

- Apartment
- Semi-detached Type F
- Semi-detached Type F2
- Semi-detached Type E1
- Detached Type D
- Semi-detached Type C
- Detached Type B
- Semi-detached Type A

## Site plan



*“Fort Manor has been designed to take advantage of its location, with spectacular views across Dundonald and the surrounding countryside.”*

There is also the local Golf Club, two large garden centres and the Streamvale Open Farm Visitors' Centre – all within close proximity to the development.

The Ulster Way is on your doorstep and you can enjoy scenic walks in the nearby Castlereagh countryside, the Stormont Estate, Cregagh Glen and Belvoir Forest Park.

Cyclists can enjoy the Comber Greenway and other cycle paths that provide links to the City Centre, Comber and Connswater.

With cleverly planned and well-proportioned sites, Fort Manor has been designed to take full advantage of its location. Just off the Old Dundonald Road, the development has excellent transport and commuter links within walking distance. The George Best Airport is only a 10 minute drive away!

Dundonald Village has a number of schools, shops, restaurants and other local amenities only a stroll away.

The new developments at Dundonald Leisure Park will create one of Northern Ireland's premier sport, entertainment and tourist attractions with Dundonald International Ice Bowl, Dundonald Touring Caravan Park, Adventure Golf, Laser Combat Activity, a scheduled 8-screen cinema and other amenities to follow.

Set in the thriving village of Dundonald, Fort Manor is a small development of 38 stylish, energy efficient homes, set in a prime location off the Fort Road. Phase 1 of the development has completely sold out and Phase 2 will feature exciting new house designs and a choice of 14 semi-detached homes, each with an attractive turnkey finish.



# Welcome to Fort Manor

**PHASE 2  
NOW ON RELEASE**

### Specification

- NHBC 10 year warranty
- Energy efficient timber frame construction
- Double glazed UPVC windows
- GRP external front door and PVC patio doors to rear
- Attractive turnkey package – choices and upgrades available
- Choice of modern fitted kitchen
- Integrated appliances include gas hob, electric oven, stainless steel extractor fan, fridge/freezer, washer/dryer and dishwasher
- Integrated down lighters to kitchen and bathroom
- Contemporary bathrooms
- Tiling to shower enclosure
- Floor tiling to kitchen, bathroom, en-suite and WC
- Floor covering – carpets to lounge, bedrooms, landing and hallways
- Oak style internal doors with modern ironmongery
- Internal painting to walls, ceilings and woodwork
- Front garden – lawn turf
- Rear garden top soiled and sown out
- Patio to rear
- Tarmac to driveways (where applicable)
- Wired for burglar alarm
- Management agent appointed to manage common landscaped and common areas on site
- Natural gas central heating



**Braidwater**

[braidwater.com](http://braidwater.com)

# Fort Manor

Fort Road Dundonald

New designs - 3 & 4 bedroom semi-detached homes with attractive turnkey package.



*“A perfect combination of exceptional quality, stylish architectural design and high energy efficiency.”*

## About Braidwater

Based in Eglinton, Braidwater is a progressive development company with a history of over 30 successful years in the industry. Our success is based upon our commitment to quality and the high standards we set. We take pride in everything we do and everything we achieve, ensuring the Braidwater name is synonymous with the creation of high quality, sustainable developments that are a benchmark for the industry.

The reputation we have built is based on professionalism and attention to detail, with a culture of integrity and innovation and a policy of continuous improvement. Braidwater has a real commitment to the environment, creating homes of lasting value and communities where people really want to live. Every Braidwater development is excitingly different and is designed specifically for its well-chosen location.

Every new Braidwater home comes with the National House Building Council's 10 Year 'Buildmark' Warranty.

Disclaimer:  
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. Configurations of kitchens and bathrooms may be subject to alteration from those illustrated without prior notification. Furniture layouts are for illustration purposes only and we do not supply wardrobes. 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. Kitchen layouts are artist's impression - please refer to actual kitchen floor plan and elevation for each house.  
Correct as at 13 March 2015

## ECO Smart

In contributing to a cleaner, safer, greener environment and at no extra cost to our customers, Braidwater provides energy efficient Scandinavian timber framed homes that can provide large savings on heating costs.

## Customer Care

Braidwater embraces a zero defects policy that looks after customers from the early stages of buying a home right through to include the NHBC 10 year warranty. Braidwater registers all developments with the Considerate Constructors Scheme to ensure that the impact from construction works is minimised for new home owners and existing neighbours in the area. This includes minimising noise, managing traffic and keeping muck and dust levels low on adjoining neighbourhoods.

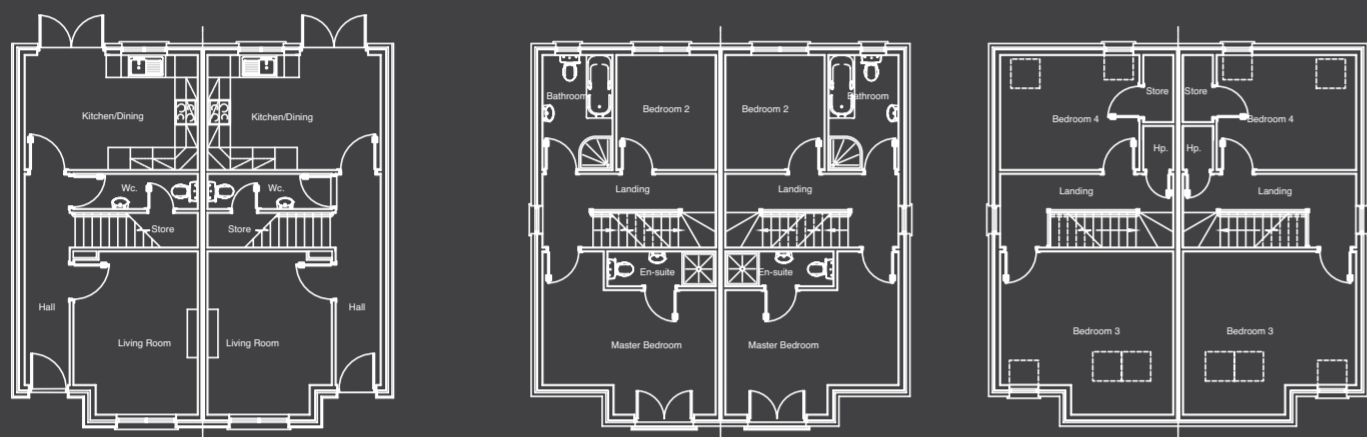


Hollywood 028 9042 8989  
East Belfast 028 9059 5555

Please contact our Agents and see what lifetime savings you could make in purchasing a high energy efficient home.



TYPE E SEMI-DETACHED



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

**GROUND FLOOR**

Living Room	4.41m x 3.36m (max)	14'6" x 11" (max)
Kitchen/Dining	4.68m x 3.11m (max)	15'4" x 10'2" (max)
Hall	5.70m x 1.225m (max)	18'8" x 4" (max)
WC	3.36m x 0.96m (max)	11' x 3'2" (max)

**FIRST FLOOR**

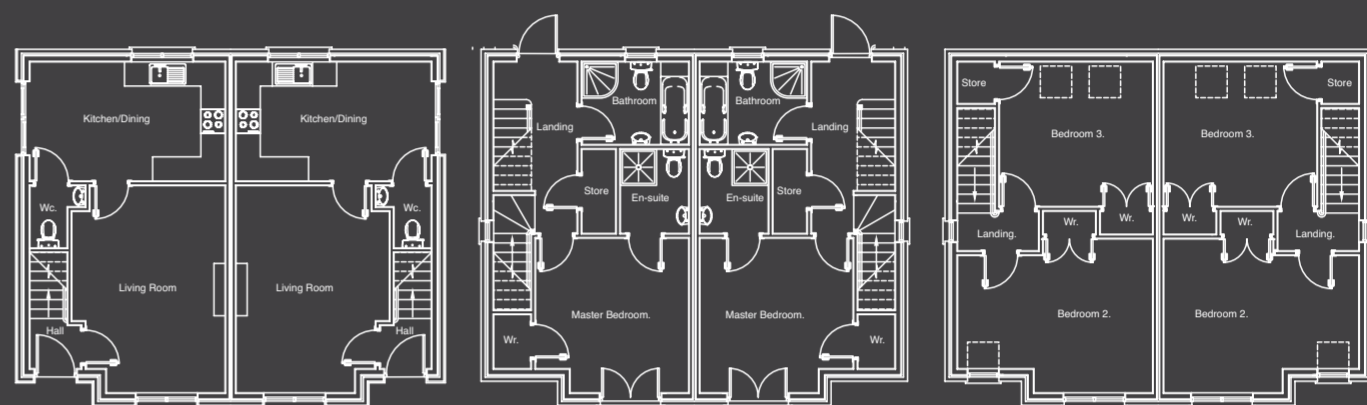
Master Bedroom	4.68m x 3.61m (max)	15'4" x 11'10" (max)
Bedroom 2	3.11m x 2.685m (max)	10'2" x 8'10" (max)
Bathroom	3.11m x 1.90m (max)	10'2" x 6'3" (max)
Landing	4.68m x 2.00m (max)	15'4" x 6'7" (max)
En-suite	2.93m x 0.95m (max)	9'7" x 3'1" (max)

**SECOND FLOOR**

Bedroom 3	4.68m x 4.41m (max)	15'4" x 14'6" (max)
Bedroom 4	3.77m x 3.11m (max)	12'4" x 10'2" (max)
Landing	4.68m x 2.00m (max)	15'4" x 6'7" (max)
Hotpress	1.20m x 0.82m (max)	3'11" x 2'8" (max)
Store	1.82m x 0.82m (max)	6' x 2'8" (max)



TYPE F SEMI - DETACHED



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

**GROUND FLOOR**

Living Room	5.18m x 3.84m (max)	17' x 12'7" (max)
Kitchen/Dining	4.88m x 2.99m (max)	16' x 9'10" (max)
Hall	1.30m x 1.26m (max)	4'3" x 4'1" (max)
WC	1.58m x 0.95m (max)	5'2" x 3'1" (max)

**FIRST FLOOR**

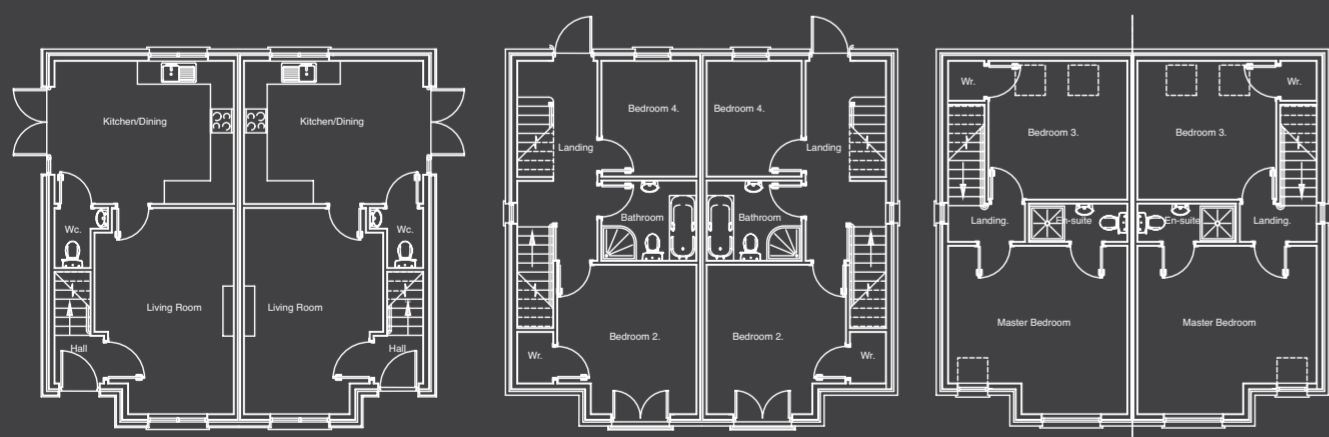
Master Bedroom	3.87m x 3.84m (max)	12'8" x 12'7" (max)
Bathroom	2.69m x 2.08m (max)	8'10" x 6'10" (max)
En-suite	2.12m x 1.73m (max)	6'11" x 5'8" (max)
Landing	4.29m x 2.10m (max)	14'1" x 6'11" (max)
Store	2.12m x 0.87m (max)	6'11" x 2'10" (max)
Wr.	1.37m x 0.95m (max)	4'6" x 3'1" (max)

**SECOND FLOOR**

Bedroom 2	4.88m x 3.85m (max)	16' x 12'8" (max)
Bedroom 3	3.84m x 3.62m (max)	12'7" x 11'1" (max)
Landing	2.04m x 1.01m (max)	6'8" x 3'4" (max)
Wr.	1.33m x 0.60m (max)	4'4" x 2' (max)
Wr.	1.33m x 0.60m (max)	4'4" x 2' (max)
Store	1.06m x 0.95m (max)	3'6" x 3'1" (max)



TYPE F2 SEMI-DETACHED



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

**A GROUND FLOOR**

Living Room	5.38m x 3.64m (max)	17'8" x 12" (max)
Kitchen/Dining	4.68m x 3.74m (max)	15'4" x 12'3" (max)
Hall	1.30m x 1.26m (max)	4'3" x 4'1" (max)
WC	1.58m x 0.95m (max)	5'2" x 3'1" (max)

**FIRST FLOOR**

Bedroom 2	3.90m x 3.64m (max)	12'10" x 12" (max)
Bedroom 4	3.02m x 2.49m (max)	9'11" x 8'2" (max)
Bathroom	2.49m x 2.10m (max)	8'2" x 6'11" (max)
Landing	5.21m x 2.10m (max)	17'1" x 6'11" (max)
Wr.	1.35m x 0.95m (max)	4'5" x 3'1" (max)

**SECOND FLOOR**

Master Bedroom	4.68m x 4.39m (max)	15'4" x 14'5" (max)
Bedroom 3	3.62m x 3.62m (max)	11'1" x 11'1" (max)
Landing	2.01m x 1.01m (max)	6'7" x 3'4" (max)
En-suite	2.57m x 1.01m (max)	8'5" x 3'4" (max)
Wr.	1.05m x 0.96m (max)	3'5" x 3'2" (max)

**7 STEPS TO BUYING A NEW HOME WITH BRAIDWATER**



**When you buy a new home - you could save up to £35,000 over the lifetime of a typical mortgage - according to a report from nhbc**

Check out our EPCs to see how energy efficient our new homes are!

**Co-Ownership available**  
- subject to Status, Terms and Conditions