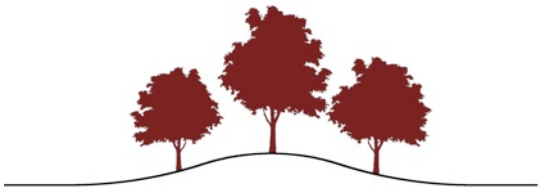


MALONE RIDGE

# 16

MALONE RIDGE

Nestling within a lush mature habitat just off the prestigious Upper Malone Road. Locally renowned architect Thomas O'Hare (featured on Grand Designs) has created a truly enticing new development of contemporary family homes.

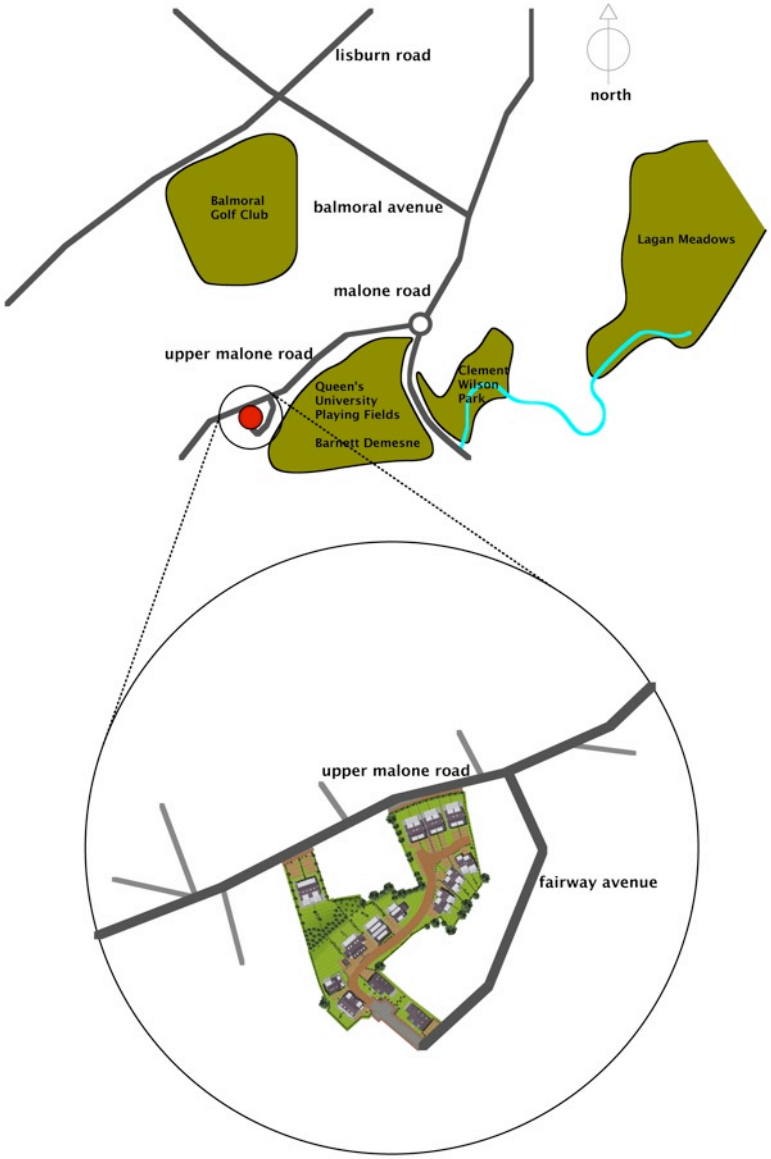
Life at Malone Ridge will encompass all essential ingredients of modern day living whilst carefully optimising space through interior design, natural light and technology.

In these harsh economic times environmentally friendly living and energy awareness all come as standard with a home at Malone Ridge.

The development provides a mixture of detached and semi-detached modern homes with four or five bedrooms and generous reception accommodation. Each home will provide thoughtfully planned interior layouts designed to compliment their individual plot with direct access to the mature gardens enhanced by sensitive planting schemes.

Utilising many distinctive natural materials these luxurious homes are within a short walk of Public transport, convenience shopping and The Barnetts Demesne leading to miles of enjoyment of the Lagan Valley Regional Parklands and Towpath. Also close to hand for recreational enjoyment are Malone, Dunmurry and Balmoral Golf Clubs.

MALONE RIDGE




**Location Map**

MALONE RIDGE

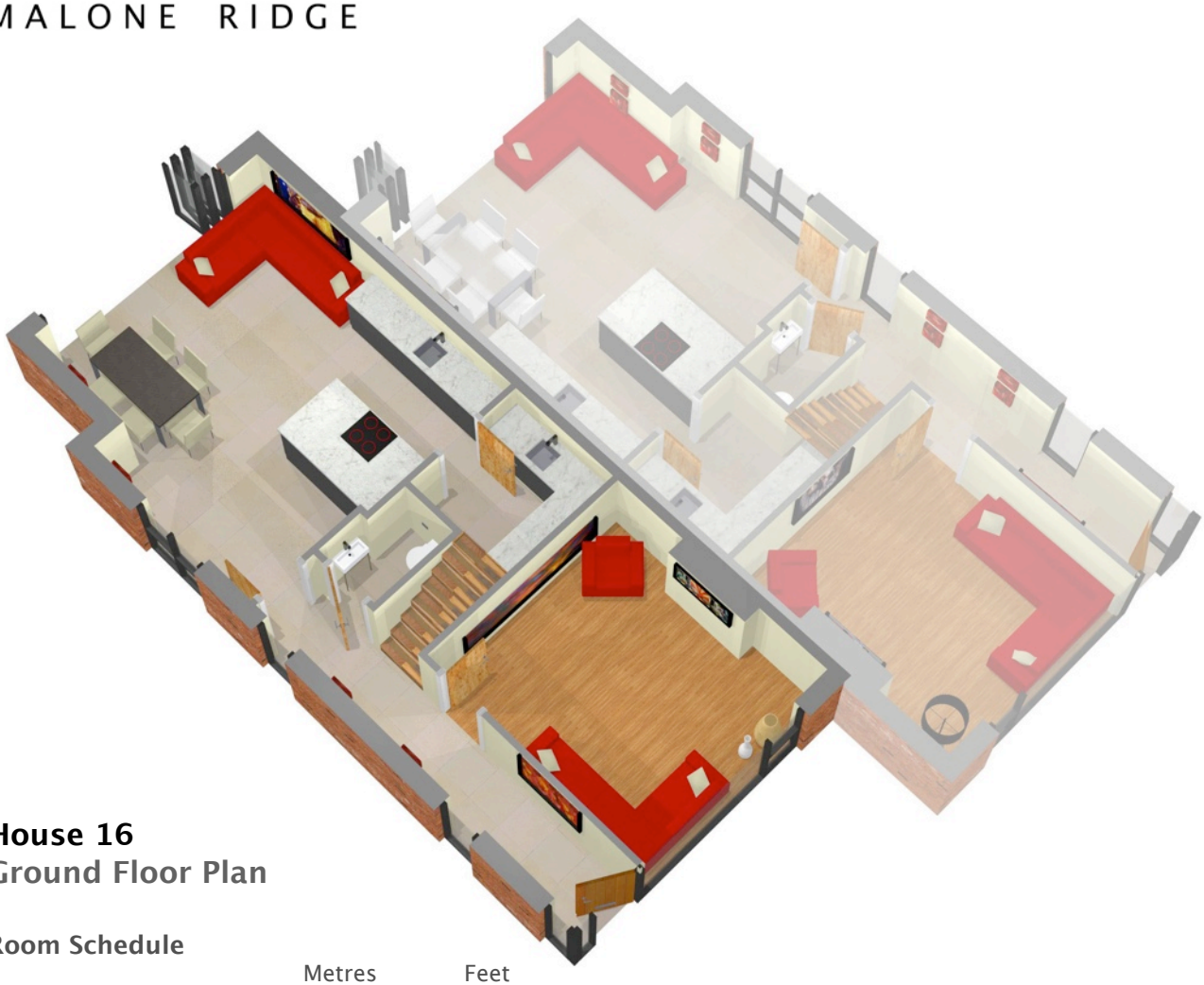
**Site Plan**

MALONE RIDGE

**House 16 Plot**

semi-detached 1683sqft

MALONE RIDGE

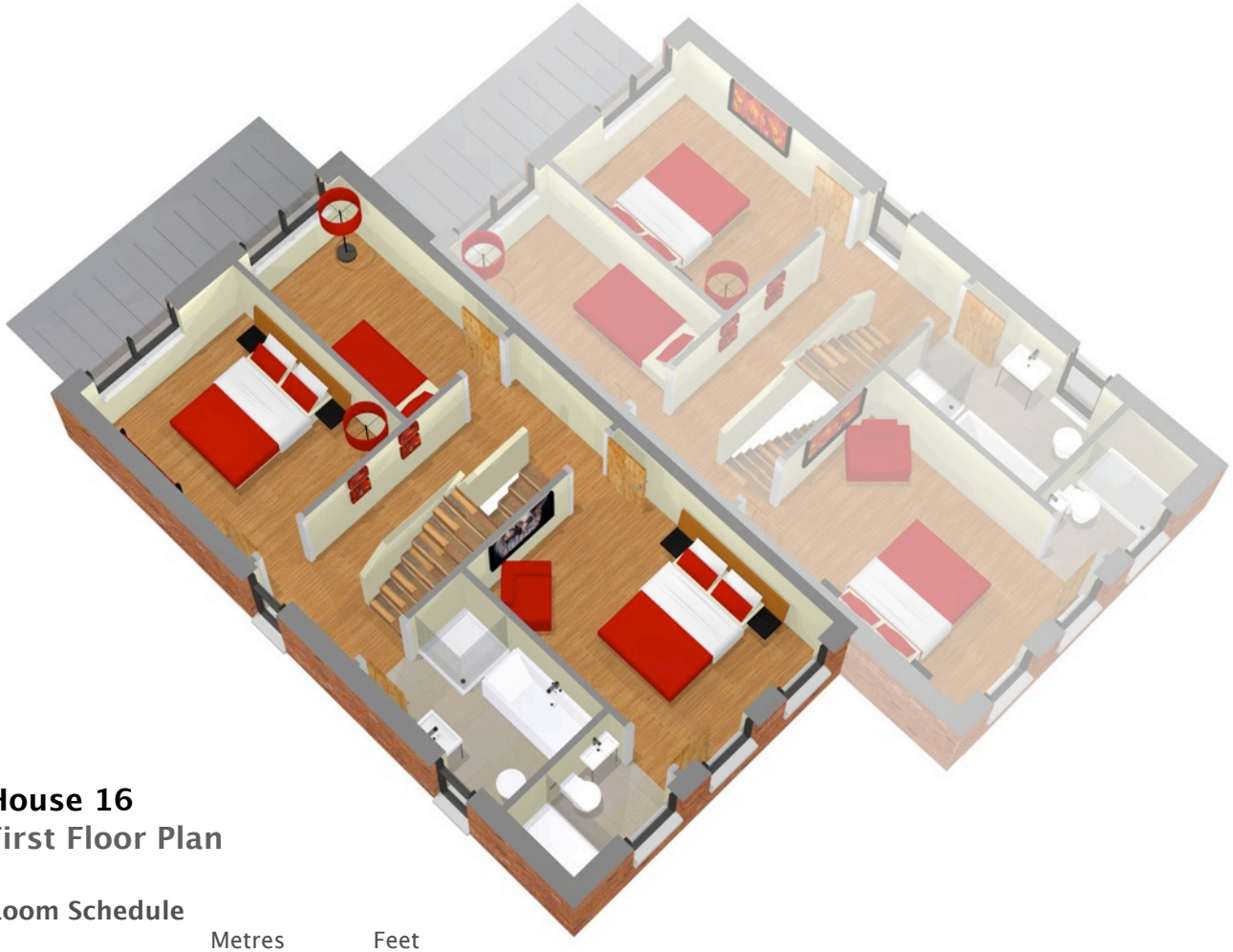


# House 16
## Ground Floor Plan

### Room Schedule

| | Metres | Feet |
|---|---|---|
| Lounge | 4.10x3.78 | 13’5”x12’5” |
| Kitchen / Living / Dining | 5.57x4.98 | 18’3”x16’4” |
| Utility | 2.21x2.00 | 7’3”x6’6” |
| WC | | |

MALONE RIDGE



## House 16
### First Floor Plan

**Room Schedule**

| | Metres | Feet |
|---|---|---|
| Bedroom 1 | 4.10x2.97 | 13'5"x9'9" |
| Ensuite | | |
| Bedroom 2 | 3.55x2.88 | 11'7"x9'5" |
| Bedroom 3 | 3.55x2.00 | 11'7"x6'6" |
| Bathroom | 2.65x1.91 | 8'8"x6'3" |

MALONE RIDGE

## House 16
### Second Floor Plan

**Room Schedule**

| | Metres | Feet |
|---|---|---|
| Bedroom 4 Ensuite | 4.98x4.10 | 16’4”x13’5” |
| Games Room | 4.65x2.91 | 15’3”x9’6” |
| Store | 3.55x1.97 | 11’7”x6’5” |

MALONE RIDGE

**House 16**
**Front View**

MALONE RIDGE

**House 16**
Rear View

MALONE RIDGE

## External Specification

Exclusive development of 24 bespoke architect designed individual homes

Brickwork is red and of an aged tumbled design

Zinc feature dormers provide architectural detail

Renewably sourced timber frame low “E” double glazed windows with high quality ironmongery. As a design feature many windows are floor to ceiling

Paved driveways

Feature natural aggregate paths

Timber fences between gardens and to rear boundary to be stained

Existing mature trees landscaped and complemented by new trees and landscaping throughout site

Low level planting to include punctuation shrubs

All lawns to be top soiled and sown in lawn grass

Contemporary external lighting

External water supply

10 year warranty

MALONE RIDGE

## Internal Specification

Phoenix Gas Central Heating (pressurised)

Internal walls painted with a rich contemporary palette of colours as standard

Solid internal doors and ironmongery through out all properties

Solid concrete floors to ground and first floor to provide improved sound insulation and thermal mass

Wiring for television and satellite point

Extensive electrical sockets positioned throughout properties, with brushed chrome finish to ground floor

Feature low energy recessed ceiling lighting generally throughout

Lighting rings for floor lamps are included in lounge and master bedrooms

Kitchen:
Exclusive contemporary kitchen
Quality integrated appliances , including cooker, gas hob, extractor hood, dishwasher, fridge/freezer
Separate utility room with integrated washing machine/dryer

Bathrooms and Ensuites:
Simple and Elegant white designer bathroom suites
Thermostatically controlled showers

Intruder alarm system installed

Mains operated smoke alarms and heat detectors

MALONE RIDGE

## Team

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**developer:**

TT Homes

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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, bathrooms and wardrobes etc, may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not take 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 photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate. Materials may vary according to availability.