



MILLMOUNT VILLAGE

A picturesque village environment where the convenience of city meets with the rolling Co. Down countryside.

Comber Road, Dundonald

Detached Houses - Semi-Detached Homes - Townhouses - Apartments

*For all
your life...*



The magnificent Comber Greenway is accessed directly from Millmount Village, providing a picturesque walkway and cycle route from Comber to Belfast.



Scrabo Tower and the rolling countryside of Co. Down

Picture Perfect

Picture a village set amid pristine rolling green hills. A village that embodies the elegance of classical Georgian style, yet is modern in its form and function. A village that is home to people with families ... people with aspirations... people like you. Picture yourself in Millmount Village. For all your life.

Millmount Village offers its residents that rarest of living opportunities - where an outstanding location, superb architectural design and the very best in contemporary engineering have been fused together to create a very special place.

In fact, Millmount Village offers living solutions for all your life. You'll find a selection of 2, 3 and 4 bedroom homes including detached, semi-detached, townhouses and apartments. From young families, looking for a clean, safe environment close to schools, shops and entertainment, to mature couples who value peace, calm and a sense of community, whatever you want for all your life, you'll find it here, in Millmount Village.



Of Town and Country



The location of Millmount Village combines a number of highly desirable qualities – its rural setting offers an easy springboard into the town, yet also offers a convenient retreat from the urban mêlée.

The thriving village of Dundonald is only a few minutes away, and comes complete with an ASDA supermarket, plus local shops, cafés, bars and play areas. Dundonald also has a richly textured history. A medieval Norman motte, one of the largest in Ireland, dominates the landscape.

Belfast City Centre can be reached in around 15 minutes and the provincial towns of Comber, Newtownards, Holywood and Bangor all fall within a similar drive-time. George Best Belfast City Airport is ten minutes from Millmount Village.

Millmount Village lies in close proximity to the major conurbations of Castlereagh, North Down and Ards. This means that families have access to some of the best state, private and integrated schools in Northern Ireland.

The Comber Greenway is ideal for those who like to run, cycle or perhaps just amble along this idyllic traffic-free route that meanders through the picturesque countryside, winding its way from Comber to Belfast. You can also keep fit at the David Lloyd sports centre where members take full advantage of its superb sporting facilities. The International Ice Bowl offers an Olympic size ice rink, a 20 lane bowling alley, plus Indianaland for the kids.

Streamvale Farm and Dundonald Leisure Park are only a few minutes away, keeping fun-seekers of every generation entertained. You will also find adventure golf, an eight screen cinema complex and a choice of international restaurants.



Out and About

To experience the great outdoors what could be better than the glorious Comber Greenway, winner of the Best European Greenway award. This 7 mile traffic-free cycle and walking route lies adjacent to Millmount Village, providing a unique and wonderful attraction to residents.

The Comber Greenway is an important and award winning corridor, a haven for local wildlife, nature conservation and urban diversity. It runs along the old Belfast and County Down Railway line, which closed in 1950. This safe, tranquil route will take you all the way to the centre of Belfast, or deliver you out to Comber, passing through the green fields and farmland of County Down.

Millmount Village's location gives you access to some of the most stunning scenery in Ireland. A trip to Scrabo Tower will reveal the true splendour of the Ards Peninsula, an area of outstanding natural beauty, and Strangford Lough, one of the most important wildlife sites in Europe.

When it comes to meeting a family's everyday needs, Millmount Village has the answer, with some of the finest shopping opportunities in Northern Ireland on its doorstep. Belfast City Centre, Forestside, Bangor and Ards Shopping centres are all within easy reach.

For golfers, Shandon & Belvoir Golf Clubs are close by as well as a selection of other fine golf courses within a 20 minute drive of the village.



“ Millmount Village's location gives you access to some of the most stunning scenery in Ireland, including the award winning Comber Greenway. ”



A Fusion of Traditional and Contemporary

Millmount Village has been designed by Alan Patterson Design, one of the foremost architectural practices in Ireland. Under the skilful guidance of founding partner, Alan Patterson, this design team has nurtured an enviable reputation for producing a consistently fresh and individual approach to its work, and this is reflected in every project, no less so than in Millmount Village.

Alan Patterson outlines the ethos and influences that have helped to shape this unique development:

Dear Home Buyer,

As residential designers, Millmount Village presents a wonderful opportunity to deliver an exciting living environment by responding to the natural, undulating landscape and making best use of the site's natural assets. Our aim has been to create an inspiring place to live, with a hierarchy of places offering a wide variety of choice. Into this context, we have integrated a network of cycle paths and pedestrian routes that link the natural assets and landscape features within this new living environment.

The result, we believe, is a village that has its own distinctive sense of place; that is at ease in its setting.

*Alan Patterson
Senior Partner, Alan Patterson Design*



*Alan Patterson & Stephen Villiers,
Alan Patterson Design*

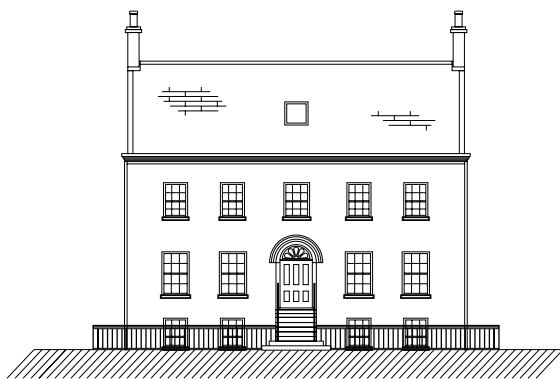
“...an enviable reputation for producing a consistently fresh and individual approach to its work...”



Where Past, Present and Future Merge



Millmount House



The centrepiece of Millmount Village is Millmount House, a grand Georgian residence, now listed, which has stood here proudly for almost two hundred years. It was once the principle dwelling for Millmount Farm, a holding of around 53 acres, which in the nineteenth century boasted five whitewashed labourers' cottages, known collectively as Milltown.

From the late 1800s until recent living memory, Dundonald Cricket Club played competitively on the paddock in front of the house. Now, with its sympathetic conversion to period apartments, new life and vitality is being injected into this fine, historic building.

One of a variety of house styles



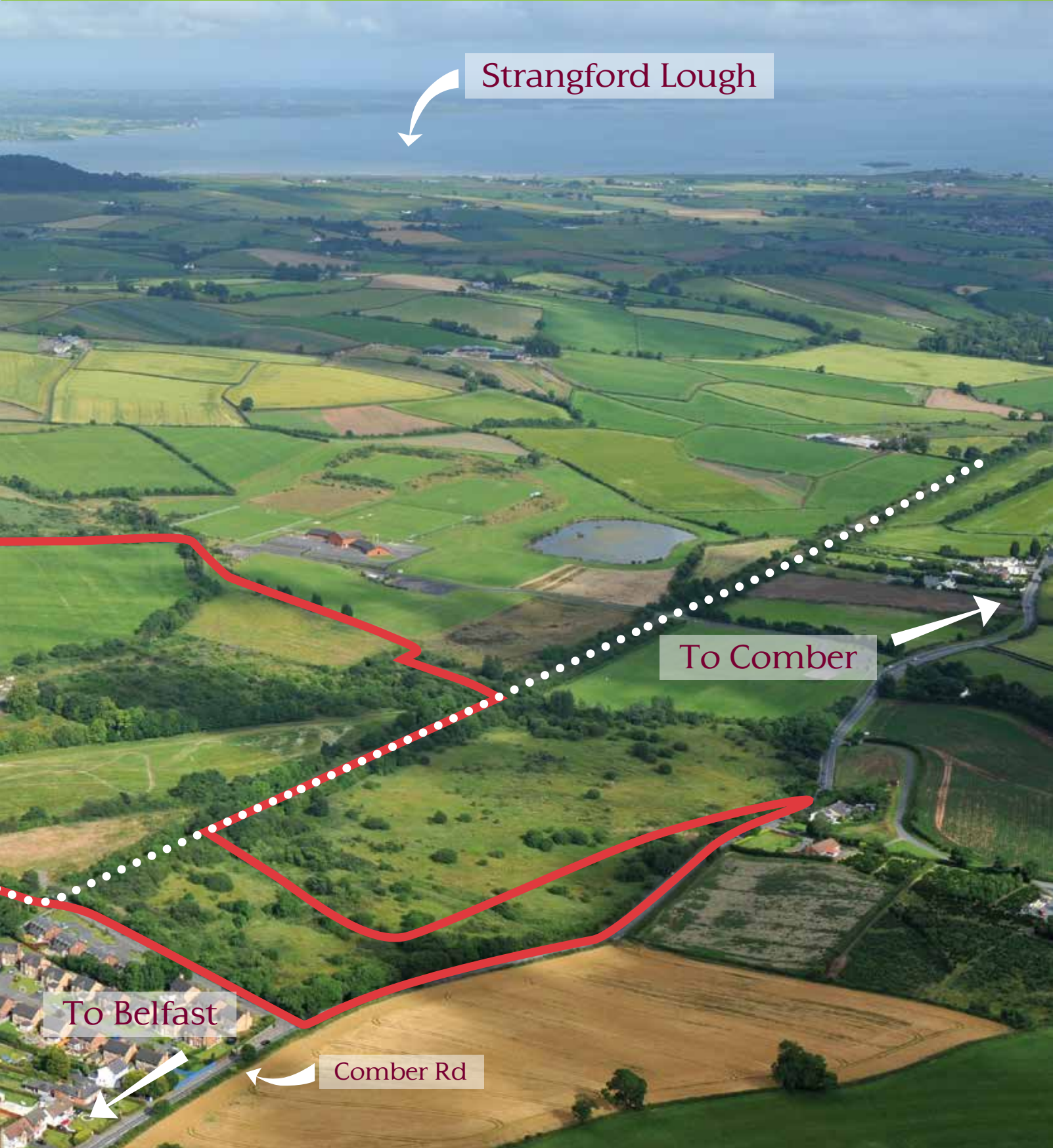
A Millmount Village Streetscape



Aerial View



The Comber Greenway is winner of the Best European Greenway award.



Unquestionably, this 7 mile traffic-free walkway and cycle route offers residents a unique and picturesque attraction.



A Reflection of Perfection



Interiors from previous Lagan Homes showhomes.



Our homes are finished to a high standard including a top quality specification. Residents will also benefit from a full NHBC ten year warranty.

Specification



Careful attention to detail in every element of their design and construction gives these homes their distinctive look. The period façade will be the first thing to impress, while inside, there is ample interior space, offering modern living with a traditional touch. Each room is light, bright and spacious, reflecting the refined elegance of these exceptional homes.

Kitchens & Utility Rooms (if applicable)

- » A choice of quality kitchen doors, work top colours and handles will be available
- » Integrated appliances to include gas hob, electric oven, extractor unit, fridge/freezer and dishwasher
- » Washing machines and tumble dryers are included. Depending on house type these can be standalone units or combined washer/dryers
- » Concealed under unit lighting
- » Energy Efficient downlighting to ceilings

Bathrooms, En-suites and WCs

- » Contemporary designer white sanitary ware with chrome fittings
- » Minimalistic overhead drench shower over bath with screen door
- » Energy Efficient downlighting to ceilings

Floor Covers & Tiling

- » Ceramic wall and floor tiling to kitchen/dining areas.
- » Ceramic floor tiling to bathrooms, en-suites and WCs (where appropriate)
- » Full height tiling to shower enclosures and around baths
- » Splash back tiling to bathroom, en-suite and WC basins
- » Lounge, bedrooms, hall, stairs and landings will all be carpeted

Internal Features

- » Internal décor, walls and ceilings painted along with the internal woodwork
- » Moulded skirting and architrave
- » Panelled internal doors with quality ironmongery
- » Choice of wall hung gas fires or fireplaces (if applicable)
- » Smoke, heat and carbon monoxide detectors
- » Comprehensive range of electrical sockets
- » Connection sockets for BT and terrestrial channels
- » Provision made for future satellite connections
- » Phoenix Gas heating with energy efficient boiler and hot water on demand
- » Thermostatically Controlled Radiators
- » Zoned Security Alarm

External Features

- » Traditionally constructed walls in a range of brick, concrete, render and stone
- » High standard of floor, wall and loft insulation to ensure minimal heat loss
- » Subtle use of brick corbelling to selected house types
- » Ornate eaves brackets on selected house types
- » Mouldings to door and window surrounds to selected house designs
- » Maintenance free uPVC energy efficient double glazing with lockable system (where applicable)
- » Bitmac/brick pavior driveways
- » Solid timber front doors with painted finish
- » Rear gardens top soiled
- » Front gardens landscaped in keeping with the rest of the development
- » Extensive landscaping to common areas
- » Timber fencing and walling to rear boundaries where appropriate
- » Feature external lighting to front door

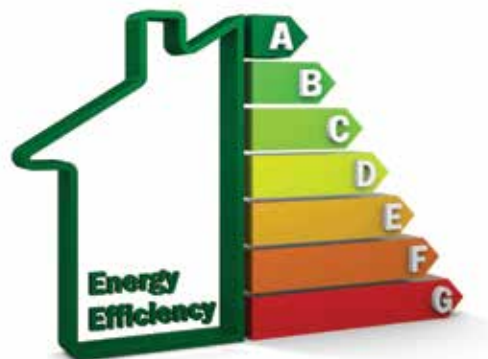
A Fusion of Traditional and Contemporary

With increasing awareness of the impact human activity has on the environment, Lagan Homes undertakes each design and build with one simple aim: to create stylish, ecologically friendly homes that incorporate the very best technology and innovation.

This means our homes are designed to create the best all-round living environment for you and your family. Lagan Homes are dedicated to building well insulated homes, ensuring the heat generated within your home, stays in your home. As a result, our homes achieve efficiency ratings far in excess of the average for Northern Ireland, helping to reduce your carbon footprint and your heating costs.

All of which means that when you buy from Lagan Homes, you can be sure you're getting a home that is beautiful, comfortable and cost efficient to run.

“...our homes achieve efficiency ratings far in excess of the average in Northern Ireland...”





MILLMOUNT VILLAGE

Lagan Homes is one of Northern Ireland's foremost home builders and is part of the dynamic Lagan Group of Companies. Established in 1983, Lagan Homes has created an impressive portfolio of completed developments in prime locations throughout the Greater Belfast area and beyond.

Our objective is to transform innovative and creative designs into practical and stylish homes. From choosing a desirable location and submitting a planning application, through to completion and handing over the home, our commitment remains focused on delivering complete customer satisfaction.

Current Projects

Housing schemes currently ongoing include a development of elegantly designed Victorian Arts and Crafts style detached and semi-detached villas and apartments at Danesfort Park, Belfast; contemporary designed townhouses, semi-detached dwellings and apartments at Mill Valley Park, Belfast; a charming development combining townhouses, semi-detached and detached properties and apartments at Thaxton Village in Lisburn; a Manor house development comprising a mix of distinguished house types known as Ró Rua (The Red Row) in Toomebridge, and an enchanting development of new and restored homes at Lauder, Scotland.

Previous Projects

Lagan Homes' impressive portfolio includes many of Belfast's most prestigious housing developments. Our dedication and professionalism are well known to home buyers, and we are equally respected by our industry peers, having won the NHBC 'Pride in the Job Award' for nine consecutive years.

Examples of some of our past residential developments include :

Bell Towers South, Belfast
152 Malone Avenue, Belfast
Downview Manor, Belfast
St Inns, Moira
Greenvale Village, Antrim
Malone Valley Park, Malone

The Cairn, Carnmoney
Langley Hall, Jordanstown
Knockbrack Manor, Four Winds
Laganvale, Stranmillis
Kingscourt, Templepatrick



Danesfort Park, Belfast



Saint Inns, Moira

Location Map



Dundonald Motte

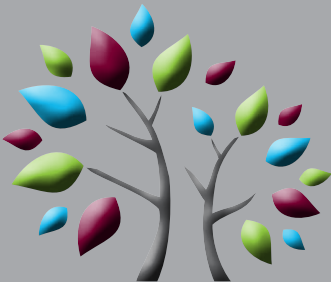


Comber Greenway



Streamvale Farm





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A LAGAN COMPANY



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The Vendor does not make 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 internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.

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