Eden Wood

MALONE ROAD

BT9

Alskea

Eden Wood

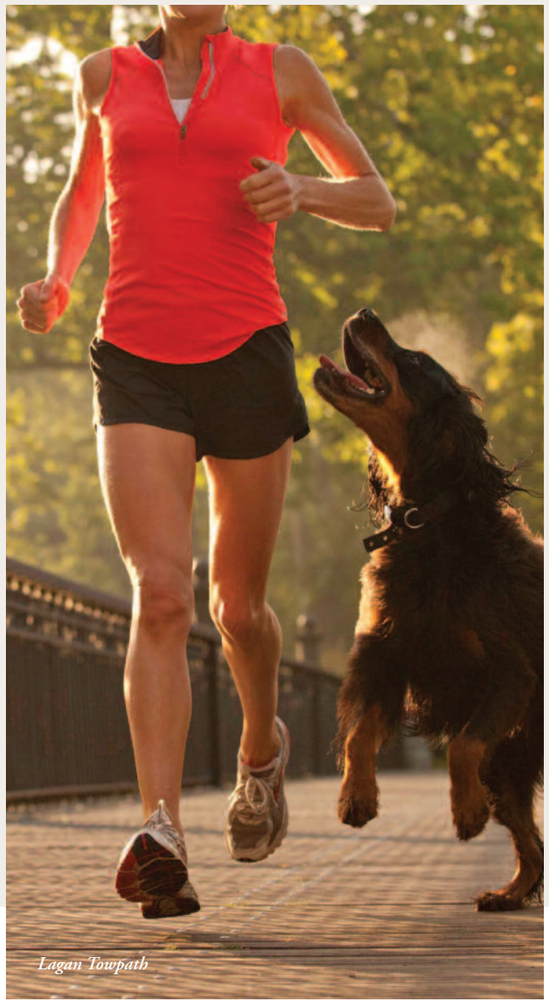
Alskea

A Gated Development of Four Luxurious Homes

Malone Golf Club

Malone House, Belfast

Plenty for Everyone



Lagan Towpath

Shopping, Belfast City Centre

Queen's University, Belfast

Nestled in the highly esteemed and affluent suburb of Malone, Eden Wood offers homeowners something truly special.

Whether it's playing a round of golf at Malone Golf Club, taking a scenic stroll through Lagan Meadows or enjoying a family day out at the historic Titanic Belfast, there's plenty to do just a short drive away.

It goes without saying that the location of these homes adds to their beauty. The area is teeming with a wide variety of independent boutiques, supermarkets, museums, restaurants, cafés, pubs and sports teams.

What's more, thanks to leading primary and secondary schools, and the world-renowned Queen's University Belfast, this area is home to some of the best educational facilities Northern Ireland has to offer.

Treasure the Lifestyle

Making Modern Living a Breeze

Set within the much sought-after BT9 postcode, Eden Wood is a prestigious collection of four luxury homes, each characterised by spacious, modern interiors and classically-designed exteriors.

Finished to an immaculate standard and intended for modern family living, these new homes have the additional benefit of being situated within a private gated development and offer views from the upper floors of Lagan Meadows and beyond.

What's more, with every amenity you could possibly need only minutes from your front door, Eden Wood offers the perfect balance between convenience and relaxation.

Shu, Lisburn Road

Shaws Bridge

Cranmore Park

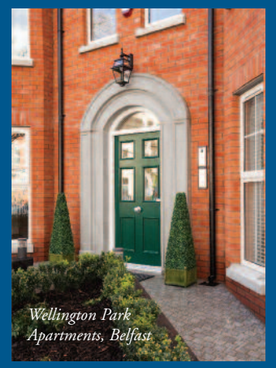
Queen's University, Belfast

House of Sport, Malone

Cranmore Playing Fields

Wellington Park Townhouses, Belfast

Balmoral Park Gardens, Belfast


Wellington Park Apartments, Belfast

San Souci Park, Belfast

Wellington Park Apartments, Belfast

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

Alskea

Wellington Park Apartments, Belfast

With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since it's 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 Eden Wood?

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 Eden Wood.

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.

Our most recent developments include;

Dixon Avenue
Bangor

Wellington Park Townhouses
Belfast

Wellington Park Apartments
Belfast

San Souci Park
Belfast

Balmoral Park Gardens
Belfast

Connect to the City with Ease

With a Translink Metro bus stop more or less at your front door access to Belfast City Centre could not be easier.

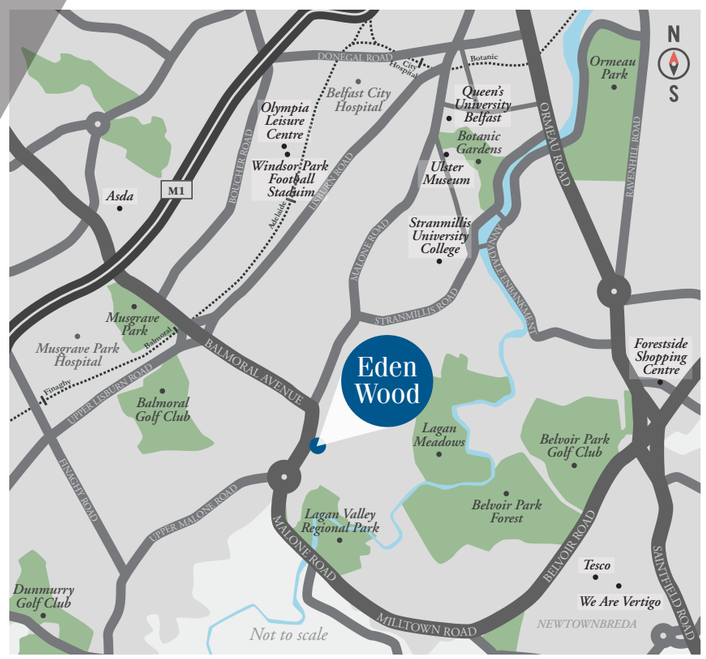
Not to mention that with being based in Malone there are also great transport links to Lisburn, George Best Belfast City Airport, Belfast International Airport and beyond.

Site Layout

Sites 1 & 4 Total Floor Area: **2,667 sq ft** approx.
Sites 2 & 3 Total Floor Area: **2,653 sq ft** approx.

Not to scale

Location Map



Travelling Distances;

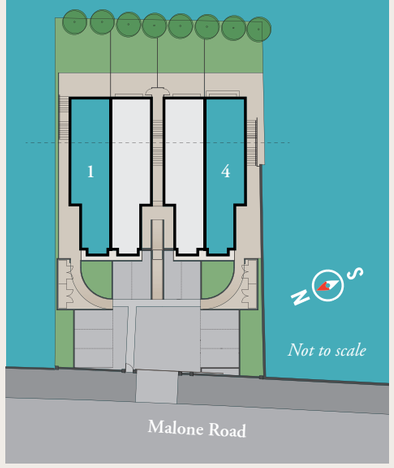
Lisburn Road	**1.0 miles**
Belfast City Centre	**2.7 miles**
Lisburn	**6.5 miles**
Holywood	**7.7 miles**
Bangor	**16.2 miles**
Dublin	**102.0 miles**

City Airport	**6.9 miles**
International Airport	**15.6 miles**
Dublin Airport	**96.8 miles**

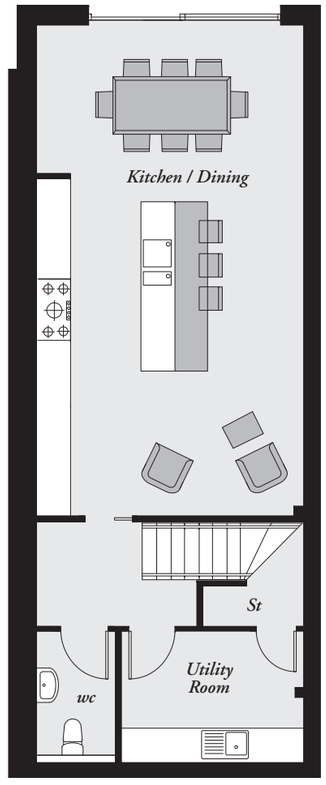
Computer Visual

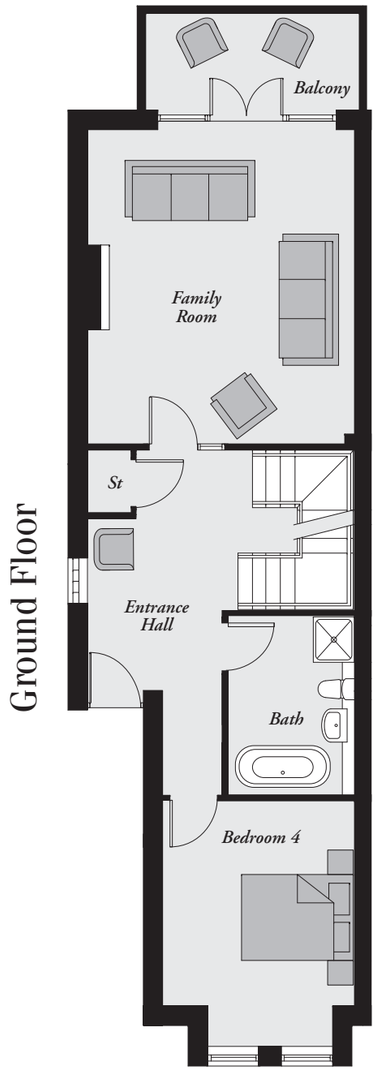
Site Numbers 1 & 4

Total Floor Area:
2,667 sq ft



Computer Visual Showing Rear of Properties



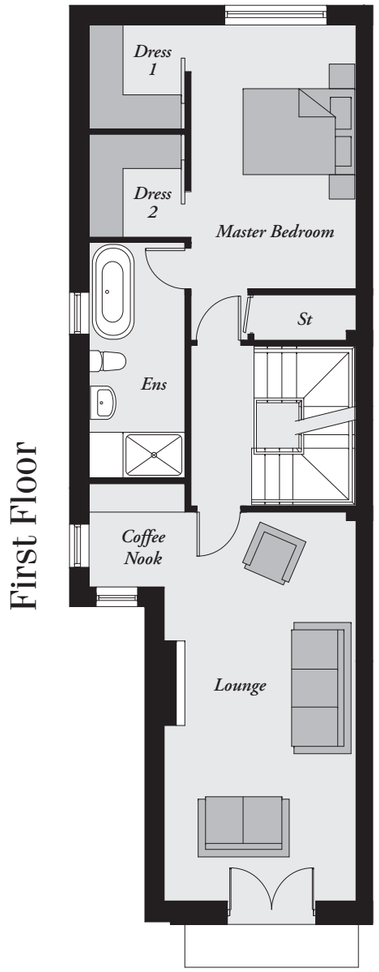


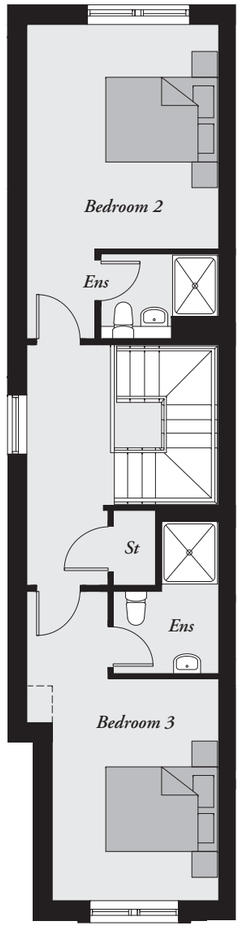
Site Numbers 1 & 4

Floorplans shown are for Site 1.
The floorplan for Site 4 will be a handed version of this plan.

Lower Ground Floor	
Kitchen / Dining	28'5" x 15'7"
Utility Room	10'7" x 7'6"
WC	7'6" x 4'6"

Ground Floor	
Entrance Hall	
Family Room	18'2" x 15'6"
Bedroom 4 *Max*	14'2" x 11'2"
Bathroom	10'1" x 7'4"
Balcony	12'5" x 5'6"



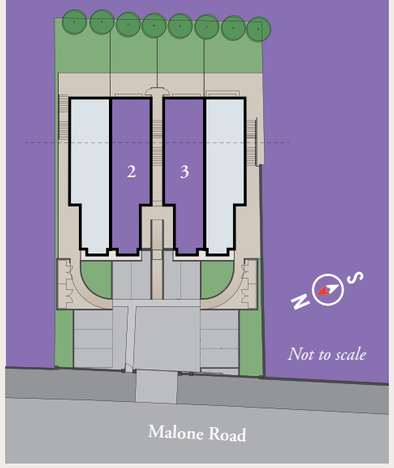


First Floor	
Lounge	22'6" x 11'2"
Coffee Nook	5'9" x 5'6"
Master Bedroom *Max*	15'3" x 9'7"
Dressing Room 1	5'9" x 5'6"
Dressing Room 2	5'9" x 5'6"
Ensuite	13'6" x 5'6"

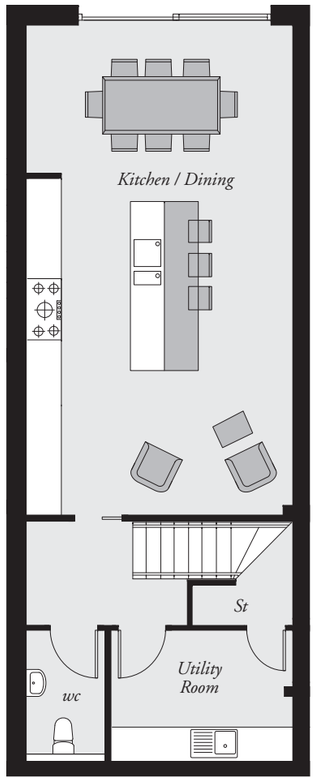
Second Floor	
Bedroom 2 *Max*	18'2" x 11'2"
Ensuite	6'9" x 4'3"
Bedroom 3 *Max*	17'8" x 9'6"
Ensuite *Max*	9'4" x 6'1"

Site Numbers 2 & 3

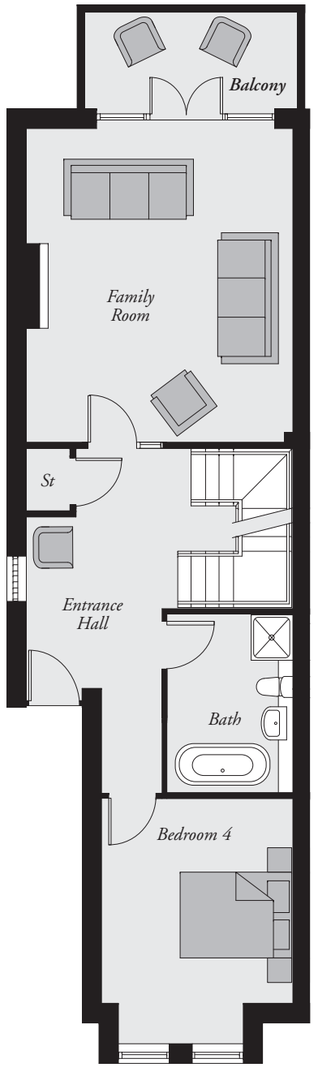
Total Floor Area:
2,653 sq ft



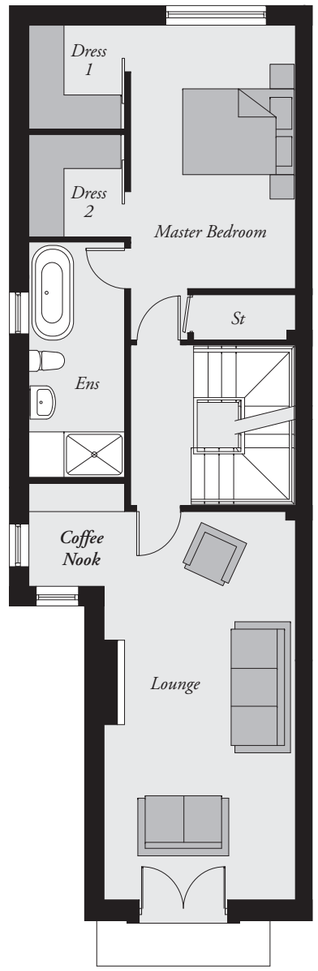
Lower Ground Floor



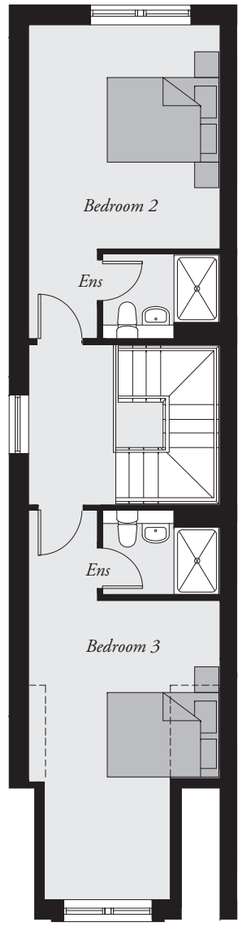
Ground Floor



First Floor



Second Floor



Site Numbers 2 & 3

Floorplans shown are for Site 3.
The floorplan for Site 2 will be a handed version of this plan.

Lower Ground Floor	
Kitchen / Dining	**28'5" x 15'7"**
Utility Room	**10'7" x 7'6"**
WC	**7'6" x 4'6"**

Ground Floor	
Entrance Hall	
Family Room	**18'2" x 15'6"**
Bedroom 4 *Max*	**14'2" x 11'2"**
Bathroom	**10'1" x 7'4"**
Balcony	**12'5" x 5'6"**

First Floor	
Lounge	**22'6" x 11'2"**
Coffee Nook	**5'9" x 5'6"**
Master Bedroom *Max*	**15'3" x 9'7"**
Dressing Room 1	**5'9" x 5'6"**
Dressing Room 2	**5'9" x 5'6"**
Ensuite	**13'6" x 5'6"**

Second Floor	
Bedroom 2 *Max*	**18'2" x 11'2"**
Ensuite	**6'9" x 4'3"**
Bedroom 3 *Max*	**22'6" x 11'2"**
Ensuite	**6'8" x 4'8"**

CLB 7855
EEZ 7586

Bright & Spacious Interiors
Making Modern Living a Breeze

General
- Generous open plan Kitchen / Dining
- Two Reception Rooms with Balconies (both elevated with views to front & rear)
- Four Bedrooms, two with Ensuite and Master Suite with Ensuite Bathroom and 'His & Hers' walk in wardrobes

Kitchen
- High quality units with choice of gloss lacquered door, quartz worktop and brushed stainless steel handle
- Integrated appliances to include; induction hob, branded electric double oven, branded microwave and integrated fridge freezer, dishwasher and extractor
- Luxury items; integrated wine cooler and Quooker boiling water tap
- Feature micro-spots to plasterboard bulkhead at wall units
- Feature contemporary suspended LED bar light fitting above island unit
- Feature open shelving to end of island
- Tall integrated pull out pantry unit
- Under-counter integrated pull-out bin unit with segregated waste storage
- Bowl and a half undermounted stainless steel sink

Coffee Nook
- High quality units with choice of 5-piece Kensington door, Topshape worktop and brushed stainless steel handle
- Bespoke integrated wine, wine glass and crockery rack
- Circular stainless-steel sink
- Integrated under-counter fridge

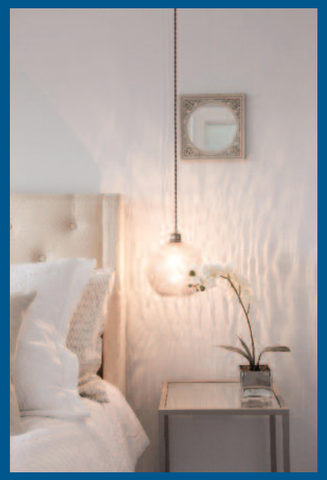
Utility
- High quality units with choice of 5-piece Kensington door, Topshape worktop and brushed stainless steel handle
- A range of tall units, open shelving and cupboards.
- Plumbed for free standing washing machine and tumble dryer

Bathrooms Ensuites & WC
- High quality contemporary white sanitary ware
- Recessed downlighters
- Illuminated LED mirror with de-mister pad to Master and Bedroom 3 Ensuite
- Free standing baths with wall mounted taps (where applicable)
- Heated chrome towel radiators
- Feature wall to wall mirror in Bathroom and Bedroom 4 Ensuite
- Wall hung toilet with 'Geberit system' concealed cistern to Bathroom
- Low profile shower trays and toughened glass doors & panels throughout
- Wall mounted vanity units to WC, Bathroom and Master Ensuite
- Semi-pedestal wash hand basins to Ensuites
- Three thermostatic bar showers with dual head, rain drench and separate hand held
- One quality electric shower to Bedroom 4 ensuite

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 Family Room
- Choice of full height tiling to shower enclosures
- Choice of quality wall tiles to feature areas in Bathroom and Ensuites
- Choice of tiled splashback to Kitchen
- Choice of tiled wall to WC
- Choice of quality carpets to Stairs, Landings and Bedrooms

Heating & Ventilation
- Energy efficient natural gas fired central heating
- Underfloor heating to Kitchen / Dining at lower ground floor level
- Feature vertical radiators to Family Room at ground floor level
- Contemporary gas stove in Family Room at ground floor level
- Inset gas fire with stone surround in Lounge at first floor level
- System boiler with large capacity hot water cylinder at first floor
- Mechanical Extract Ventilation system with 2 units

Computer visual of the Kitchen / Dining Area of Site 1



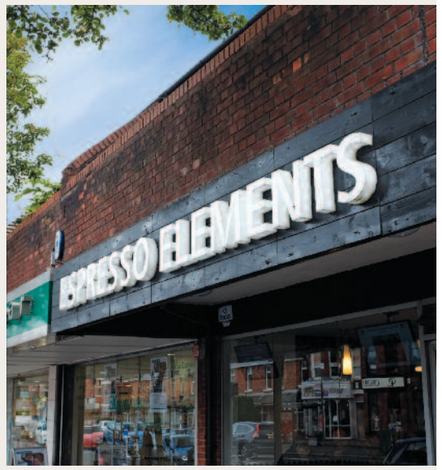
Specification images used are taken from previous Alskea show homes and represent the style of finish at Eden Wood.

Internal
- All walls to be painted matt emulsion
- Ceilings & woodwork to be painted white
- Profiled skirting boards and architraves
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout as well as TV points in all living areas and bedrooms, and a light fitting in the Roofspace
- Pre-wired for Sky and Virgin
- White painted 4 panel raised mould internal doors with quality brushed stainless-steel ironmongery
- Mains operated smoke, heat and carbon monoxide detectors
- Fully installed Security Alarm
- Full colour Audio Visual access control to automated gates with handsets on 3 floors
- Feature double sliding Patio doors to lower ground floor
- Generous ceiling heights throughout
- 'Soundbloc' plasterboard used to line walls and ceilings to all rooms facing the Malone Road

External
- Landscaped rear gardens with brick paver patio areas and artificial grass lawns
- Two allocated parking spaces to front in managed communal parking area with feature soft landscaping
- Two communal 'visitor' parking spaces
- Feature lighting to include bollard lighting at parking bays and way finding low level lighting to ramped entrance.
- Automated sliding gates and electrically locked pedestrian gate
- Traditional cavity wall construction with feature red brick panels and through colour render panels
- Light fittings at front door, rear patio areas, balconies and gables
- Cream woodgrain double glazed uPVC windows with acoustic glass to Malone Road façade.
- Reconstituted granite window surrounds and cills to windows at Malone Road façade
- Decorative brick effect chimneys with faux pots
- External power socket to front and rear
- Vertical boarded timber fencing to rear gardens with capping piece.
- Semi mature native tree screening to rear boundary
- External water tap to rear garden
- Front garden boundaries defined by brick walls and black estate railing
- Balcony areas to front (first floor level) and rear (ground floor level), with recon granite pavers and black metal railings
- Entrance and parking area finished with asphalt with coloured chip incorporated
- Feature brick pavers to pathways at front with composite decking boards to walkways at gables (where applicable)
- Black PVC fascia and guttering
- Composite front door with 5 point multi-lock system

Warranty
- NHBC 10 year Warranty

Close To Everything You Love



Alskea

www.alskeacontracts.com

SALES REPRESENTATION BY

simonBRIEN
RESIDENTIAL

South Belfast Office
525 Lisburn Road
Belfast BT9 7GQ
Telephone 028 9066 8888
Email southbelfast@simonbrien.com

www.simonbrien.com

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