DONEGALL PARK GARDENS
ANTRIM ROAD · BELFAST

Alskea
A luxury development of traditionally designed family homes within a landmark setting steeped in history
A perfect balance between convenience and comfort

Located on the historic Antrim Road in the suburbs of North Belfast, Donegall Park Gardens is a luxury development that truly speaks for itself. Homeowners can enjoy the best of both worlds, as this development is close to the hustle and bustle of the city centre, whilst being within easy reach of an abundance of beautiful green spaces.

Whether it’s hitting a ball from the lush fairways of Fortwilliam Golf Club, spending a relaxing evening at the charming Theatre at the Mill, or enjoying a fun-filled family day out at Belfast Zoo, there’s no shortage of things to see and do. From Belfast Castle to Cave Hill Country Park, this new development is also at the gateway to some of the most breathtaking scenery Northern Ireland has to offer.

Striking the perfect balance between convenience and comfort, and with panoramic views across Belfast and beyond Donegall Park Gardens would be perfect for young professionals, growing families and those downsizing - with every amenity you could possibly need just a short distance away. With a variety of primary and secondary schools, restaurants, cafes, supermarkets and leisure facilities, this location has it all, and more.
Small Enough to Care
Large Enough to Cope

“We respect our clients and homebuyers, and it is our goal to hand them not just a new house at an affordable price, but a superbly built home they can be proud of.”

Martin Brannigan
MD & Founder of Alskea

With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since its inception over a decade ago, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Donegall Park Gardens?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a five-point multi-locking composite front door, homeowners can benefit from peace of mind.

Efficiency: High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

Warranty: The industry leaders in Buildmark cover, NHBC will provide a ten-year warranty for all homes in Donegall Park Gardens.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Alskea
In a league of its own

Offering an immaculate collection of beautifully designed homes, characterised by traditional red brick and render exteriors and spacious interiors with high quality fixtures and fittings throughout, Donegall Park Gardens is in a league of its own.

What's more, with a private parking and garden area, it goes without saying that these new homes lend themselves to easy maintenance and modern family living.

House Type Key
- The Chichester
- The Donegall
- The Lanyon
- The Shaftesbury
- The Hewitt
- The Lynn
- The Arthur
- The Harriet
- The Russell
- The Salisbury

Travelling Distances:
- Belfast City Centre: 3.9 miles
- Glengormley: 3.4 miles
- Holywood: 7.3 miles
- Lisburn: 12.2 miles
- Bangor: 15.3 miles
- Antrim: 16.1 miles
- Ballymena: 25.1 miles
- Portrush: 56.9 miles
- City Airport: 9.1 miles
- International Airport: 14.7 miles
- Dublin Airport: 102.0 miles
THE CHICHESTER

TOTAL FLOOR AREA:
2238 SQ FT APPROX.

GROUND FLOOR
- Entrance Hall: 18'9" x 13'3"
- Lounge inc. Bay: 13'9" x 11'11"
- Family Room plus Bay: 19'1" x 14'9"
- Snug: 12'2" x 11'8"
- Sun Room: 13'4" x 8'4"
- Utility: 8'2" x 8'2"
- Cloakroom: 6'2" x 3'3"

FIRST FLOOR
- Master Bedroom inc. Bay: 14'8" x 13'4"
- Ensuite: 6'11" x 5'7"
- Dressing Room: 6'2" x 5'7"
- Bedroom 2 inc. Bay: 14'10" x 12'1"
- Ensuite: 8'2" x 5'7"
- Bedroom 3: 14'9" x 11'1"
- Bedroom 4: 13'4" x 10'0"
- Bathroom: 10'8" x 7'9"

THE DONEGALL

TOTAL FLOOR AREA:
1875 SQ FT APPROX.

GROUND FLOOR
- Entrance Hall: 20'1" x 14'0"
- Lounge inc. Bay: 25'2" x 18'8"
- Kitchen / Dining / Family: 7'0" x 6'11"
- Utility: 7'0" x 3'11"
- Cloakroom: 8'11" x 7'4"

FIRST FLOOR
- Master Bedroom: 15'8" x 13'10"
- Ensuite: 8'11" x 4'11"
- Dressing: 8'11" x 6'0"
- Bedroom 2: 13'9" x 10'3"
- Bedroom 3: 14'9" x 9'6"
- Bedroom 4: 11'2" x 9'11"
- Bathroom: 8'11" x 7'4"
**The Lanyon**

**Ground Floor**
- Entrance Hall: 19'5" x 13'4"
- Lounge inc. Bay: 13'9" x 11'12"
- Kitchen / Dining / Family Nook: 23'6" x 18'0"
- Utility: 9'2" x 6'0"
- Cloakroom: 7'4" x 4'3"

**First Floor**
- Master Bedroom inc. Bay: 13'7" x 12'11"
- Ensuite: 6'11" x 4'9"
- Bedroom 2: 12'6" x 12'0"
- Bedroom 3: 14'2" x 10'8"
- Bedroom 4: 10'9" x 9'10"
- Bathroom: 12'11" x 6'10"

**Total Floor Area:** 1704 SQ FT APPROX.

*Note: Site 20 is a handed version of this floor plan.*

**The Shaftesbury**

**Ground Floor**
- Entrance Hall: 15'8" x 13'6"
- Lounge inc. Bay: 13'6" x 11'9"
- Kitchen / Family Nook: 20'9" x 12'11"
- Dining Area: 13'6" x 11'9"
- Sun Room: 11'9" x 9'1"
- Utility: 13'9" x 8'8"
- Cloakroom: 7'2" x 3'1"

**First Floor**
- Master Bedroom inc. Bay: 14'3" x 10'6"
- Ensuite: 6'2" x 5'3"
- Bedroom 2: 12'6" x 9'11"
- Bedroom 3: 13'9" x 8'8"
- Bedroom 4: 10'0" x 10'0"
- Bathroom: 9'0" x 6'11"

**Total Floor Area:** 1696 SQ FT APPROX.
INTERNAL
- All walls to be painted light grey matt emulsion
- Ceilings and woodwork to be painted white
- Modulated skirting boards (6” downstairs & 6” upstairs) and 3” architraves with hockey stick throughout
- Gas fired central heating with thermostatically controlled radiators and energy efficient Combi System (where applicable) boilers
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout as well as IV points in all rooms including bedrooms, a telephone/data point in the living room (main BT point) and master bedroom (extension point) and a light fitting in the roofspace
- Flueless gas fires set in stone surround to sites: 1, 2, 3, 4, 5, 6, 9, 10, 12, 13, 14, 15, 21, 22, 23, 24 & 25
- Balanced flue gas stove in recessed chimney breast to sites: 7, 8, 11, 16, 17, 19 & 20
- Wood burning stove to site: 18
- Bespoke under stair storage systems where applicable
- Pre-wired for Virgin (one point in living room)
- Pre-wired for BT Fibre Optic
- White painted 4 panel raised mould internal doors with quality brushed stainless-steel ironmongery
- Mats, operated smoke, heat and carbon monoxide detectors
- Fully installed security alarm

KITCHEN
- High quality units with choice of traditional / contemporary doors with a range of colours and handles to choose from
- Choice of ‘Encore’ engineered solid surface worktops
- Integrated appliances to include: branded gas hob, branded electric double oven, branded integrated microwave and integrated fridge freezer, dishwasher & extractor
- Contemporary chrome: ‘Blanco’ tap
- 1.5 bowl low profile S/S sink
- Pendant light fittings (‘Hekiar’ LED by Iesa) above island / peninsula / casual dining area where applicable
- Recessed downlighters to open plan Kitchen / Dining
- Integrated ‘pantry’ (where applicable)
- Utility (where applicable)
- Choice of laminate worktop, doors and handles (where applicable)
- Choice of colour of wall units
- Plumbed for free standing washing machine & tumble dryer

BATHROOMS ENSUITES & WC
- High quality contemporary white sanitary ware
- Recessed downlighters
- 4 piece contemporary bathroom suite
- LED illuminated mirror with demister pad to bathroom & master ensuite
- Free standing bath
- Heated chrome towel radiators
- Wall to wall feature mirror in bathroom
- Low profile shower trays and toughened glass doors and panels throughout
- Wall mounted vanity units to bathroom and master ensuite - Semi-pedestal wash hand basin to WC
- Two thermostatic bar showers with dual head: rain drench and separate hand held

FLOORING AND TILES
- Choice of quality ceramic floor tiles to Entrance Hall & kitchen / Dining, Bathroom, Ensuites, WC and Utility
- Choice of high quality timber laminate or carpet to Lounge and Bedrooms
- Choice of full height tiling to shower enclosures
- Choice of quality wall tiles to feature areas in Bathroom and Ensuite
- Choice of tiled splashback to Kitchen
- Choice of tiled wall panel to WC
- Choice of quality carpets to Stairs & Landings

EXTERNAL
- Traditional cavity wall construction with feature red brick: panels and through colour render panels - Kingscourt ‘Grafton’ red clay facing bricks to panels soldier courses, plinths and cordon details (where applicable)
- One light fitting at front and gable (where applicable) two at rear patio
- Dual colour woodgrain double glazed PVC windows
- Black PVC soffit, fascia, decorative bargeboards and finials (where applicable)
- Black seamless aluminium guttering and extracted aluminium down pipes
- Slated roof
- Feature brick pavers to pathways at front
- Bevelled grey flags to rear patio and pathways at sides
- Door surrounds and window surrounds where applicable
- External power socket to rear
- Painted vertical boarded timber fencing to rear gardens with capping piece
- External water tap to rear garden
- Front garden boundaries defined by garden retaining walls (where applicable) and black estate railing
- Composite front door with 3 point multi-lock system
- Decorative GRP chimneys (Site: 18 has working masonry chimney)
- Bittmac driveways
- Lawns turfed to front and seeded to rear

WARRANTY
- NHB 10-year Warranty
Close to Everything you Love
An immaculate collection of beautifully designed homes

House Type Key
- The Chichester // Site 18
- The Donegall // Sites 17 & 19
- The Lanyon // Site 16 & 20
- The Shaftesbury // Site 11
- The Hewitt // Sites 14 & 15
- The Lynn // Sites 12, 13, 21 & 22
- The Arthur // Sites 5, 6, 9 & 10
- The Harriet // Sites 7 & 8
- The Russell // Sites 1, 2, 3 & 4
- The Salisbury // Sites 23, 24 & 25
Coming Soon to Donegall Park Gardens
A chapel conversion of luxury apartments

The Chapel of the Resurrection (Built circa. 1869)
Looking toward Belfast Castle and Cave Hill.

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