

A Development by



PBN Property Limited



construction register limited

For further details contact



028 9066 8888

www.btwcairns.com

Artist's impressions and photographs are for illustration only.

BTWCAIRNS for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of BTWCAIRNS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part offer or contract; ii) BTWCAIRNS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of BTWCAIRNS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) BTWCAIRNS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Designed by The Coey Advertising Company Limited T.028 9047 1221



The STABLES

— @ The Demesne —

Courtyard townhouses of style and elegance

15 Luxury townhouses in a secluded courtyard setting just off the Hillsborough Road, Carryduff, Belfast.



The
STABLES
@ The Demesne
HILLSBOROUGH ROAD, CARRYDUFF



The Demesne Site Plan



Ease of access

The Stables offer the ideal location for its residents, whether young professionals or mature couples. It provides a safe, quality village environment in which to live and relax, yet with all the convenience of easy access to the region's main cities and towns.

Located just off Hillsborough Road in Carryduff, your daily shopping needs can be easily met at Carryduff Shopping Centre. Alternatively, for a broader shopping experience, Forestside Shopping Centre is a mere ten minutes away.

Convenience is also the catchword for residents wishing to commute to Belfast or Lisburn. Both are within easy driving distance of The Stables. Likewise for air travel, Belfast International Airport can be reached in approximately 25 minutes, and the George Best Belfast City Airport is around 20 minutes from your door.

Carryduff has its own well equipped leisure centre and there are several local golf courses, including Rockmount and Belvoir.

The Demesne

The Stables occupies a premium location within The Demesne, one of the foremost housing schemes in the Greater Belfast area. It comprises an attractive assemblage of townhouses, apartments, and semi-detached homes, designed in a timeless, classical mews style.

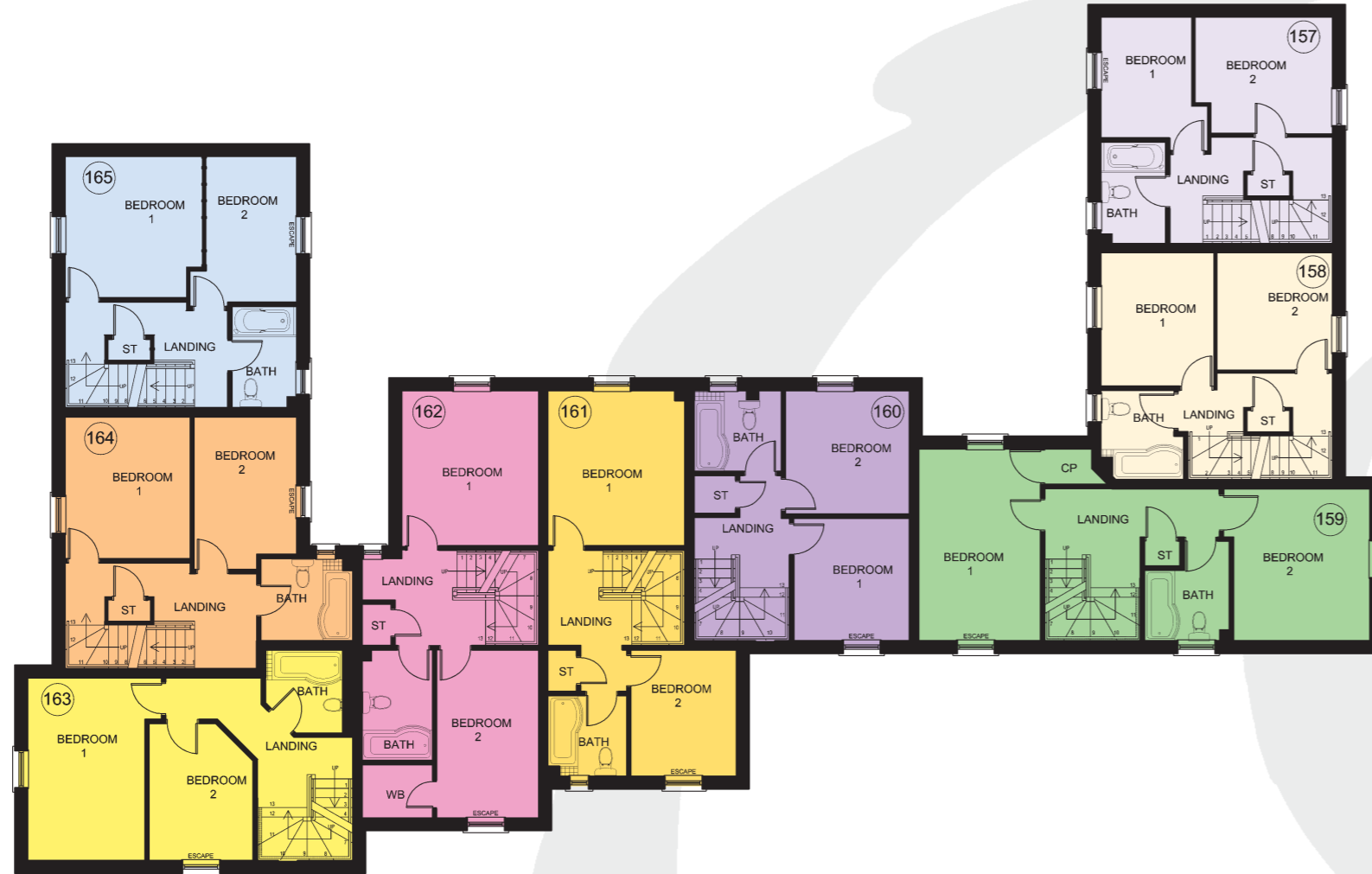
As a result, The Demesne is in effect a small village with its own distinctive sense of place and purpose, and in this respect, it is much more than a residential development. In its layout and construction, emphasis has been placed on creating a neighbourhood in which people can live and relax.

The Demesne takes the best of the new and marries it with designs inspired by the past to create homes that exude character and provoke interest, and that fit comfortably within their setting.

The result is a memorable neighbourhood where people come first and where residents can enjoy private space and public amenities.

Block (B) First Floor

Unit 157	Bedroom 1 Bedroom 2 Bathroom	9'5" x 8'2" 9'5" x 9'0" 7'10" x 4'11"
Unit 158	Bedroom 1 Bedroom 2 Bathroom	10'4" x 8'10" 9'0" x 8'11" 6'10" x 6'4"
Unit 159	Bedroom 1 Bedroom 2 Bathroom	15'0" x 9'5" 11'10" x 11'8" 7'8" x 6'10"
Unit 160	Bedroom 1 Bedroom 2 Bathroom	9'6" x 9'3" 9'7" x 9'7" 6'8" x 6'2"
Unit 161	Bedroom 1 Bedroom 2 Bathroom	12'5" x 10'8" 9'10" x 8'2" 6'2" x 6'0"
Unit 162	Bedroom 1 Bedroom 2 Bathroom	12'5" x 10'8" 13'1" x 7'10" 8'6" x 5'5"
Unit 163	Bedroom 1 Bedroom 2 Bathroom	14'3" x 9'1" 10'8" x 8'0" 6'4" x 5'11"
Unit 164	Bedroom 1 Bedroom 2 Bathroom	11'0" x 9'8" 10'8" x 7'11" 7'1" x 6'4"
Unit 165	Bedroom 1 Bedroom 2 Bathroom	11'0" x 10'7" 11'4" x 6'11" 7'10" x 4'11"



Block (B) Second Floor

Unit 157	18'1" x 17'10"
Unit 158	18'1" x 17'10"
Unit 159	35'5" x 15'0"
Unit 160	19'7" x 16'10"
Unit 161	30'3" x 14'8"
Unit 162	33'7" x 13'9"
Unit 163	25'6" x 14'3"
Unit 164	22'8" x 19'8"
Unit 165	19'8" x 18'1"

Not to scale. All dimensions to nearest 3" and to Max.



Rural beauty, urban convenience

We often take the beauty of our landscape for granted, but The Stables at the Demesne in Carryduff, occupies a truly splendid setting amidst the rolling drumlins of County Down, with the majestic backdrop of the Mourne Mountains.

In many ways, The Stables encapsulate the very best of rural and urban living. Townhouse in style, yet built to exude the character of a traditional stable courtyard, this distinctive scheme combines style and substance, and makes easy living for young professionals, or those with more time on their hands.

With spacious living and access to carefully maintained and landscaped communal garden areas, The Stables truly is the jewel in the crown of The Demesne development.



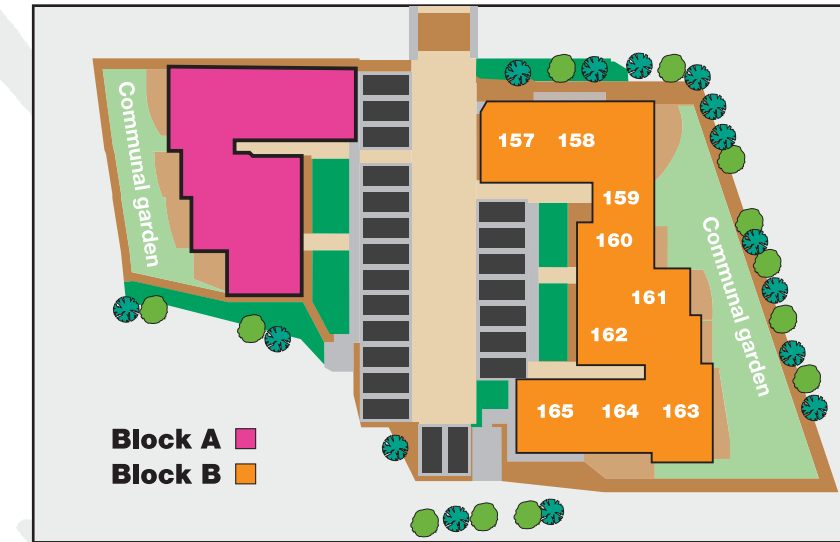


Relax...your home



Floor Plans

Block (B)



Block (B) Ground Floor

Unit 157	Living / Dining / Kitchen	18'1" x 13'11"
Unit 158	Living / Dining / Kitchen	18'1" x 13'11"
Unit 159	Living Dining / Kitchen	15'0" x 9'5" 16'1" x 11'10"
Unit 160	Living / Dining / Kitchen	19'7" x 11'2"
Unit 161	Living Dining / Kitchen	12'1" x 10'8" 14'9" x 9'10"
Unit 162	Living Dining / Kitchen	12'1" x 10'8" 13'10" x 13'1"
Unit 163	Living / Dining / Kitchen	17'8" x 14'3"
Unit 164	Living / Dining / Kitchen	18'2" x 16'0"
Unit 165	Living / Dining / Kitchen	18'2" x 16'0"



At The Stables, the emphasis is clearly on spacious, easy living accommodation, there's ample room to relax and enjoy your home.

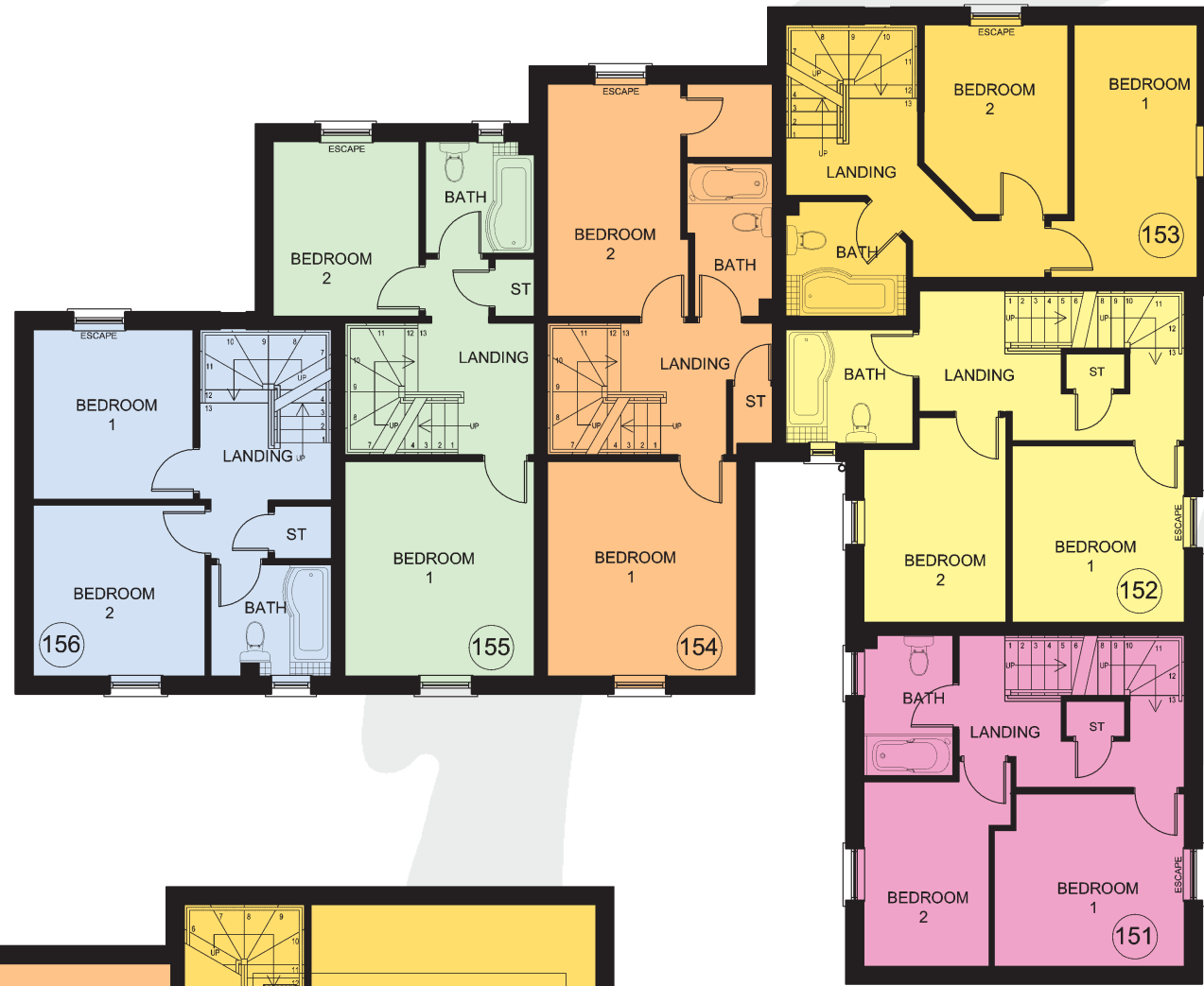
A range of layouts provide a choice of room configurations to suit each individual purchaser.



Not to scale. All dimensions to nearest 3" and to Max.

Block (A) First Floor

Unit 151	Bedroom 1 Bedroom 2 Bathroom	10'8" x 9'8" 10'5" x 8'0" 7'10" x 5'3"
Unit 152	Bedroom 1 Bedroom 2 Bathroom	9'11" x 9'8" 11'6" x 8'0" 7'1" x 6'4"
Unit 153	Bedroom 1 Bedroom 2 Bathroom	14'3" x 6'11" 10'8" x 8'1" 6'9" x 6'5"
Unit 154	Bedroom 1 Bedroom 2 Robe Bathroom	12'1" x 10'8" 13'1" x 7'5" 4'9" x 4'0" 8'7" x 4'9"
Unit 155	Bedroom 1 Bedroom 2 Bathroom	12'1" x 10'8" 9'10" x 8'2" 6'3" x 6'1"
Unit 156	Bedroom 1 Bedroom 2 Bathroom	9'6" x 9'0" 9'8" x 9'7" 6'9" x 6'3"



Block (A) Second Floor

Unit 151	18'2" x 11'6"
Unit 152	22'7" x 11'6"
Unit 153	23'4" x 14'3"
Unit 154	33'7" x 12'8"
Unit 155	29'4" x 14'9"
Unit 156	19'7" x 16'10"



The ground floor comprises a reception hall with WC, leading into the main kitchen area with attached living/dining space.

Some homes offer a separate living room with wooden floor. Stairs lead up to the first floor landing, with two bedrooms and bathroom.



When attention to detail really matters...

Each of the fifteen properties at The Stables is imbued with its own distinctive character and timeless sense of quality. The result is a suite of homes that will captivate even the most discerning purchaser.

How is this achieved? The answer is through careful attention to detail in every element of The Stables' design and construction, allied to subtle variations that give each home its own stamp of individuality.

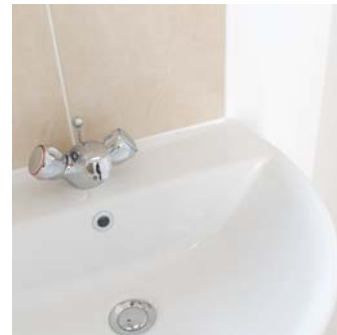
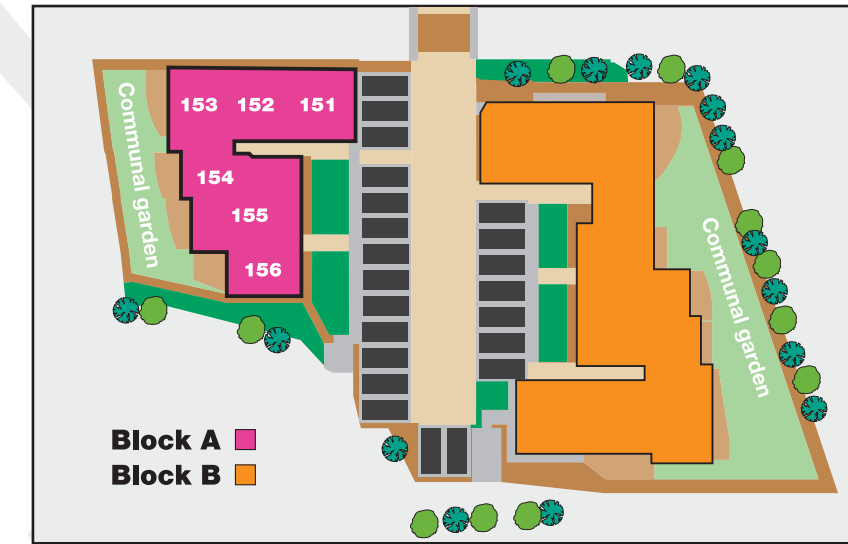
The exterior façade will be the first thing to impress. The scheme combines an elegant mix of stone and brick which is both characterful and welcoming.

Stepping inside, one cannot fail to be impressed by the interior space which offers modern living with a traditional air. Each room is light, bright and spacious, reflecting the refined elegance of these exceptional homes.



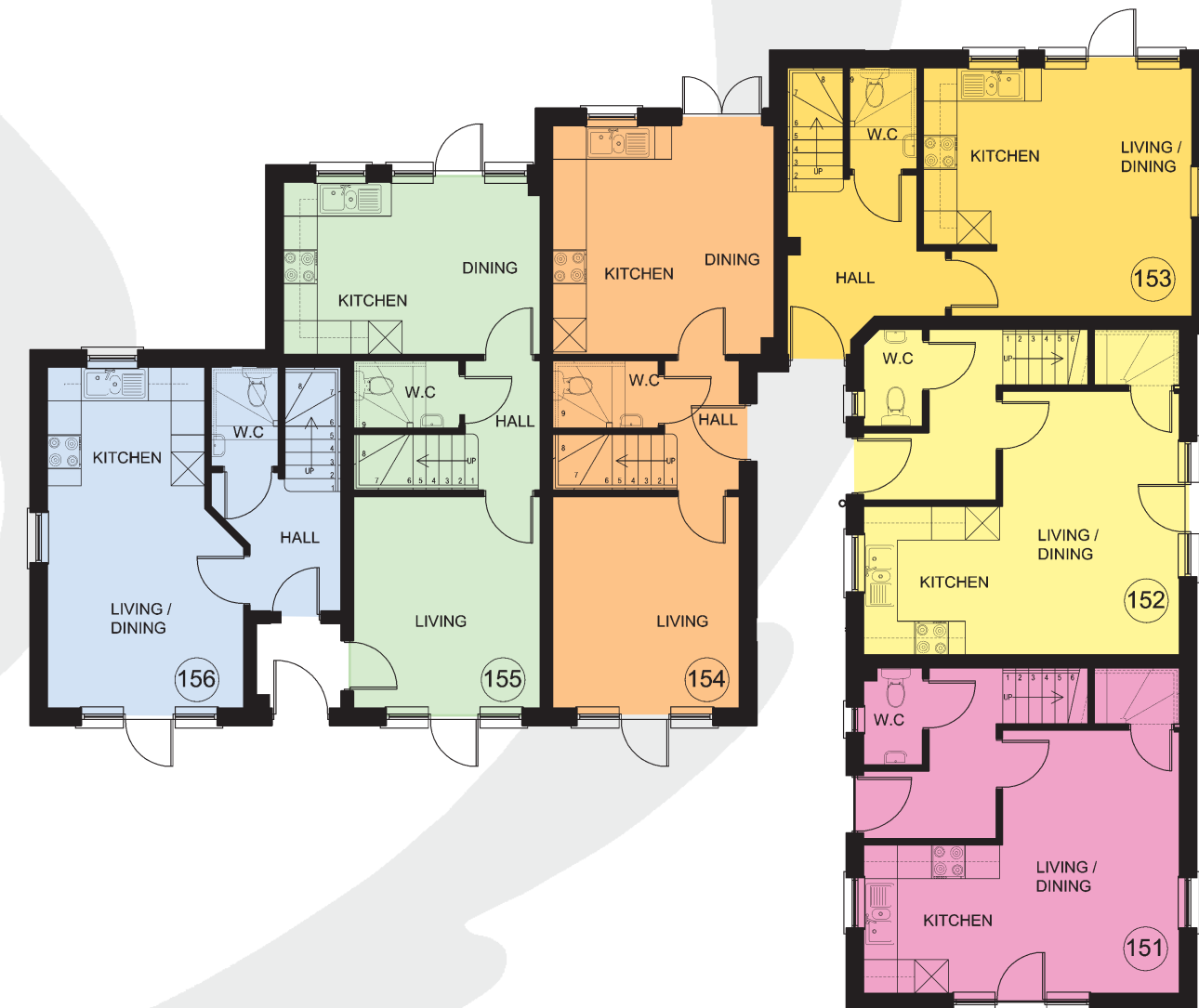
Floor Plans

Block (A)



The exact specification of each property includes:

- Modern fitted kitchen with an excellent range of appliances to include Electric Oven, Gas Hob, Extractor Fan with Stainless Steel Canopy, Fridge/Freezer, Washer/Dryer, partial wall tiling and fully tiled floors.
- Contemporary white bathroom suites, including partially tiled walls, full tiled floors and glass showerscreens.
- Internal paint finishes to walls, ceilings and woodwork,
- Full high quality flooring package in a range of finishes,
- Wired for TV, telephone and alarm system,
- uPVC Double Glazed windows and doors
- Phoenix Gas central heating
- Landscaped and maintained communal garden areas
- CRL 10 year guarantee



Block (A) Ground Floor

Unit 151	Living / Dining Kitchen	15'1" x 10'1" 8'8" x 8'1"
Unit 152	Living / Dining Kitchen	15'2" x 10'1" 8'8" x 8'1"
Unit 153	Living / Dining / Kitchen	15'5" x 14'3"
Unit 154	Living Dining / Kitchen	12'1" x 10'8" 13'1" x 12'8"
Unit 155	Living Dining / Kitchen	12'1" x 10'8" 14'9" x 9'10"
Unit 156	Living / Dining / Kitchen	19'7" x 11'3"