



CRANLEY ROAD



BANGOR - NORTH DOWN



CRANLEY ROAD

Whether you want to blow away the cobwebs with a brisk morning walk or cradle a hot drink whilst admiring the marina and all its beauty, this luxury is only a short drive from Cranley Road, Bangor.

Bangor Marina



Ideally situated in a much sought after area of Bangor, this small collection of four detached homes are characterised by spacious modern interiors, with 9ft high ceilings throughout.

No detail has been overlooked in the quest to make these forever family homes. From improved insulation to modern energy efficient heating systems, ensuring that homeowners can lead a more eco-friendly lifestyle.

Leading primary and post primary schools are close to Cranley Road with Bangor Grammar School just a stones throw away. Commuting to Belfast and beyond also couldn't be any easier, with easy access to the ring road, and with an abundance of local amenities on your doorstep, these homes are perfect for anyone looking to put down roots in a thriving local community.



Apeer Composite Front Door

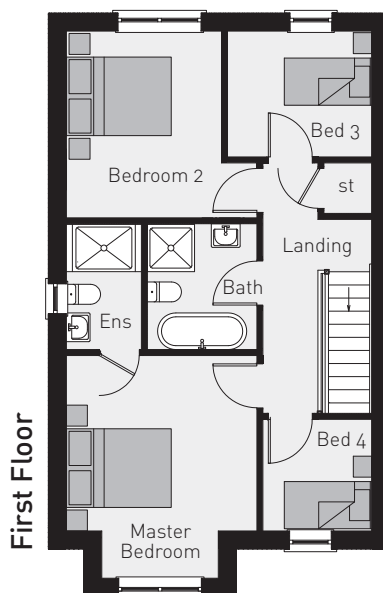
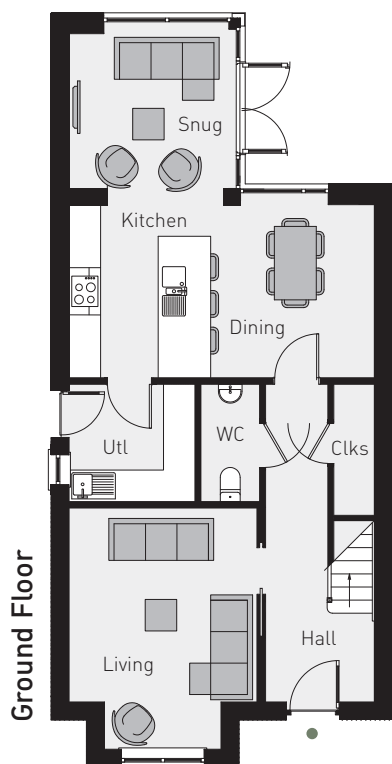


House Type C

Site Number 4

Total Floor Area - 1356 ft²

Floorplan shown is for Site 4.
The site floor plan for Site 2 is the mirror image
of this plan and is known as House Type B.



GROUND FLOOR

Living Room (+bay)	12'1" x 11'9"
Kitchen / Dining	19'1" x 10'9"
Snug	11'2" x 10'5"
Utility	7'10" x 7'4"
WC	7'4" x 3'8"

FIRST FLOOR

Master Bed (+bay)	11'11" x 10'11"
Ensuite	7'10" x 4'8"
Bedroom 2	11'8" x 9'8"
Bedroom 3	9'0" x 7'10"
Bedroom 4	6'11" x 6'9"
Bathroom (max)	7'10" x 6'10"



Computer Visual

SITE LAYOUT

Not to scale



House Type D

Site Number 3

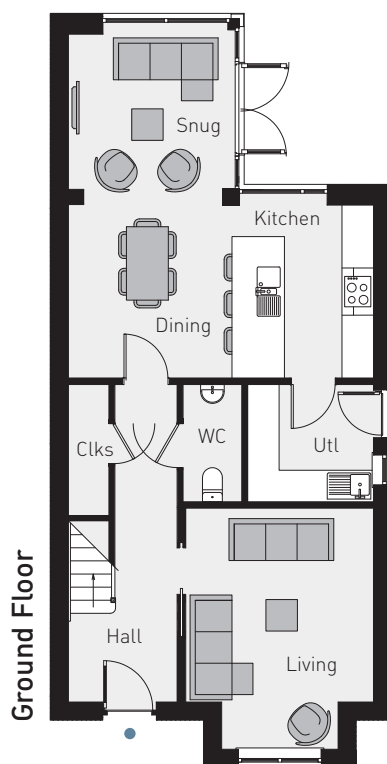
Total Floor Area - 1356 ft²

GROUND FLOOR

Living Room (+bay)	12'1" x 11'9"
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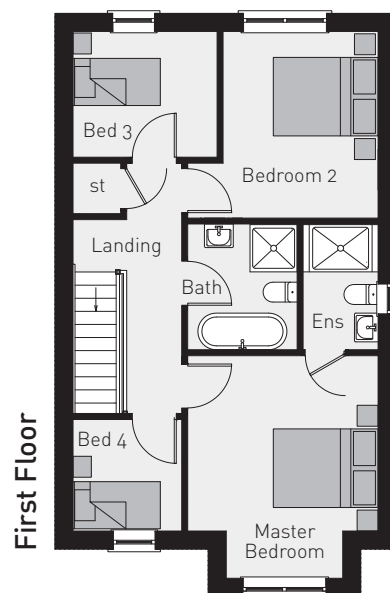
FIRST FLOOR

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Bedroom 4	6'11" x 6'9"
Bathroom (max)	7'10" x 6'10"



Ground Floor

Floorplan shown is for Site 3.
The site floor plan for Site 1 is the mirror image of this plan and is known as House Type A.



First Floor

MODERN TURN-KEY SPECIFICATION



These images are taken from a previous show home and reflect the style and finish at Cranley Road.

Internal Features

- Internal decor, walls and ceilings painted
- Modern or Panelled internal doors with quality ironmongery
- Modern wall hung electric fire
- Smoke, heat and carbon monoxide detectors
- Connection sockets for BT and terrestrial channels
- Satellite dish and connection to lounge and master bedroom provided
- Natural Gas heating with energy efficient boiler and hot water on demand
- Dual zone heating with thermostatically controlled radiators
- 9 foot ceiling height except bathroom and en-suite
- Mechanical heat recovery ventilation for energy efficient air input and extraction, no drafts from window vents
- Security alarm system

Kitchen & Utility Room

- High gloss kitchen doors with a choice of 4 colours with modern work top and handles
- Integrated appliances to include electric hob, electric oven, cooker hood, fridge/freezer, dishwasher and washing machine
- Energy efficient downlighting to ceilings

Floor Covering and Tiling

- Ceramic floor tiling to Hall, WC, Utility, Kitchen, bathroom and en-suite
- Carpets with underlay to all other floors
- Fully height wall tiling to shower enclosures
- Splash backs to bath and wash hand basins

Bathroom, En-suite and WC

- Contemporary white designer sanitary ware with chrome fittings
- Energy efficient down lighting to ceilings of bathroom and en-suite

External Features

- Hybrid timber frame construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazed windows and external doors
- Pre-finished composite Apeer "Secure by Design" front door with double glazed fanlight feature above
- Bitmac driveways
- Front and rear gardens topsoiled and sown out for grass
- 1.8 metre high timber fencing to rear where appropriate
- External lights at all external doors



LOCATION MAP

Not to scale

IDEALLY SITUATED
IN A MUCH
SOUGHT AFTER
AREA OF BANGOR.



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CONSTRUCTION



ARCHITECT



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