

CONTEMPORARY HOMES FOR MODERN LIVING

BUTTERMILK LONEY

BALLYSILLAN PARK • BELFAST



CAREFULLY CONSIDERED
DESIGN FOR THE LOCAL AREA

A NEW CONCEPT FOR MODERN 21ST CENTURY LIVING

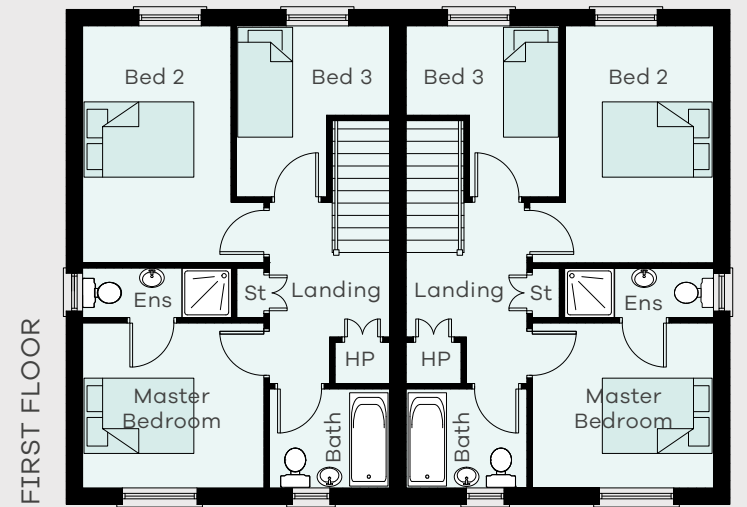
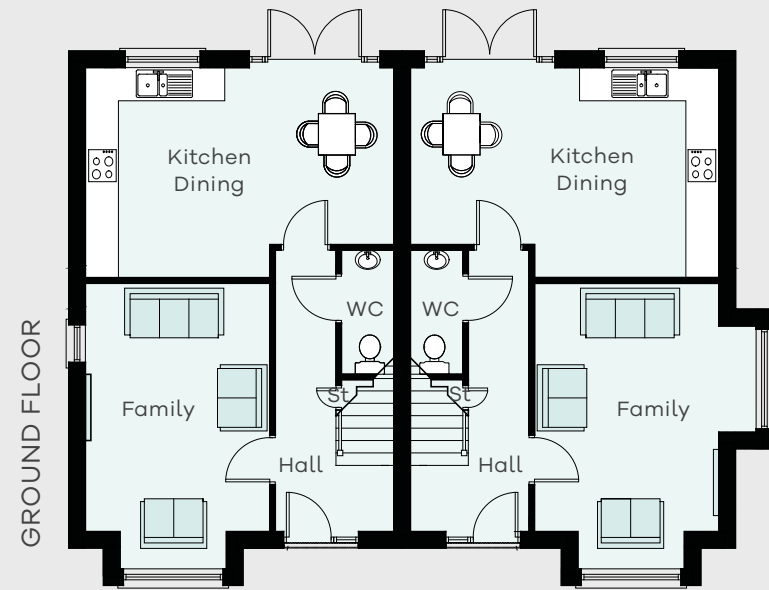
Buttermilk Loney is a superb new development of contemporary detached homes, semi detached and townhouses in a great location for modern and convenient family living, just off Ballysillan Park.

We all love living close to the city, and this is one of North Belfast's most popular residential areas. Step outside Buttermilk Loney and discover what makes this area so popular with families - convenience to the city centre, Ballysillan Leisure Centre, many leading primary and grammar schools, parks, Cliftonville Golf Club and Cave Hill Country Park.

The developers have invested much time and effort into designing these modern homes, which are both functional and aesthetically pleasing. They have been designed with generous living spaces which meet the needs of modern lifestyles creating family homes that are appealing, both inside and outside.

These new homes enjoy an enviable location, overlooking the city and only a few minutes from Cave Hill Country Park and beautiful open countryside - perfect for the modern family.

Living is easy at Buttermilk Loney - spacious, flexible homes with a low maintenance lifestyle.



THE AINSLEY

3 BEDROOM SEMI DETACHED | 112m² 1205ft²

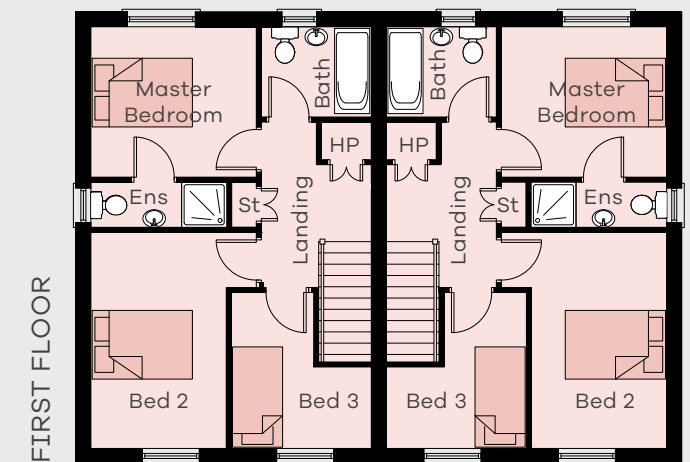
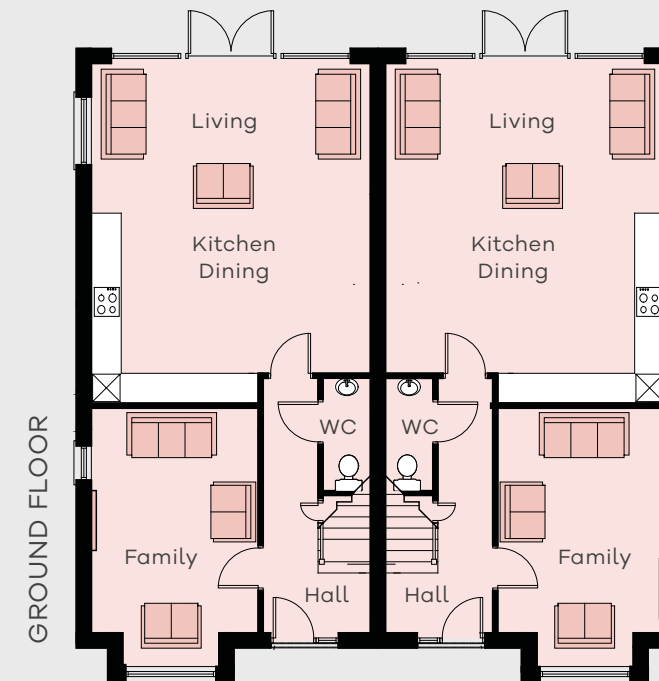


GROUND FLOOR

Entrance Hall with WC		
Family into bay	16'10" x 10'10"	5.17 x 3.34
Kitchen Dining	18'3" x 12'5"	5.59 x 3.81

FIRST FLOOR

Master Bedroom	10'8" x 9'8"	3.30 x 3.00
Ensuite	8'9" x 2'10"	2.71 x 0.90
Bedroom 2	14'1" x 10'10"	4.31 x 3.34
Bedroom 3	10'2" x 9'2"	3.11 x 2.79
Bathroom	7'2" x 5'9"	2.19 x 1.80



THE ASTON

3 BEDROOM SEMI DETACHED | 113m² 1216ft²

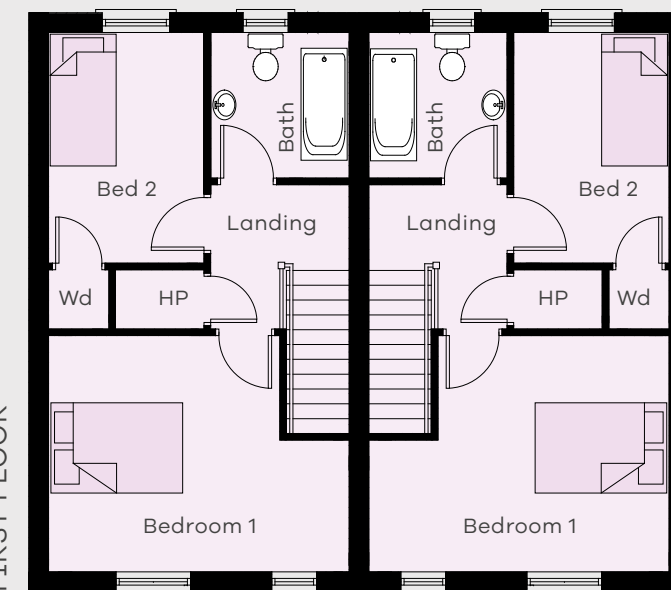
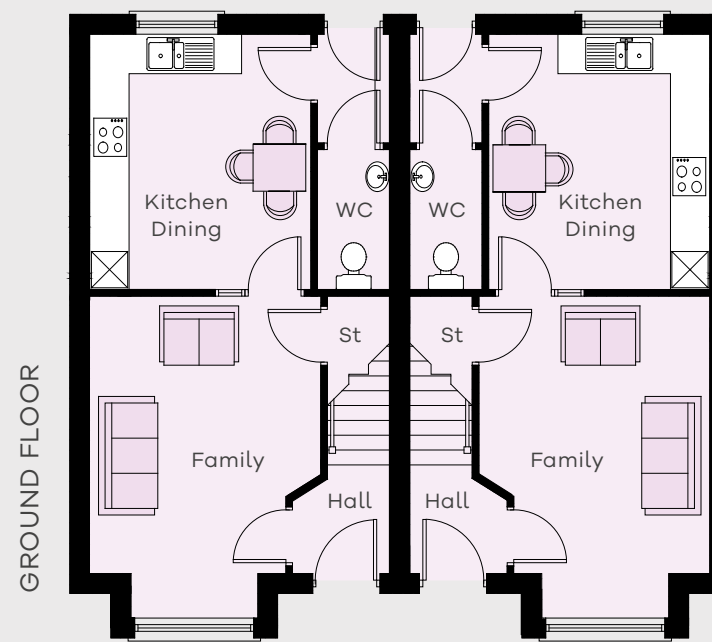


GROUND FLOOR

Entrance Hall with WC
 Family into bay 16'9" x 10'9" 5.17 x 3.34
 Kit | Dine | Living 22'7" x 18'3" 6.91 x 5.59

FIRST FLOOR

Master Bedroom 10'8" x 9'8" 3.30 x 3.00
 Ensuite 8'9" x 2'10" 2.71 x 0.90
 Bedroom 2 max 14'5" x 10'9" 4.41 x 3.34
 Bedroom 3 max 10'2" x 9'1" 3.11 x 2.79
 Bathroom 7'0" x 5'9" 2.15 x 1.80



THE BRANDON

2 BEDROOM SEMI DETACHED | 70m² 753ft²

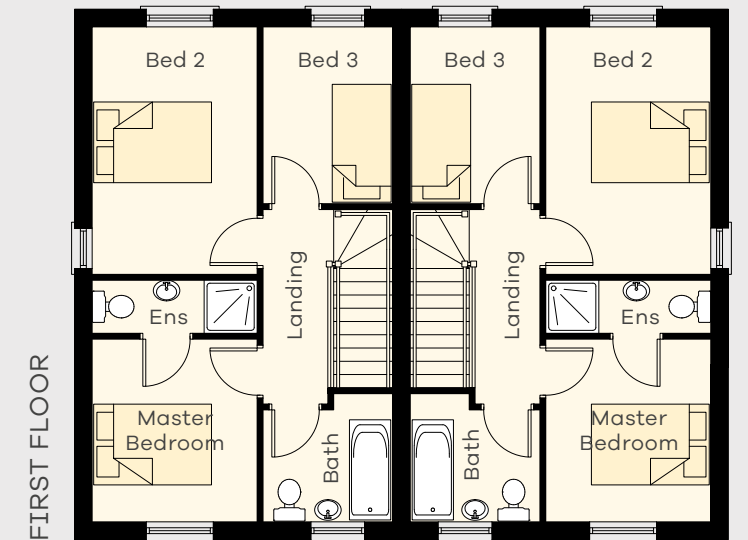
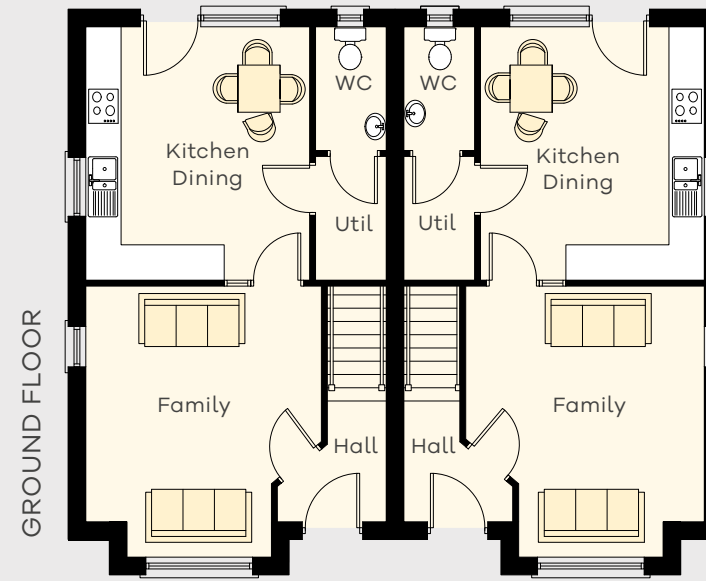


GROUND FLOOR

Entrance Hall with WC		
Family into bay	16'0" x 11'5"	4.88 x 3.51
Kitchen Dining	12'7" x 11'0"	3.87 x 3.36

FIRST FLOOR

Bedroom 1	14'10" x 11'7"	4.56 x 3.58
Bedroom 2	11'5" x 7'7"	3.50 x 2.36
Bathroom	6'10" x 6'9"	2.21 x 2.10



THE EALING

3 BEDROOM SEMI DETACHED | 82m² 882ft²



Images are for illustration purposes only

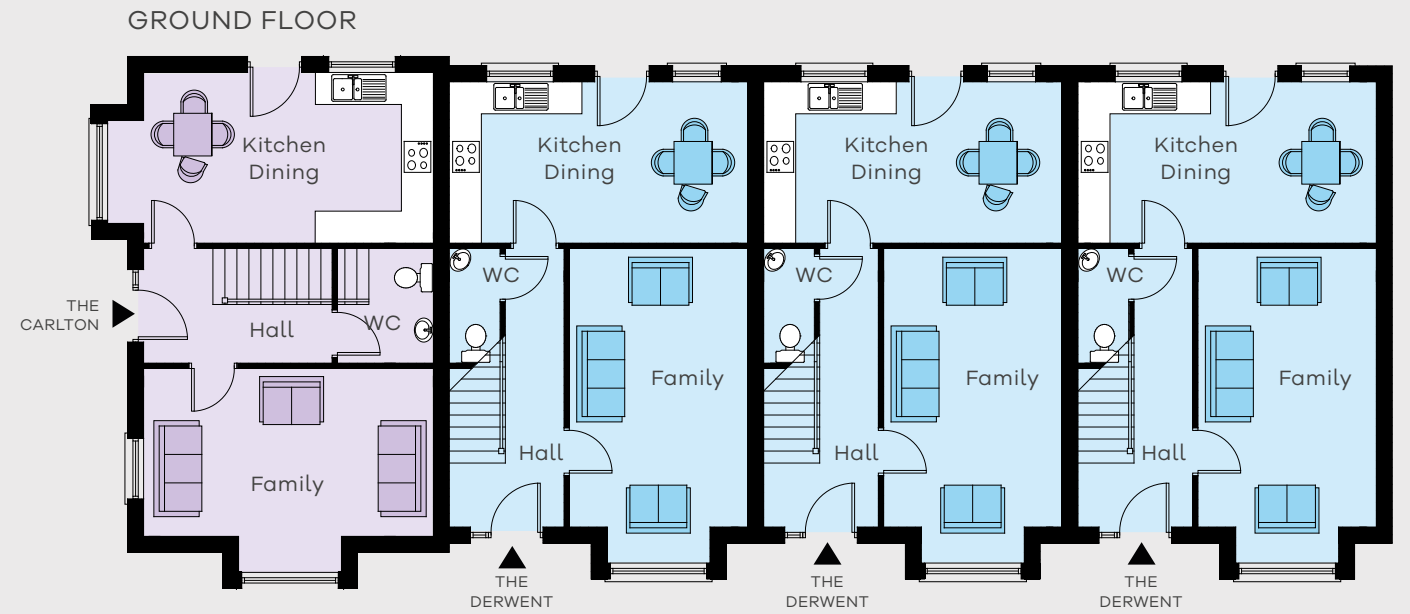
GROUND FLOOR

Entrance Hall		
Family	15'1" x 13'1"	4.60 x 4.00
Kitchen Dining	14'1" x 12'5"	4.30 x 3.80
Utility	6'9" x 3'9"	2.10 x 1.20
WC	6'9" x 3'9"	2.10 x 1.20

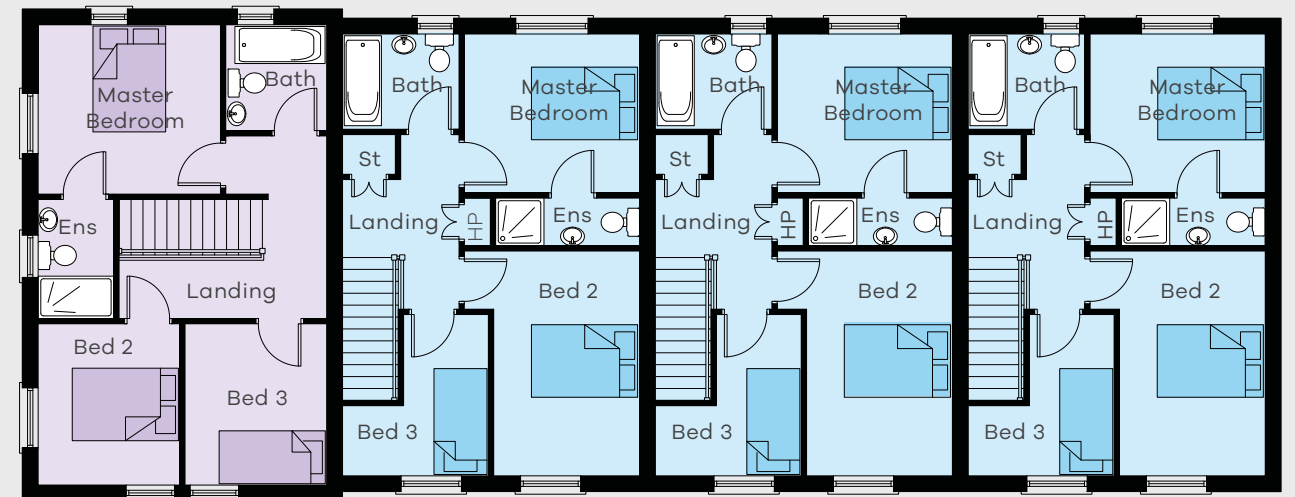
FIRST FLOOR

Master Bedroom	10'2" x 9'2"	3.10 x 2.80
Ensuite	9'92" x 2'10"	2.80 x 0.90
Bedroom 2	13'8" x 9'2"	4.20 x 2.80
Bedroom 3	9'8" x 7'2"	3.00 x 2.20
Bathroom	7'2" x 7'1"	2.20 x 2.17

Plans are not to scale and all dimensions are approximate



FIRST FLOOR



THE CARLTON + THE DERWENT

3 BEDROOM TOWNHOUSES THE CARLTON | 92m² 990ft²
 THE DERWENT | 93m² 1001ft²

THE CARLTON

GROUND FLOOR

Entrance Hall with WC		
Family into bay	17'8" x 12'5"	5.43 x 3.82
Kit Dine into bay	20'0" x 10'5"	6.10 x 3.20

FIRST FLOOR

Master Bedroom	10'8" x 10'5"	3.28 x 3.20
Ensuite	7'4" x 4'6"	2.25 x 1.42
Bedroom 2	10'0" x 8'7"	3.05 x 2.66
Bedroom 3	10'0" x 8'7"	3.05 x 2.66
Bathroom	6'7" x 6'5"	2.05 x 1.97

THE DERWENT

GROUND FLOOR

Entrance Hall with WC		
Family into bay	19'3" x 10'9"	5.89 x 3.34
Kitchen Dining	18'4" x 9'9"	5.60 x 3.02

FIRST FLOOR

Master Bedroom	10'8" x 9'8"	3.30 x 3.00
Ensuite	8'9" x 2'10"	2.71 x 0.90
Bedroom 2	13'9" x 10'8"	4.25 x 3.30
Bedroom 3	10'0" x 9'0"	3.05 x 2.75
Bathroom	7'2" x 5'9"	2.19 x 1.80

Plans are not to scale and all dimensions are approximate



THE FARRIER + THE GRANT

3 BEDROOM TOWNHOUSES THE FARRIER | 90m² 968ft²
 THE GRANT | 96m² 1033ft²

THE FARRIER

GROUND FLOOR

Entrance Hall with WC		
Family into bay	19'3" x 10'9"	5.89 x 3.34
Kitchen Dining	18'3" x 9'9"	5.59 x 3.02

FIRST FLOOR

Master Bedroom	12'10" x 12'6"	3.95 x 3.85
Ensuite	8'7" x 2'10"	2.65 x 0.90
Bedroom 2 max	14'4" x 12'10"	4.40 x 3.95
Bedroom 3	10'5" x 10'0"	3.20 x 3.05
Bathroom	8'7" x 7'2"	2.65 x 2.19

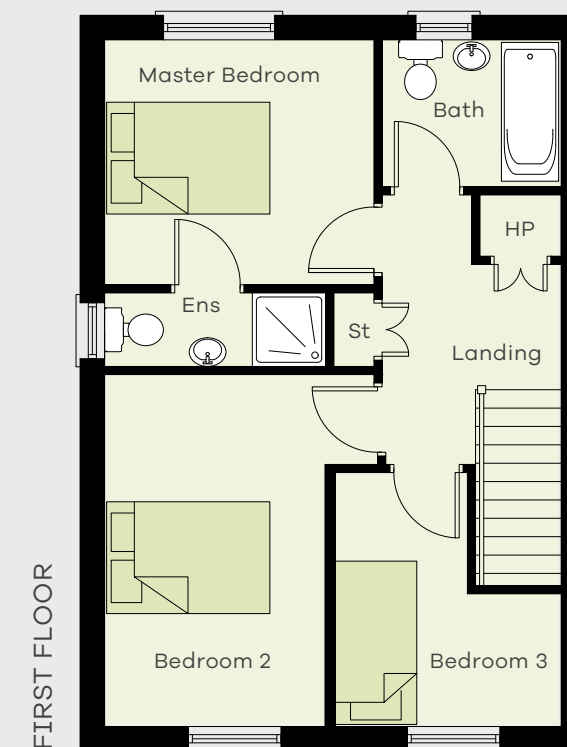
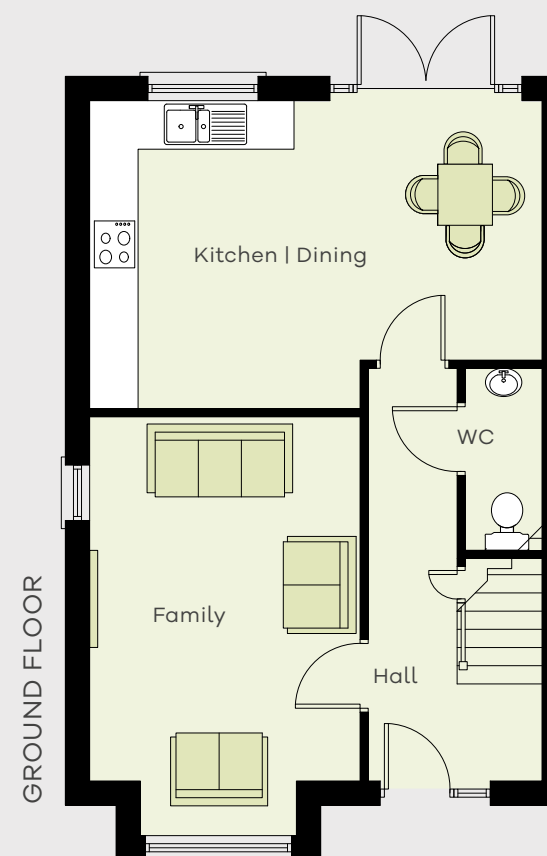
THE GRANT

GROUND FLOOR

Entrance Hall with WC		
Family into bay	17'8" x 12'5"	5.43 x 3.82
Kit Dine into bay	20'0" x 10'5"	6.10 x 3.20

FIRST FLOOR

Master Bedroom	10'8" x 10'5"	3.28 x 3.20
Ensuite	7'4" x 4'7"	2.25 x 1.42
Bedroom 2	10'0" x 8'7"	3.05 x 2.66
Bedroom 3	10'0" x 8'7"	3.05 x 2.66
Bathroom	6'7" x 6'5"	2.05 x 1.97



THE JASMIN

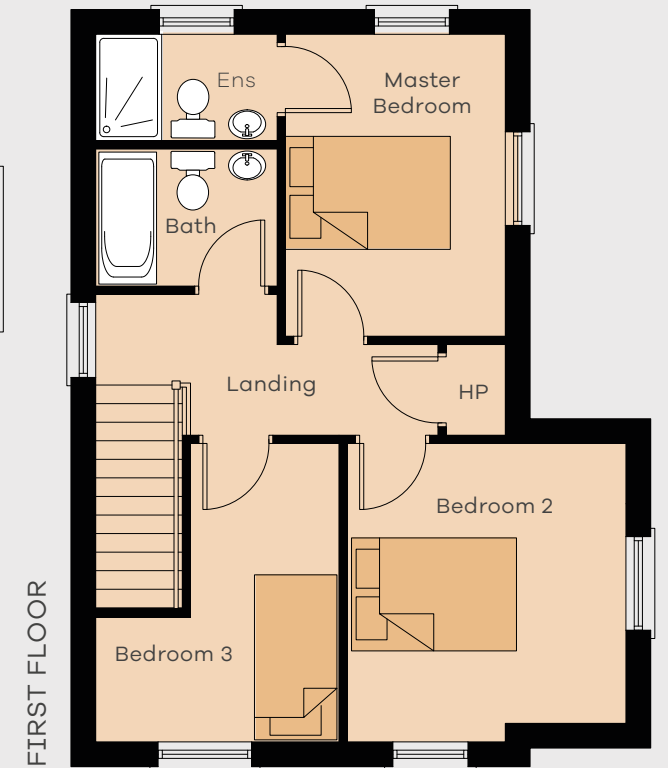
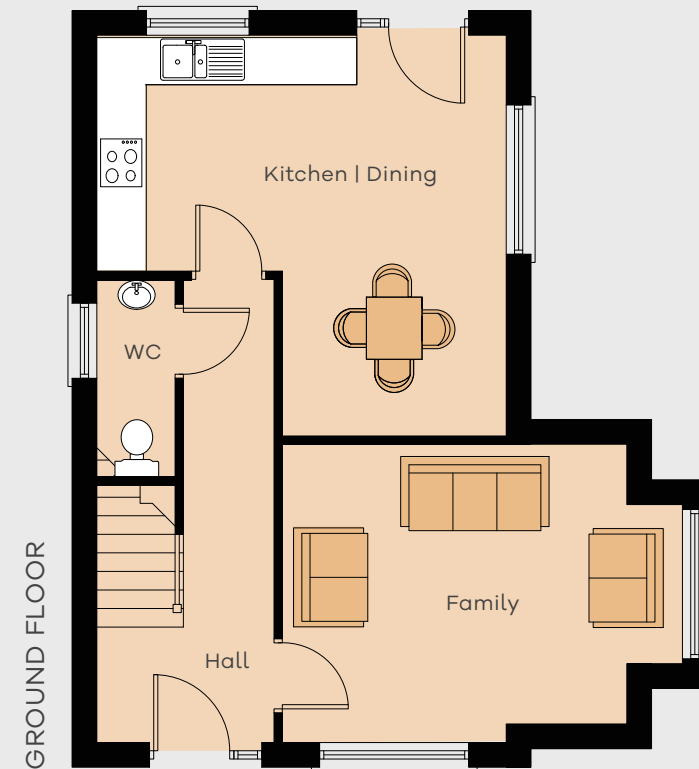
3 BEDROOM DETACHED | 89m² 958ft²

GROUND FLOOR

Entrance Hall with WC		
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FIRST FLOOR

Master Bedroom	10'8" x 9'8"	3.30 x 3.00
Ensuite	8'9" x 2'10"	2.71 x 0.90
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Bedroom 3	10'2" x 9'1"	3.11 x 2.79
Bathroom	7'2" x 5'9"	2.19 x 1.80



THE KINGSTON

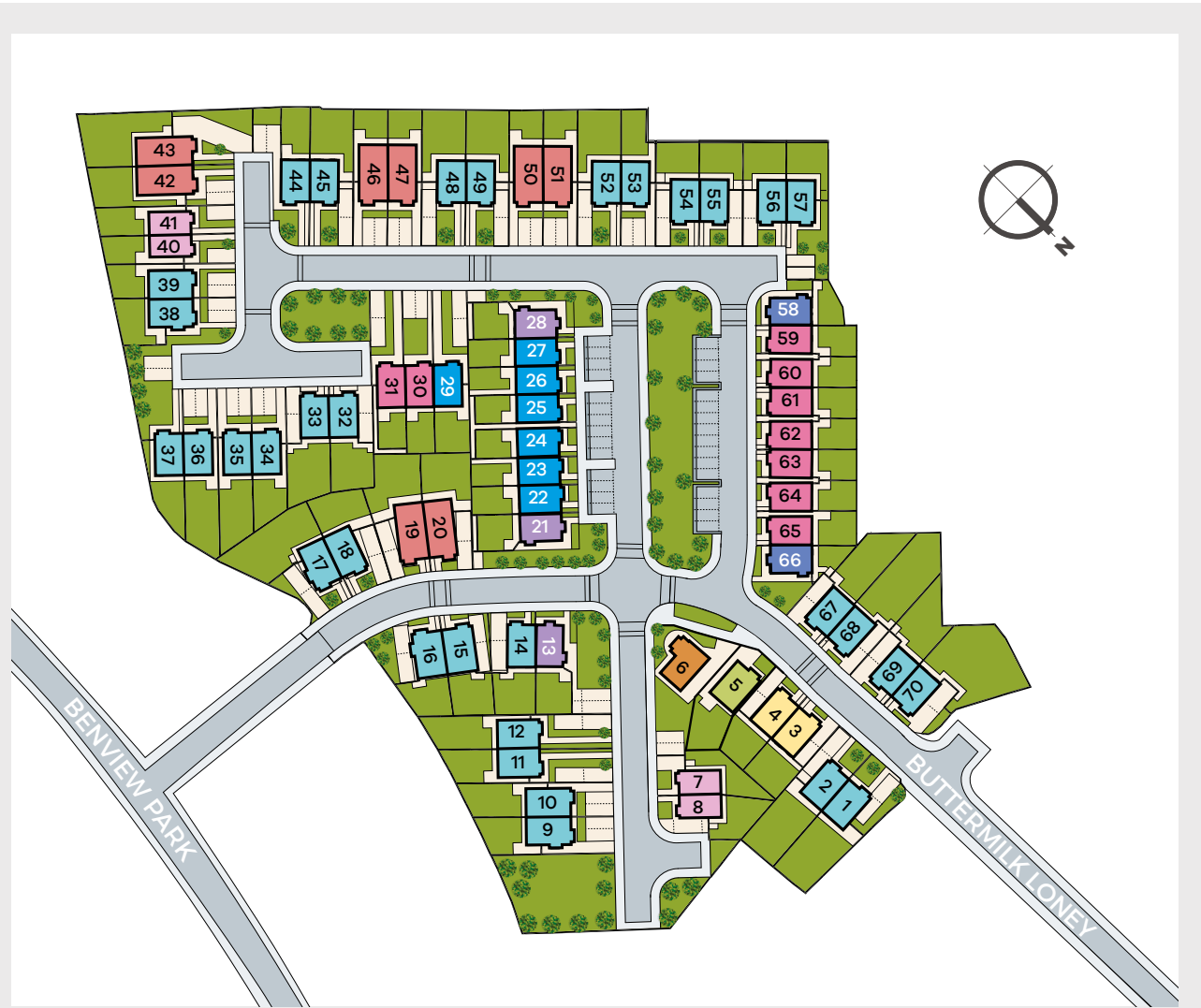
3 BEDROOM DETACHED | 96.5m² 1038ft²

GROUND FLOOR

Entrance Hall with WC		
Family	15'9" x 11'8"	4.85 x 3.61
Kitchen Dining	16'3" x 15'9"	4.96 x 4.86

FIRST FLOOR

Master Bedroom	12'0" x 8'7"	3.66 x 2.66
Ensuite	7'2" x 4'2"	2.20 x 1.29
Bedroom 2	11'8" x 11'1"	3.61 x 3.38
Bedroom 3 max	11'8" x 9'7"	3.61 x 2.95
Bathroom	7'2" x 5'4"	2.20 x 1.66



SITE LAYOUT

NOT TO SCALE

- | | |
|--|--|
| ■ • THE AINSLEY | ■ • THE DERWENT |
| ■ • THE ASTON | ■ • THE FARRIER |
| ■ • THE BRANDON | ■ • THE GRANT |
| ■ • THE EALING | ■ • THE JASMIN |
| ■ • THE CARLTON | ■ • THE KINGSTON |



LOCATION MAP

NOT TO SCALE

BUTTERMILK LONEY - WITHIN REACH

- | | |
|---------------------------------|------------|
| • Belfast City Centre | 3.5 miles |
| • Glengormley | 4.4 miles |
| • Cave Hill Country Park | 2.6 miles |
| • Belfast International Airport | 12.6 miles |
| • Belfast Zoo | 3.4 miles |
| • Belfast Castle | 2.1 miles |



FLEXIBLE, ELEGANT SPACES
DELIVERED TO YOUR SPECIFICATION



Photographs are from previous Latner 10 Developments

A MODERN EDGE FINISH...

KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Integrated kitchen appliances to include hob, oven and fridge freezer
- Fully tiled floor
- Upstand between worktop and high level units

SANITARY WARE

- Modern white sanitary ware to bathrooms, ensuites (where applicable) and wcs
- Shower tray and enclosure to ensuites
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

INTERNAL DETAILING

- White painted internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, reception room, hall, stairs and landing

EXTERNAL FINISHES

- Gas fired central heating
- Double glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Aluminium guttering and PVC downpipes
- Front and rear gardens sown in grass seed
- Tarmac driveways
- Close boarded timber fencing to rear boundaries

WARRANTY

- 10 year warranty

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