



**DUNADRY GATE**  
— DUNADRY —

**SIMPSON**  
DEVELOPMENTS



WELCOME TO  
DUNADRY GATE

An exclusive new  
development of family  
homes in this beautiful  
leafy haven



DUNADRY GATE  
— DUNADRY —



## BUILDING ON EXPERIENCE

Simpson Developments is an established, renowned family run housebuilder with over 30 years experience in the residential development sector.

We have built over 1000 quality homes and maintain a traditional ethos of excellent customer service and award winning build quality. These values and standards have

been recognised and rewarded with NHBC Pride in the Job Awards and the acclaimed Daily Express British Home Builder of the Year award.

We pride ourselves on quality - from the location, the design and our construction process, to the materials we use and the specification we offer.

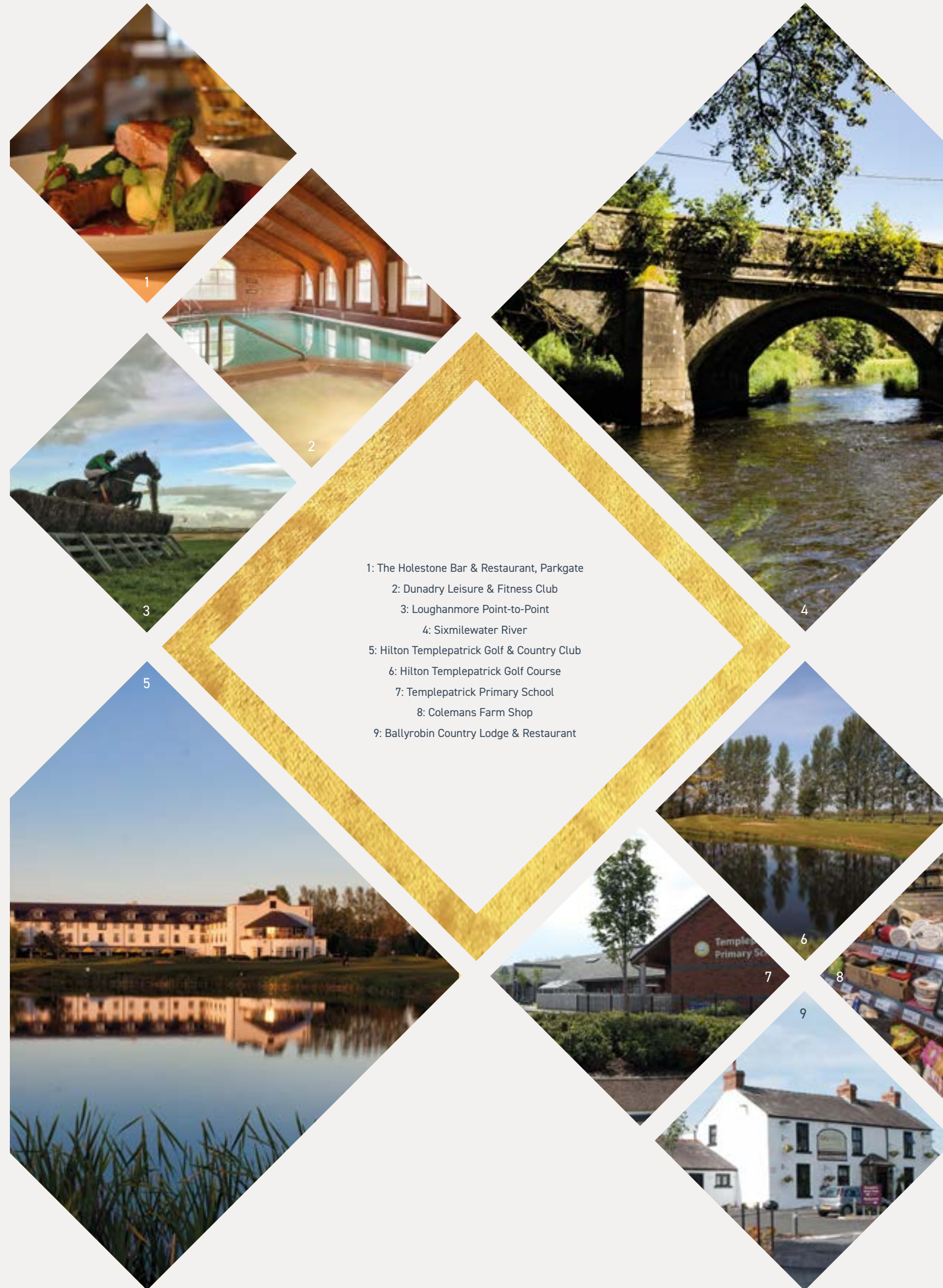
Our commitment to excellence in construction and impeccable standards of sustainability ensures that we continue to create exceptional places for people to live, building communities that will thrive today and for years to come.

**SIMPSON**  
Building Houses | Creating Homes



DISCOVER  
THE MANY  
BENEFITS  
OF LIVING  
HERE

Sixmilewater, Dunadry



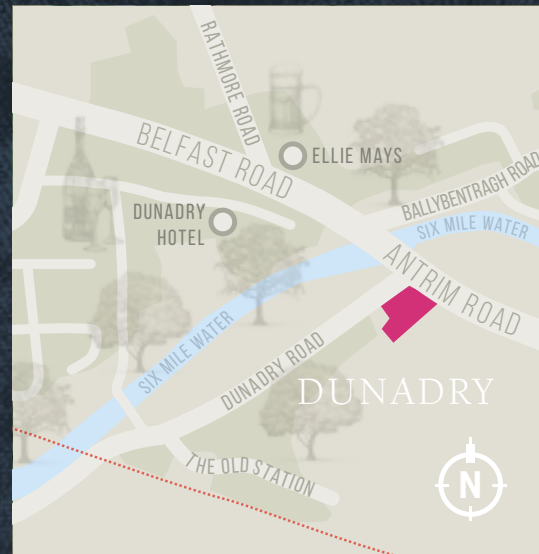
- 1: The Holystone Bar & Restaurant, Parkgate
- 2: Dunadry Leisure & Fitness Club
- 3: Loughanmore Point-to-Point
- 4: Sixmilewater River
- 5: Hilton Templepatrick Golf & Country Club
- 6: Hilton Templepatrick Golf Course
- 7: Templepatrick Primary School
- 8: Colemans Farm Shop
- 9: Ballyrobin Country Lodge & Restaurant



THIS  
EXCLUSIVE  
DEVELOPMENT  
IS  
SOMETHING  
QUITE  
SPECIAL

COUNTRY LIVING WELL CONNECTED

DUNADRY EPITOMISES THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM



DUNADRY TOWNLAND

1.2

MILES Templepatrick Village

3

MILES Antrim Town Centre

12

MILES Belfast City Centre

7

MILES Ballyclare Town Centre



WELL CONNECTED

- 1: Ballymartin Park & Ride
- 2: Templepatrick Park & Ride
- 3: Colemans Garden Centre
- 4: Hilton Templepatrick Golf & Country Club
- 5: Castle Upton
- 6: Ellie Mays Pub & Restaurant
- 7: Dunadry Hotel
- 8: Wallace Park & Tennis Court
- 9: Templepatrick Primary School
- 10: Muckamore Cricket & Tennis Club
- 11: Ballyrobin Country Lodge & Restaurant
- 12: Marks & Spencer Food Hall
- 13: Spice Restaurant
- 14: Local Shops
- 15: Tweedies Local Shops
- 16: Islandbawn Stores
- 17: Massereene Golf Club
- 18: Antrim Castle Gardens
- 19: The Rabbit Hotel, Bar & Restaurant

LOCATION MAPS NOT TO SCALE



**THE NORTON (B)**

4 BEDROOM DETACHED WITH OPTION FOR 6 BEDROOMS

TOTAL FLOOR AREA 1880 SQ FT

TOTAL FLOOR AREA WITH SECOND FLOOR CONVERSION 2331 SQ FT

SITES: 1 & 3



Belfast Road dual aspect elevation



 SITE LAYOUT  
NOT TO SCALE

**GROUND FLOOR**

Reception Hall with separate WC

Drawing Room

ft 15'10" x 13'10" m 4.82 x 4.23

Kitchen / Living

ft 18'10" x 14'11" m 5.76 x 4.57

Formal Dining

ft 13'10" x 10'2" m 4.23 x 3.08

Family

ft 12'2" x 10'10" m 3.67 x 3.32

Utility / Boot Room

ft 10'11" x 5'4" m 3.35 x 1.62

**FIRST FLOOR**

Master Bedroom

ft 13'10" x 11'5" m 4.23 x 3.46

Ensuite

ft 10'2" x 3'7" m 3.06 x 1.10

Bedroom 2

ft 12'2" x 10'10" m 3.72 x 3.32

Bedroom 3

ft 11'6" x 10'10" m 3.51 x 3.33

Bedroom 4

ft 10'1" x 7'10" m 3.06 x 2.40

Bathroom

ft 9'10" x 6'11" m 3.00 x 2.13

**SECOND FLOOR - OPTIONAL EXTRA**

Bedroom 5

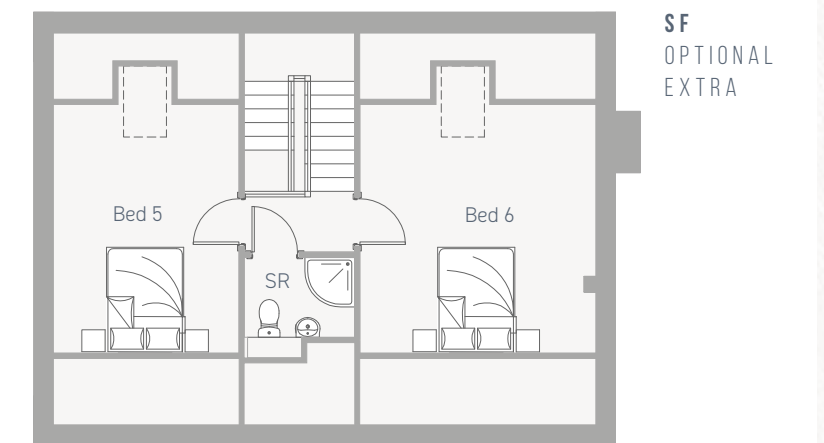
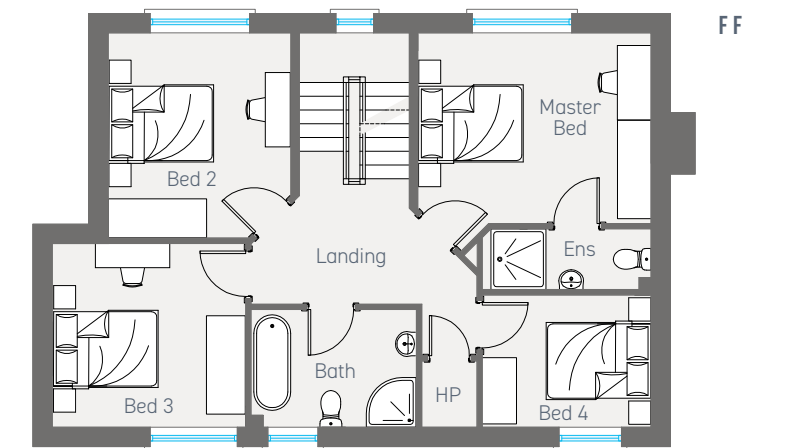
ft 14'9" x 11'2" m 4.51 x 3.37

Bedroom 6

ft 14'9" x 14'0" m 4.51 x 4.28

Shower Room

ft 6'8" x 4'9" m 2.00 x 1.45





**THE BRADDOCK (C)**  
4 BEDROOM DETACHED  
TOTAL FLOOR AREA 1820 SQ FT  
SITE: 12

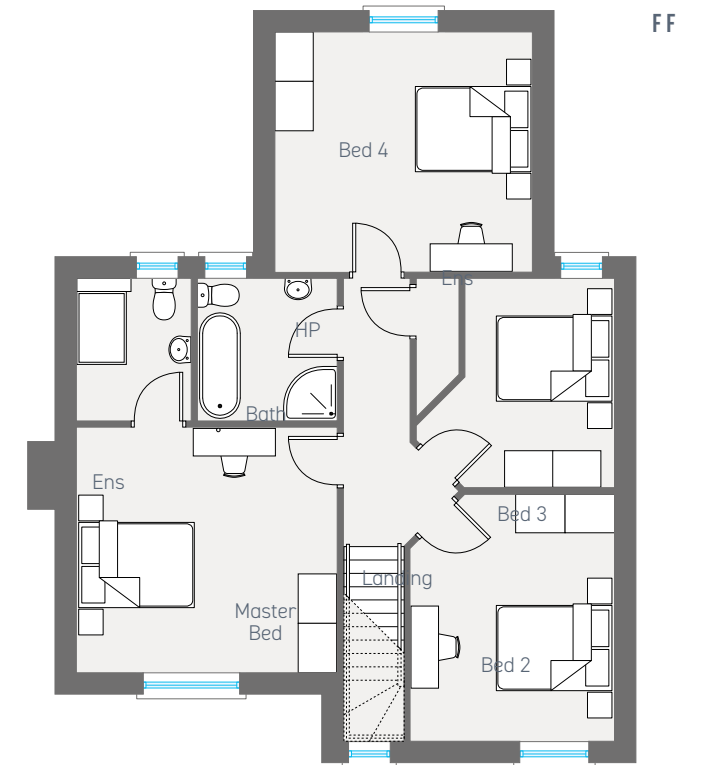
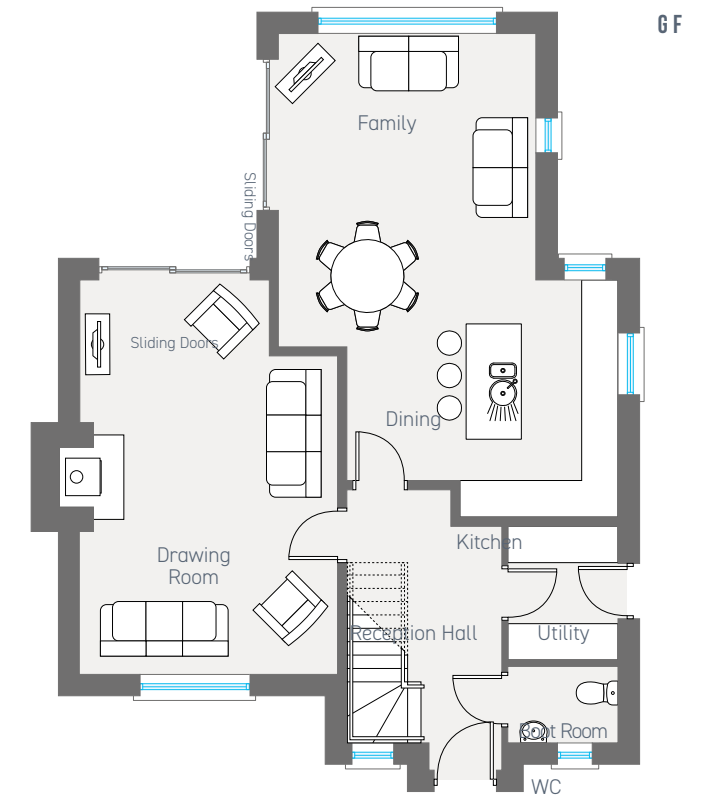


**GROUND FLOOR**

- Reception Hall with separate WC
- Drawing Room  
ft 20'7" x 13'10" m 6.27 x 4.23
- Kitchen / Dining / Family  
ft 31'0" x 13'10" m 9.44 x 4.23
- Utility / Boot Room  
ft 7'4" x 5'11" m 2.20 x 1.81

**FIRST FLOOR**

- Master Bedroom  
ft 14'2" x 13'4" m 4.28 x 4.03
- Ensuite  
ft 7'9" x 6'3" m 2.35 x 1.88
- Bedroom 2  
ft 13'5" x 11'2" m 4.06 x 3.36
- Bedroom 3  
ft 11'5" x 8'2" m 3.45 x 2.46
- Bedroom 4  
ft 13'10" x 13'7" m 4.23 x 4.16
- Ensuite  
ft 6'4" x 6'3" m 1.95 x 1.91
- Bathroom  
ft 7'9" x 7'7" m 2.35 x 2.30





CONTEMPORARY  
DESIGN  
SURROUNDED  
BY GREEN OPEN  
SPACES





**THE ARMSTRONG (D)**  
 4 BEDROOM DETACHED WITH OPTION FOR 6 BEDROOMS  
 TOTAL FLOOR AREA 1611 SQ FT  
 TOTAL FLOOR AREA WITH SECOND FLOOR CONVERSION 2261 SQ FT  
 SITES: 5 & 10



**GROUND FLOOR**

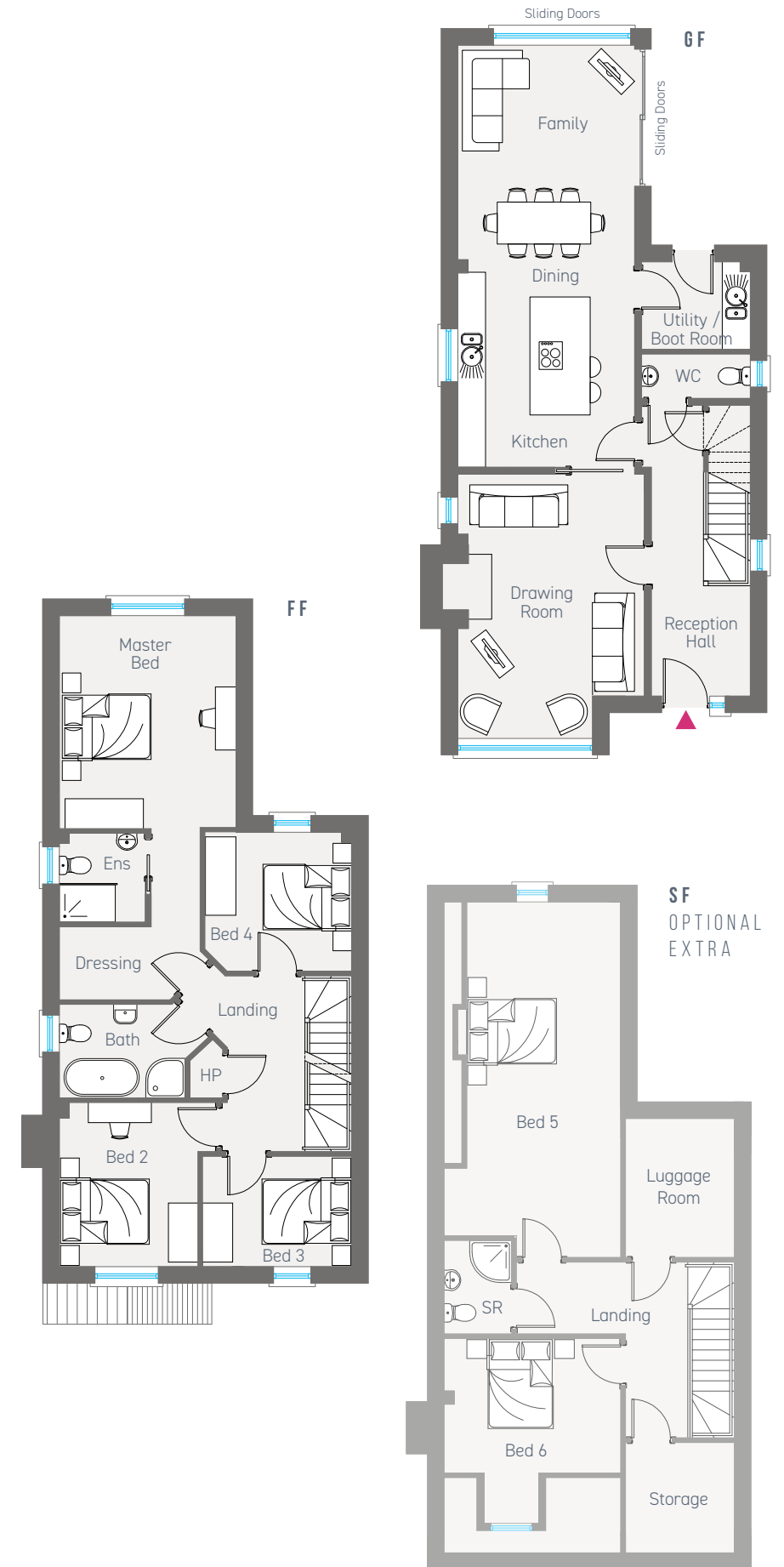
- Reception Hall with separate WC
- Drawing Room (max)  
 ft 18'7" x 13'2" m 5.65 x 3.99
- Kitchen / Dining / Family  
 ft 29'4" x 12'5" m 8.97 x 3.78
- Utility / Boot Room  
 ft 7'8" x 6'3" m 2.32 x 1.87

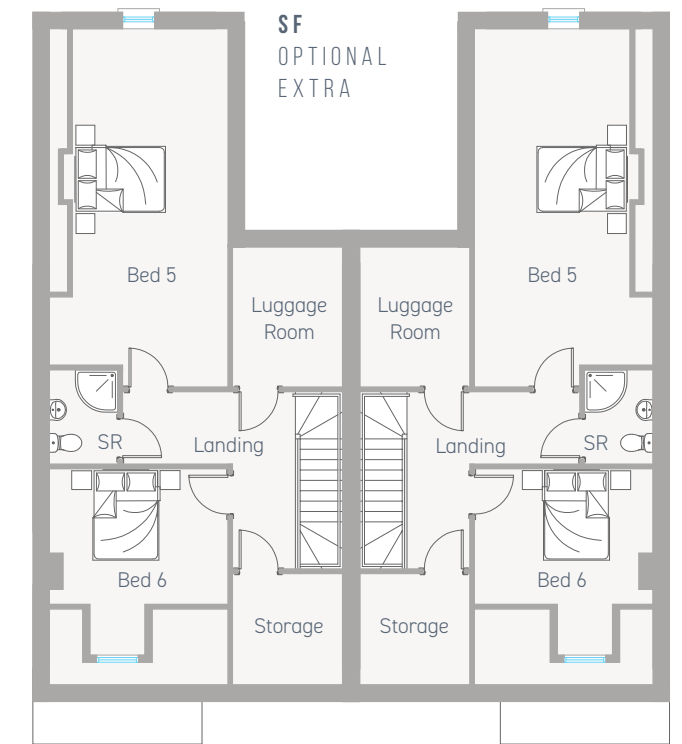
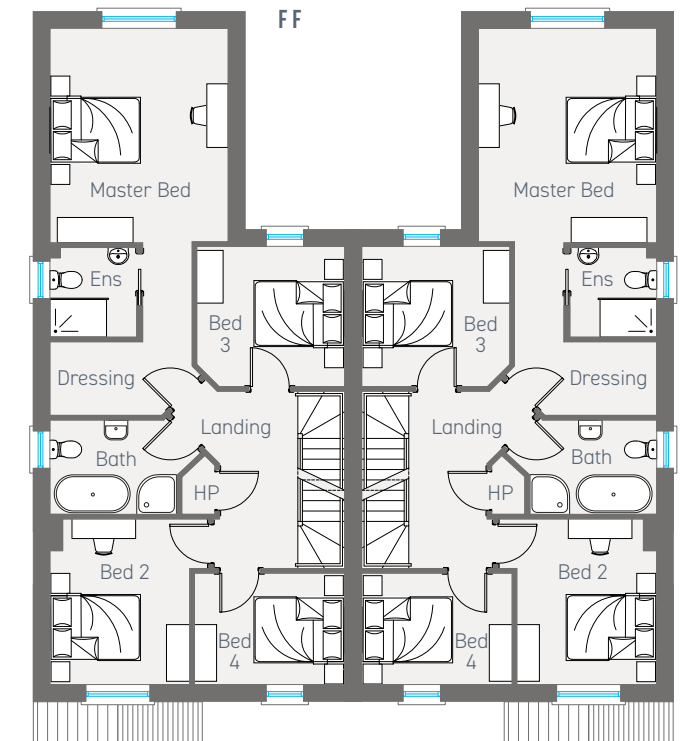
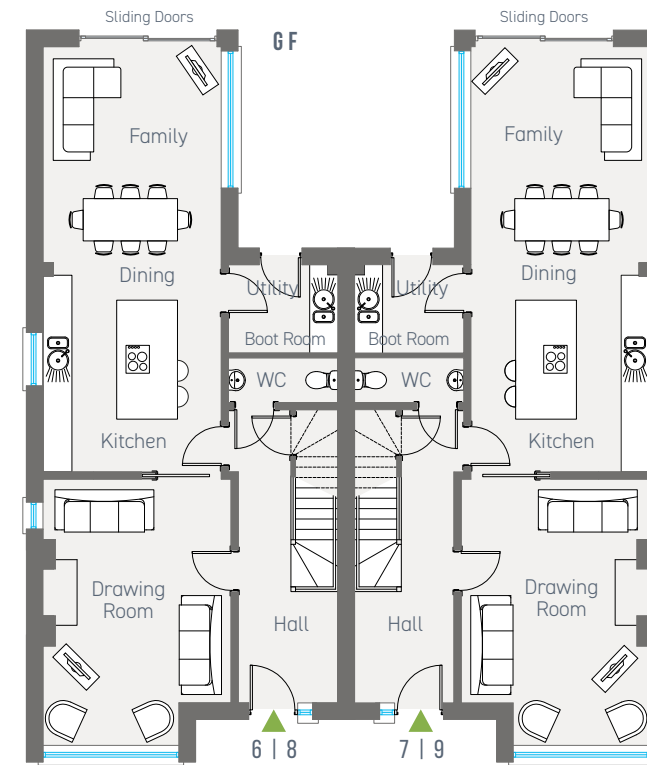
**FIRST FLOOR**

- Master Bedroom  
 ft 14'9" x 12'5" m 4.50 x 3.78
- Ensuite  
 ft 6'4" x 6'2" m 1.90 x 1.84
- Dressing Room  
 ft 6'6" x 5'3" m 1.96 x 1.56
- Bedroom 2  
 ft 11'6" x 9'8" m 3.51 x 2.96
- Bedroom 3  
 ft 10'6" x 7'8" m 3.19 x 2.36
- Bedroom 4  
 ft 10'4" x 9'8" m 3.14 x 2.97
- Bathroom  
 ft 8'10" x 6'8" m 2.70 x 2.00

**SECOND FLOOR - OPTIONAL EXTRA**

- Bedroom 5  
 ft 23'2" x 10'9" m 7.08 x 3.30
- Bedroom 6  
 ft 12'5" x 9'5" m 3.78 x 2.87
- Shower Room  
 ft 6'8" x 4'9" m 2.00 x 1.45
- Luggage Room  
 ft 7'7" x 7'9" m 2.31 x 2.37
- Storage  
 ft 7'9" x 6'3" m 2.37 x 1.86





**GROUND FLOOR**

- Reception Hall with separate WC
- Drawing Room (max)  
ft 18'7" x 13'2" m 5.65 x 3.99
- Kitchen / Dining / Family  
ft 29'4" x 12'5" m 8.97 x 3.78
- Utility / Boot Room  
ft 7'8" x 6'3" m 2.32 x 1.87

**FIRST FLOOR**

- Master Bedroom  
ft 14'9" x 12'5" m 4.50 x 3.78
- Ensuite  
ft 6'4" x 6'2" m 1.90 x 1.84
- Dressing Room  
ft 6'6" x 5'3" m 1.96 x 1.56
- Bedroom 2  
ft 11'6" x 9'8" m 3.51 x 2.96
- Bedroom 3  
ft 10'6" x 7'8" m 3.19 x 2.36
- Bedroom 4  
ft 10'4" x 9'8" m 3.14 x 2.97
- Bathroom  
ft 8'10" x 6'8" m 2.70 x 2.00

**SECOND FLOOR - OPTIONAL EXTRA**

- Bedroom 5  
ft 23'2" x 10'9" m 7.08 x 3.30
- Bedroom 6  
ft 12'5" x 9'5" m 3.78 x 2.87
- Shower Room  
ft 6'8" x 4'9" m 2.00 x 1.45

**SECOND FLOOR - OPTIONAL EXTRA**

- Luggage Room  
ft 7'7" x 7'9" m 2.31 x 2.37
- Storage  
ft 7'9" x 6'3" m 2.37 x 1.86

**THE RANKIN (D)**

4 BEDROOM SEMI DETACHED WITH OPTION FOR 6 BEDROOMS

TOTAL FLOOR AREA 1607 SQ FT

TOTAL FLOOR AREA WITH SECOND FLOOR CONVERSION 2244 SQ FT

SITES: 6, 7, 8 & 9



CGI showing second floor conversion

 **SITE LAYOUT NOT TO SCALE**



**THE STEPHENSON (F/F1)**  
 4 BEDROOM DETACHED  
 TOTAL FLOOR AREA 2018 SQ FT  
 SITES: 2, 4 & 13



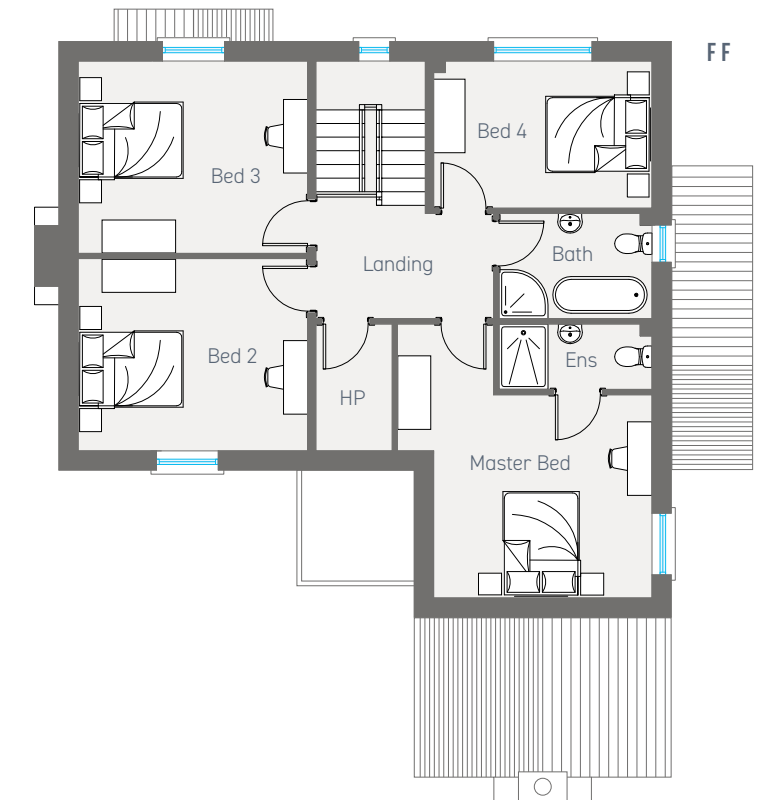
**GROUND FLOOR**

- Reception Hall with separate WC
- Drawing Room  
 ft 23'6" x 13'9" m 7.16 x 4.21
- Kitchen / Dining / Family (max)  
 ft 28'11" x 18'2" m 8.84 x 5.51
- Utility / Boot Room  
 ft 12'5" x 8'9" m 3.78 x 2.66

**FIRST FLOOR**

- Master Bedroom  
 ft 13'3" x 12'4" m 4.01 x 3.73
- Ensuite  
 ft 9'4" x 3'11" m 2.81 x 1.20
- Bedroom 2  
 ft 13'8" x 11'7" m 4.21 x 3.53
- Bedroom 3  
 ft 13'8" x 11'7" m 4.21 x 3.53
- Bedroom 4  
 ft 13'3" x 8'10" m 4.01 x 2.70
- Bathroom  
 ft 9'4" x 6'5" m 2.81 x 1.93

NOTE: Sites 2 & 13 will be handed versions of these plans





**THE MAYGREEN (F2)**  
4 BEDROOM DETACHED  
TOTAL FLOOR AREA 2018 SQ FT  
SITE: 11

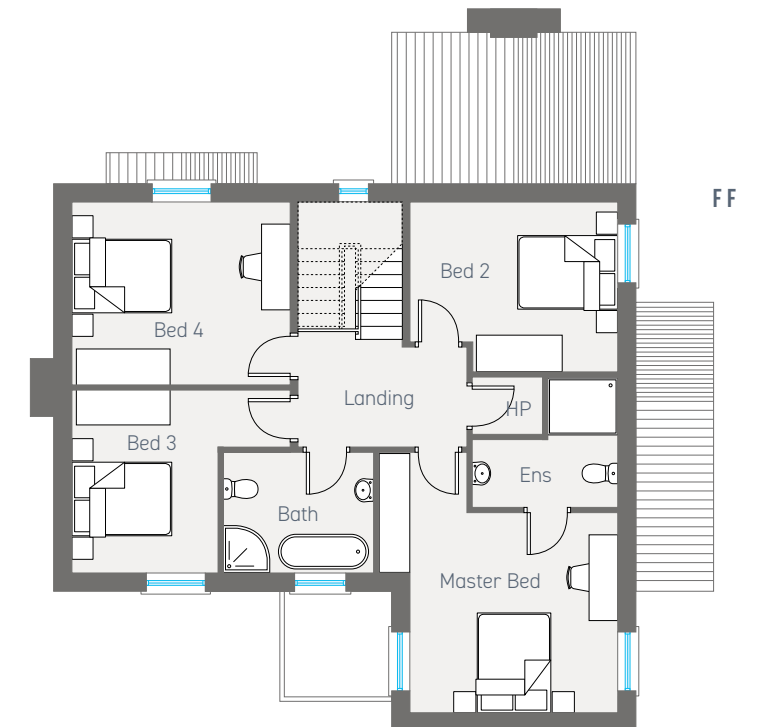


**GROUND FLOOR**

- Reception Hall with separate WC
- Drawing Room  
ft 23'6" x 13'10" m 7.16 x 4.21
- Kitchen / Dining / Family (max)  
ft 28'11" x 18'2" m 8.84 x 5.51
- Utility / Boot Room  
ft 12'5" x 8'9" m 3.78 x 2.66

**FIRST FLOOR**

- Master Bedroom  
ft 13'2" x 12'4" m 4.01 x 3.73
- Ensuite  
ft 9'4" x 3'11" m 2.81 x 1.20
- Bedroom 2  
ft 13'10" x 11'7" m 4.21 x 3.53
- Bedroom 3  
ft 13'10" x 11'7" m 4.21 x 3.53
- Bedroom 4  
ft 13'3" x 8'10" m 4.01 x 2.70
- Bathroom  
ft 9'4" x 6'5" m 2.81 x 1.93





THOUGHTFULLY  
DESIGNED,  
CONTEMPORARY  
SPACES

TO RELAX, UNWIND AND  
ENTERTAIN



## KITCHENS & UTILITY

THE LUXURY 'PORTER TRUE HANDLELESS' KITCHENS AT DUNADRY GATE OFFER SPACE TO SOCIALISE AND ENJOY TIME WITH FAMILY. EQUIPPED WITH STATE OF THE ART APPLIANCES AND AVAILABLE IN A RANGE OF COLOUR PALETTES, THESE STYLISH KITCHENS WILL BE FINISHED TO THE HIGHEST QUALITY AND WILL BECOME THE HEART OF THE HOME

### KITCHEN

Individually designed kitchen layouts by Porter with choice of handleless doors and drawers  
 Blum hinge units radiate a sense of sophistication  
 Sleek and practical Quartz worktops with tiled splashback  
 Undermount single bowl stainless steel sink with chrome mixer tap  
 Stainless steel appliances throughout including:

- Built in high level oven with matching microwave
- Electric hob
- Ceiling mounted extractor fan above hob
- Integrated dishwasher
- Integrated fridge / freezer

Stylish concealed under unit lighting  
 Recessed LED downlights to kitchen area  
 PC sum available to choose your preferred floor and wall tiles from our suppliers extensive designer range of marble and porcelain tiling

### UTILITY ROOM

Quality utility units from the Porter range with laminate worktop  
 Space and plumbing provided for free-standing washing machine and tumble dryer  
 PC sum available to choose your utility room floor tiles

## BATHROOMS ENSUITES & WCS

WITH STUNNING GLASS SHOWER ENCLOSURES AND QUALITY CHROME FITTINGS, EACH BATHROOM AND ENSUITE AT DUNADRY GATE IS A STATEMENT OF LUXURY. USE THE PC SUM TO CHOOSE YOUR PREFERRED TILING FROM OUR SUPPLIERS EXTENSIVE DESIGNER RANGE TO CREATE AN OVERALL EFFECT OF ELEGANCE AND SOPHISTICATION

- Free standing bath with wall mounted chrome taps where applicable
- Spacious walk-in shower enclosure fitted with glass sliding door, chrome thermostatic mixer, wall mounted fixed shower head and low profile shower tray
- Wash basins with vanity units in ensuites
- WC with soft-closing seat cover, and dual flush
- Chrome heated towel rail in bathrooms and ensuites
- Recessed LED downlights
- PC sum available to choose your preferred bathroom and ensuite tiles from our suppliers extensive designer range of ceramic and porcelain tiling





## EXTERNAL FEATURES

OUR HOMES ARE DESIGNED FOR THE FUTURE, AND INCLUDE FEATURES TO CREATE A MORE SUSTAINABLE, ECO-FRIENDLY WAY OF LIFE FOR YOU AND THE ENVIRONMENT. WE ARE DEDICATED TO BUILDING EXCEPTIONAL PLACES WHERE RESIDENTS CAN ENJOY A FANTASTIC QUALITY OF LIFE. DUNADRY GATE OFFERS A LIFESTYLE RARELY FOUND ELSEWHERE.

- Turfed lawns to front and rear gardens where applicable
- Double glazed windows in anthracite grey frames
- High quality sliding patio doors
- Composite front door with multi-point locking system
- External lights provided to front and rear
- Paths and patio area finished in paviors
- Tarmac driveways
- External water tap
- Landscaping to gardens where applicable
- Garage available as optional extra - site permitting
- Provision for electric car charging

 10 Year NHBC Warranty issued on build completion



## INTERNAL FINISHES

- Walnut internal doors with polished chrome door furniture
- Painted skirting and architraves to complement internal doors
- Painted spindles with walnut handrail to stairs
- Generous PC sum towards your choice of ceramic or porcelain tiling for the kitchen, bathrooms, utility and reception hall
- Quality carpet and underlay laid to lounge, stairs, landing and bedrooms
- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground floor
- Ultra low emission Eco R5 woodburning stove
- Wired for satellite TV point to main reception room and master bedroom
- Telephone points provided to reception rooms
- Pendant lighting to feature in living room, landings and bedrooms
- Smart Home Security System
- Mains supply smoke detectors and heat detectors with battery back-up
- Provision for "smart home" technology capabilities - control your heating, lighting, entertainment and security throughout your home with an app on your phone



LIGHT AND AIRY BY DAY AND A COSY, COMFORTABLE RETREAT AT NIGHT, THE INTERIORS AT DUNADRY GATE ARE WELCOMING SPACES THAT INVITE YOU TO RELAX







**THE NORTON (B)**  
4 or 6 Bedroom Detached



**THE RANKIN (D)**  
4 or 6 Bedroom Semi Detached



**THE BRADDOCK (C)**  
4 Bedroom Detached



**THE STEPHENSON (F / F1)**  
4 Bedroom Detached



**THE ARMSTRONG (D)**  
4 or 6 Bedroom Detached



**THE MAYGREEN (F2)**  
4 Bedroom Detached

DISCOVER A MORE  
RELAXING WAY TO LIVE,  
WHERE IDYLIC  
SURROUNDINGS, QUALITY  
CRAFTSMANSHIP  
AND CONVENIENCE COME  
AS STANDARD

EXPERIENCE A MAGICAL  
SUNSET SURROUNDED BY  
LUSH GREENERY,  
AND FEEL A REAL  
SENSE OF BELONGING IN  
THIS EXCLUSIVE RURAL  
COMMUNITY



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DUNADRY

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**BLOCK**  
creative property marketing

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CGI shown for illustration purposes only

**SIMPSON**

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