



BALMORAL DALE
OFF BALMORAL ROAD, BANGOR

BEAUTIFULLY DESIGNED DETACHED
AND SEMI DETACHED HOMES



This is an ideal location for families wishing to position themselves within the catchment of a wide range of leading primary and secondary schools. Complimenting this are a variety of recreational facilities that a local neighbourhood needs - Ward Park, Bangor Rugby Club, Bangor Aurora, Clandeboye and Bangor Golf Clubs and the popular Bloomfield Shopping Centre. Daycare nurseries, local shops and churches are all within easy reach, with the added benefit of excellent travel connections to Belfast city centre.

Experience the perfect balance of accessibility and escapism, and enjoy a truly unique place to call home.

WELCOME TO BALMORAL DALE

Thoughtfully designed and built to the highest specification, this modern development of detached and semi detached homes is situated in a prime residential location just off the Bangor ring road, a short drive from the town centre.

Every detail is considered in these carefully designed homes with open green space in the centre of the development to be enjoyed by all residents.





Specification

Kitchen - The Heart Of The Home

- Choice of traditional or contemporary styled kitchen in a choice of colours with soft close doors and drawers
- Feature lighting to underside of wall units
- Branded integrated appliances including electric oven, gas hob, extractor fan and fridge/freezer
- Plumbed for washing machine

Bathrooms And Ensuites

- White sanitary ware with chrome fittings
- Splashback tiling to wash hand basins
- WC with soft close function
- Chrome heated towel radiators

Electrical Installation

- Energy efficient LED fittings throughout
- Pre wired only security alarm system
- Mains supply smoke and carbon monoxide detectors with battery backup

Decoration

- Painted internal walls and ceilings
- Painted panel interior doors with chrome ironmongery

Flooring

- Choice of tiled flooring to kitchen, bathrooms downstairs WC and en-suite
- Choice of carpeted flooring with high quality underlay to bedrooms, stairs, landing and hall

Heating

- Gas combi boiler
- Zoned heating

Warranty

- 10 year warranty





School Run

- Bloomfield Road PS..... 0.6 mile
- Bangor Grammar School..... 1 mile
- Ballymagee PS..... 1.3 miles
- Bangor Academy..... 1.7miles
- Bangor Central Integrated PS..... 1.8 miles
- Glenlola Collegiate Girls School..... 1.9 miles
- Kilmaine PS..... 1.9 miles
- St Malachy's PS..... 2.2 miles
- St Comgall's PS..... 2.5 miles
- St Columbananus' College, Bangor..... 2.5 miles

The Local Area

- Bloomfield Shopping Centre..... 1 mile
- Eddie Irvine Sports..... 1.4 miles
- Ward Park..... 1.5 miles
- Bangor Golf Club..... 2 miles
- Bangor Castle Walled Garden..... 2 miles
- Bangor Aurora..... 2.1 miles
- Bangor Marina..... 2.5 miles
- Clondeboye Golf Club..... 2.5 miles
- Groomsport..... 3.8 miles
- Donaghadee..... 5.8 miles

SELLING AGENT



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DEVELOPER



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