy an enviable setting off Mountain Road, the ultimate address in Newtownards. Combining charming architecture featuring elegant and defined features with practical room proportions and a complete turnkey specification, Blackwood Manor integrates all the required elements for comfortable modern living in homes that are a pleasure to live in.

Set off the established Falcon Park, accessed from Whiteways situated off Mountain Road, Blackwood offers a variety of house types with functional townhouses, semi-detached homes and spacious detached dwellings with two, three and four bedrooms incorporating differing interior space, impressive façades and simple garden space.

House Type - Rose Cottage

*Semi-Detached
3 Bedrooms
920 sq ft*

Exceptional exterior design finished in natural coloured render with 3 practical and functional bedrooms, living room and kitchen dining ready for you to move in.



View from Scrabo Tower towards Strangford Lough



Killonga Wildlife Reserve



Presenting to homeowners peace of mind, the houses at Blackwood Manor have been constructed using traditional yet innovative building methods resulting in inspirationally designed homes with character, excellent specification and exceptional energy efficiency ratings.

When perusing the house designs, it is evident that skilful attention to detail has been employed to ensure that the distinctive exteriors are well proportioned, fused with a chic interior space that is bright and practical.

Exemplary standards in terms of the design, materials and craftsmanship have been set to ensure the creation of the finest of desirable homes.



House Type - The Willow

Detached
3 Bedrooms
1,140 sq ft

Quality low maintenance exterior brick finish in rich colours presents timeless style, bay windows and well proportioned rooms, a traditional design for modern living.

LOCATION

Nestling at the foot of the Craigantlet Hills, Newtownards lies at the northern tip of Strangford Lough in County Down.

This thriving market town is overlooked by the spectacular landmark, Scrabo Tower and is host to an abundance of shops incorporating well known brand names and independent stores featuring fashion, homewares, and delis to name a few and of course the traditional

Saturday market in front of the town hall is still a popular experience. Newtownards is conveniently located and enjoys a superb road network to Belfast City Centre and other neighbouring towns.

The town offers a unique blend of historic landmarks yet the very best of amenities are on your doorstep, with excellent educational, health and recreational facilities.

Whilst Newtownards is a bustling town providing the everyday services and necessities, it also offers idyllic escapes to explore whether they be on the golf course, feeding ducks at the pond, enjoying the latest blockbuster movie, perhaps a meal at some of the highly acclaimed restaurants or some time out at the local leisure centre.

Saturday market at Newtownards



Newtownards Town Hall



Scrabo Tower

THE DETAILS



KITCHEN

- Choice of kitchen doors, work top colours and handles
- Integrated electrical appliances to include gas hob & electric single oven, extractor unit, fridge freezer, dishwasher and washer/dryer
- Ceramic wall tiling between upper and floor level kitchen units

BATHROOMS, ENSUITES (WHERE APPLICABLE) & WCS

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Chrome heated towel rail in bathroom & ensuite
- Full height tiling to shower enclosures
- Splash back tiling to bathroom, ensuite and downstairs cloakroom basins

FLOORING

- Lounge, bedrooms, hall, stairs and landing carpeted
- Kitchen/dining, ground floor cloakroom, bathroom and ensuite floors tiled

HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water
- Thermostatically controlled radiators/heating with time clock (thermostats fitted to radiators in line with Building Control regulations)
- Supply only for gas fire to living room (if applicable)

INTERNAL FEATURES

- Choice of fireplace surround (depending on house type)
- Internal decor, internal walls and ceilings painted along with the internal woodwork
- Moulded skirting and architrave
- Panelled internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and TV
- Cabling for digital and SKY TV reception terminated at a single point within the roofspace
- Zoned security alarm

EXTERNAL FEATURES

- Traditionally constructed walls in a range of brick, concrete, render and stone effect
- High standard of floor, wall and loft insulation to ensure minimal heat loss

- Subtle use of brick corbelling to selected house types

- Ornate eaves brackets on selected house types

- Mouldings to door and window surrounds to selected house designs

- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)

- Bitmac/brick pavior/decorative stone driveways

- Painted finish to front entrance doors

- Rear gardens top soiled

- Front gardens landscaped in keeping with the rest of the development

- Extensive landscaping to common areas

- Timber fencing and walling to rear boundaries where appropriate

- Feature external lighting to front door

SELECTIONS

- All selections to be made from the builder's nominated suppliers only
- All selections are from a pre-selected range and are subject to stage of construction

WARRANTY

- NHBC 10 year buildmark warranty
- White goods carry a 1 year guarantee from date of installation

LOCATION MAP



Blackwood Manor – an excellent location in Newtownards for the Belfast commuter

Distances from Blackwood Manor
 Belfast - 11 miles
 Belfast City Airport - 10.5 miles

Built in the right place, in the right way,
in the right style, by the right people.

Danesfort Park, Belfast



Mill Valley, North Belfast



Thaxton Village, Lisburn



Bush Demesne, Antrim



Magheralave Meadows, Lisburn



Millmount Village, Dundonald



Red Row, Toomebridge



Craigavad Park, Cultra



Bushforde Meadows, Antrim



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Providing Buildmark
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