

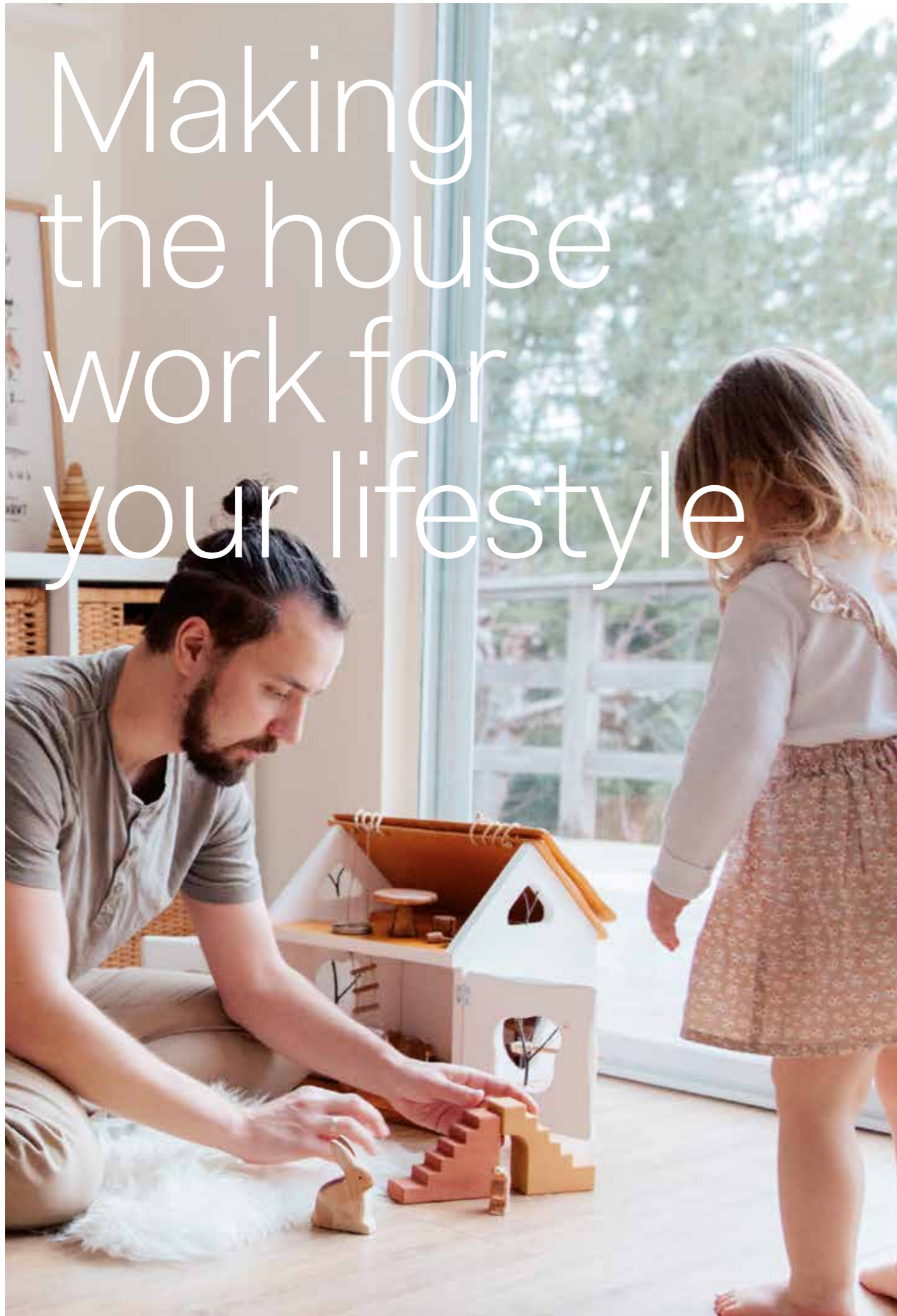
FRASER
PARTNERS

MEALOUGH RD
SOUTH BELFAST BT8

Embracing
solar



mealough



Making the house work for your lifestyle



FRASER PARTNERS mealough

A home that is designed better and built better will give you a better life. You're not just buying a home, you're buying the promise of a happier, healthier lifestyle.

ENERGY SAVING WITH SOLAR TECHNOLOGY

Contemporary, eco-friendly homes in an exclusive and beautiful setting on the outskirts of Belfast.

We've installed solar, smart and renewable technologies to give you energy independence by reducing your reliance on the grid. A solar PV system provides clean, free electricity to your home, reducing your energy bills and future proofing you from continually rising energy prices with savings of up to £500 per year.



WELCOME TO THE
NEIGHBOURHOOD

Mealough is an exclusive development in a beautiful setting. The homes boast sleek white rendering, grey brick and grey cladding, with modern scandi-cool interior design that ensures your surroundings are as breath-taking inside as they are out. Nestled close to the countryside as well as a stones throw from Belfast, Mealough is perfect for an array of lifestyles.



Designed from the inside out



OUR HOMES DON'T JUST LOOK GOOD, THEY DO GOOD

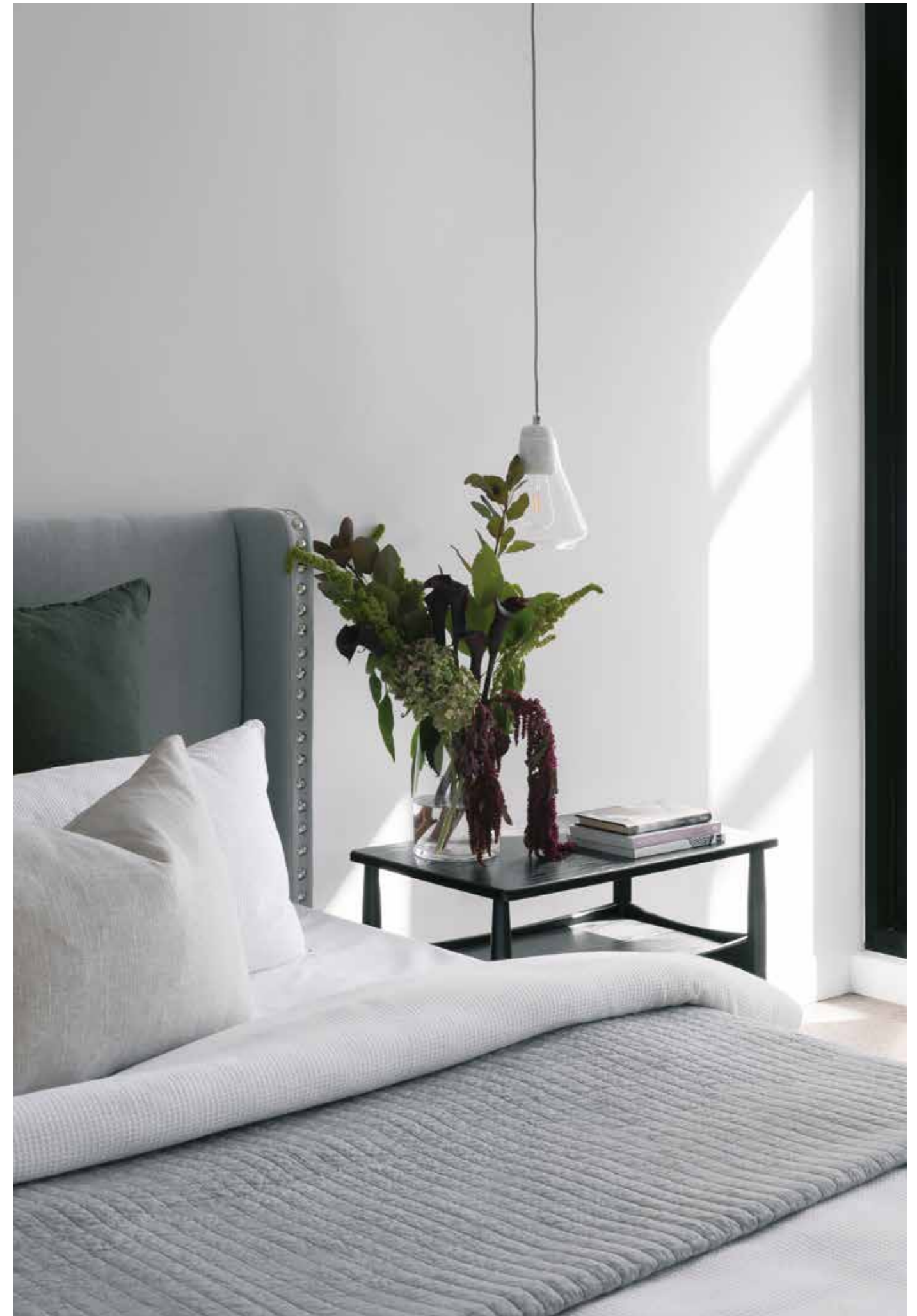
Designing our homes from the inside out is the difference because it puts the buyer and their family at the centre, not the restrictions of a traditional mindset.

We are passionate about good design and believe that it has the power to enhance lives. It delights on a daily basis. It makes mundane stuff, less so. It brings people together. It helps kids thrive. It reduces stress. It makes living in a Fraser home an absolute pleasure. Now, and for generations to come.



**BEAUTIFUL AND
LAYERED SPACES**

Scandi-cool design is a minimalistic style using a blend of textures and soft hues to make sleek, modern décor feel warm and inviting. It emphasizes clean lines, utility, and simple furnishings that are functional and beautiful. It's known for its color palettes, cozy accents, and modern furniture. Designs often play with natural light which is a hot commodity in Nordic countries creating a warm, comfortable atmosphere in your living spaces.



Energy saving with solar technology

HOMEOWNER BENEFITS

Reclaim your energy independence by reducing your reliance on the grid. Your solar PV system provides clean, free electricity to your home, reducing your energy bills and future proofing you from continually rising energy prices. We're also allowing provision for EV charging

Insurance against rising energy costs

Environmentally friendly

Energy independence

Savings up to £500 per year



SOLAR

- Every Fraser Partners home at Mealough will be equipped with a 6 panel photovoltaic system

- The black panels will be installed flush with the roof resulting in a sleek and unimposing finish

- The panels are connected to a high specification, hybrid solar inverter which converts energy generated by the panels into usable electricity

- The power created powers lights and appliances during daylight hours

BATTERY

- Each home is fitted with a 5kWh battery energy storage unit. This unit facilitates the storage of free energy produced by your Solar PV system, so instead of 'use it or lose it', you can store the electricity for discharge when you need it, even after the sun has set.

- Batteries provide you with a cheaper power source in winter months when solar energy is less abundant.

- Batteries can be set to charge overnight during the winter months on a cheaper Eco 7 tariff.

SMART SECURITY

So you can protect what matters most, we're installing Ring Doorbells in every home. See, hear and speak to visitors from anywhere with this Video Doorbell. Get instant notifications on your phone and tablet, customise your motion settings and conveniently stay connected to home, no matter where you are.



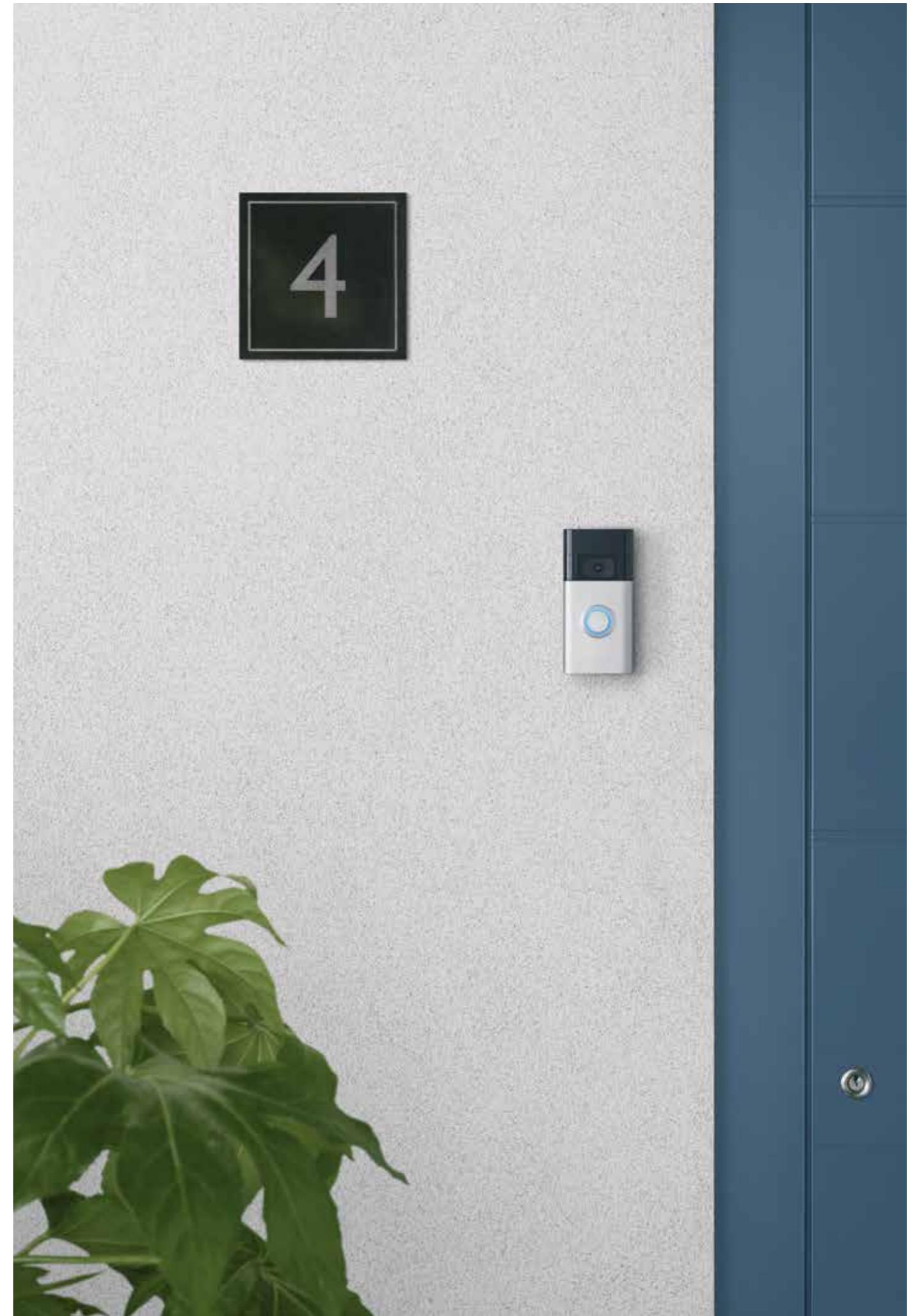
SMART ENERGY EFFICIENCY

You don't have to be home to have control. As standard in every home, we are installing smart phone compatible digital thermostats **. Smart profiles enable you to program time and temperature settings and then apply them to a number of zones, automatically turning the heating off when you leave and back on when you return.

CO2 emissions are much less too. A range of active energy management measures have been incorporated to improve your home's energy efficiency. With a high level of insulation and increased air tightness, our homes prevent heat loss and ensure that the heat generated remains in the property.



**Smart hub not fitted as standard.



Your perfect place is perfectly placed

DISCOVER



There's something for everyone in the spaces and places surrounding Mealough Road. Great parks, superb restaurants, fascinating walks and fabulous shops are all just minutes away.

SPLASH OUT



Let's Go Hydro, one of the world's best aquaparks, is right on your doorstep at Mealough Road. The 55-acre venue includes a huge inflatable playpark with slides, platforms and tunnels, a drive-in cinema plus brilliant cafés and restaurants.

THE BEST OF BOTH



Mealough Road is just 15 minutes away from Belfast's thriving city centre, while also offering residents a peaceful, rural escape. It's the best of both lifestyles in one

INDULGE



With such close proximity to Ormeau Road you're spoiled for dining and socialising choice. You'll discover amazing restaurants and cosy bolt-holes round every corner and because Belfast city centre is just 15 minutes away, the best of Northern Ireland is on your doorstep, from Michelin standard cuisine to hearty, generous pub-grub.



Perfectly placed for socialising

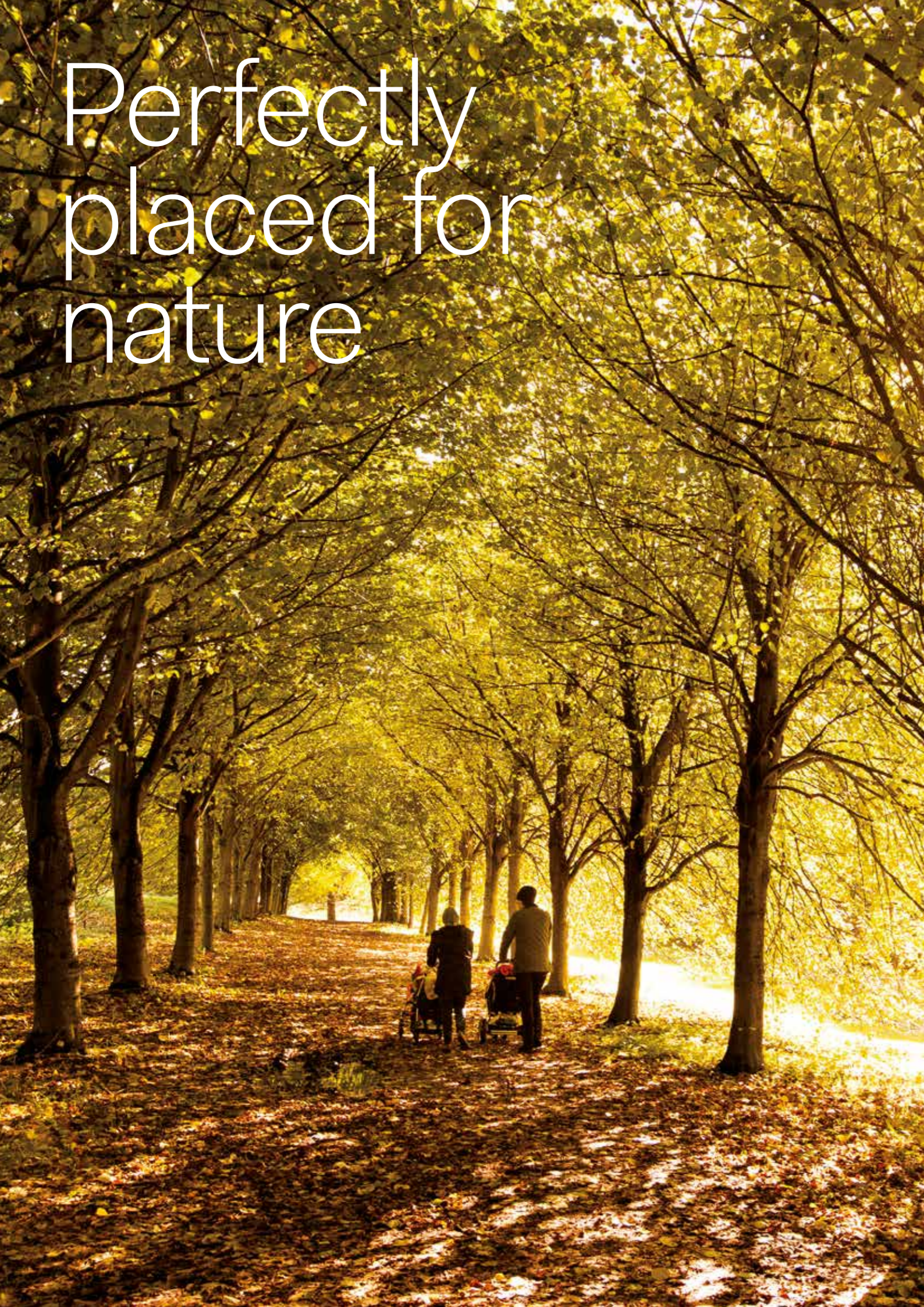


FEED YOUR SENSES AND YOUR STOMACHS

Belfast is now famous throughout the world for its lively, social culture and Mealough residents can go from their quiet, rural sanctuary to one of Europe's nightlife capitals in less than 15 minutes by public transport. But there's no need to even go that far for a great night out. Carryduff along with the Lisburn Road and Ormeau Road have some great eateries ranging from up-market inns to cosy, local bars, from fantastic world cuisine to more traditional grills and pub grub.



Perfectly placed for nature

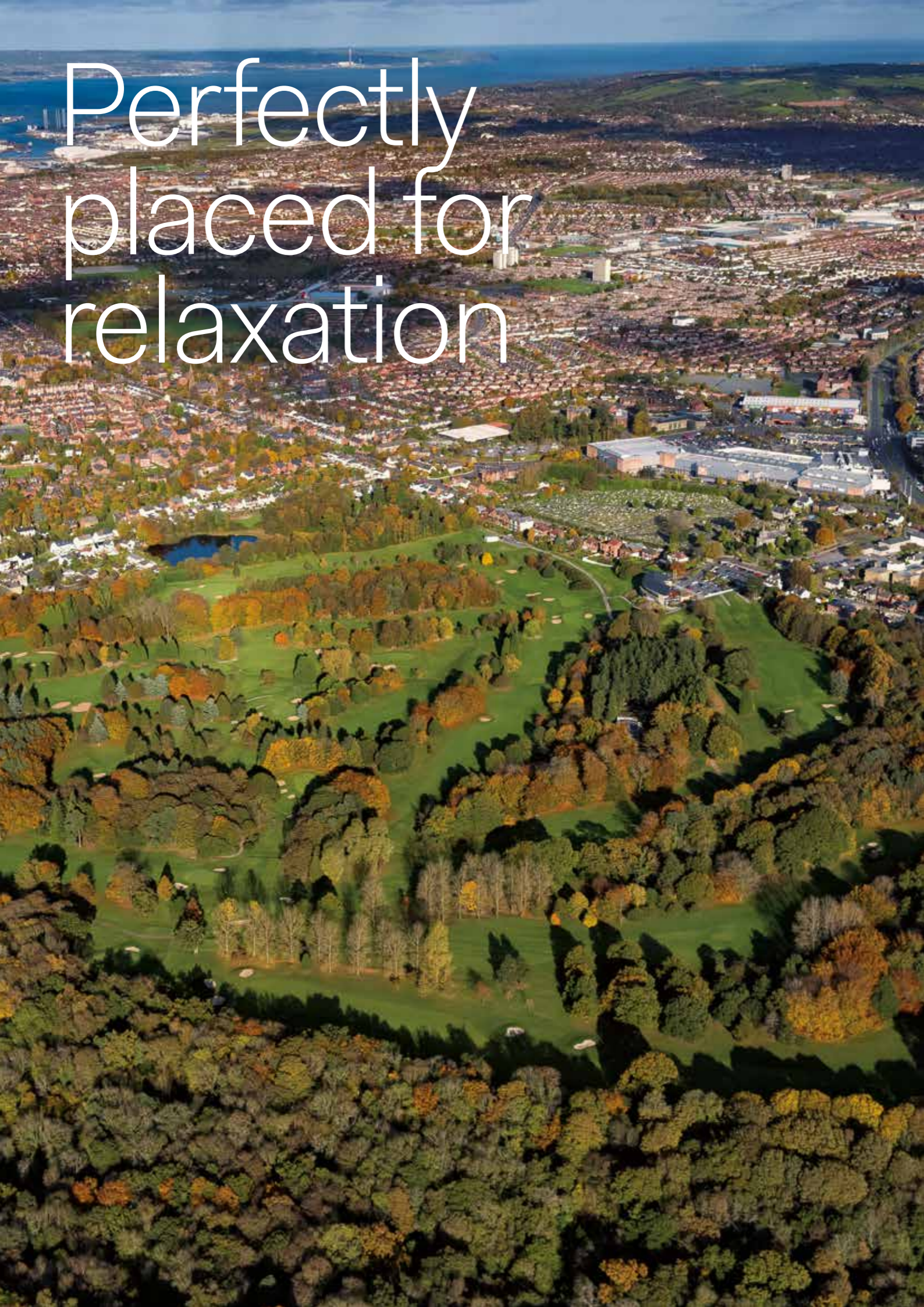


LET NATURE TAKE THE LEAD

Mealough Road is situated close to every local amenity you could wish for, yet it's tucked just far enough from the hustle and bustle of town and city life. That means you're also never far away from peaceful countryside walks in Shaws Bridge, Lady Dixon Park or Rowallane, and there are a number of great cross-country cycle routes. Mother Nature is your next door neighbour and whatever the season she'll welcome you in to explore.

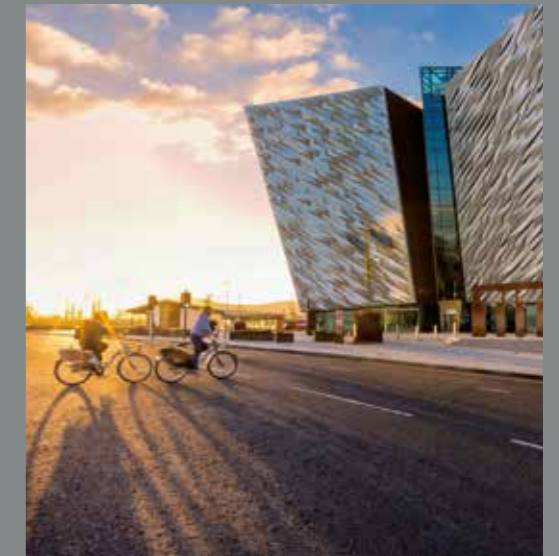


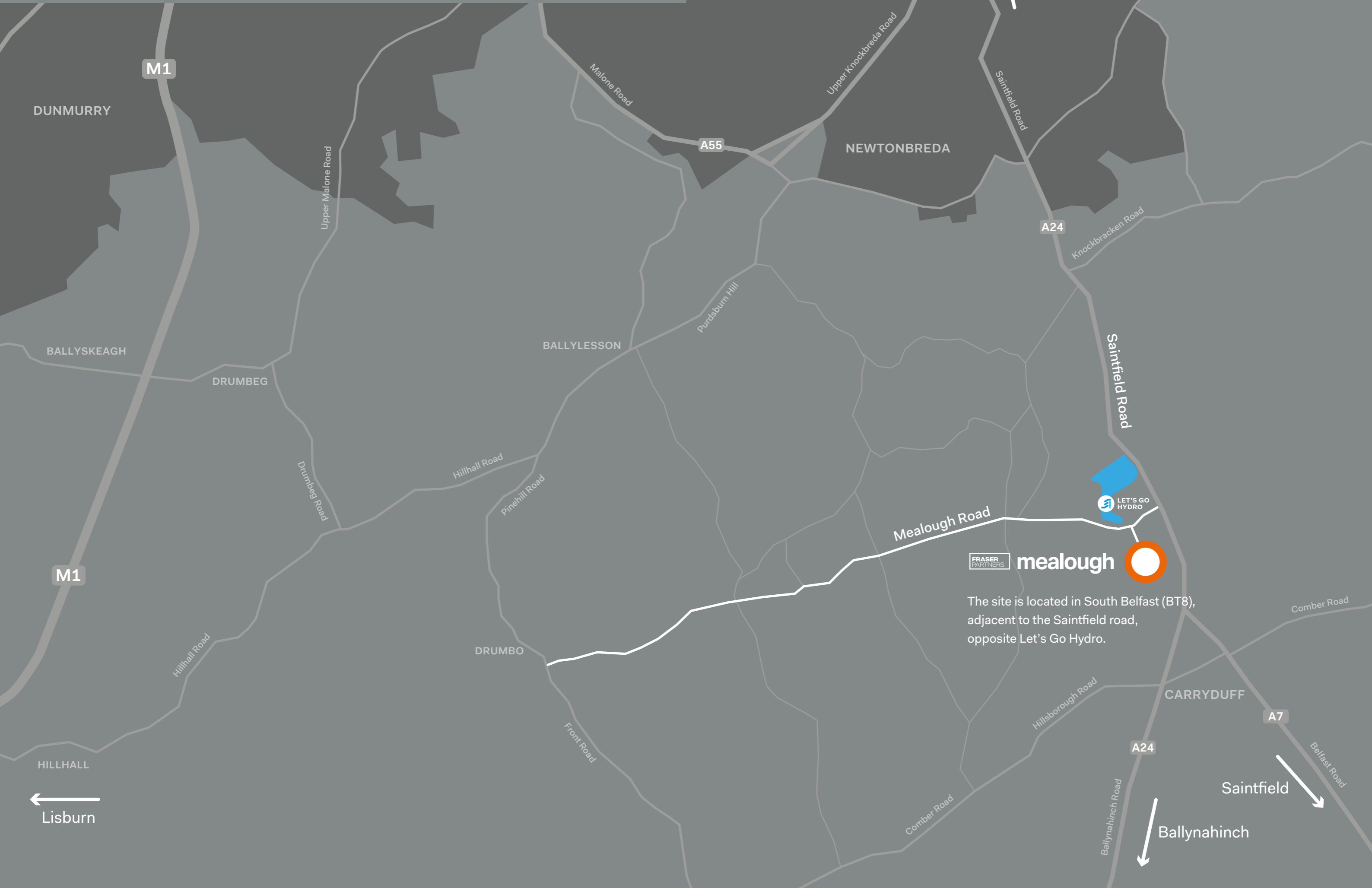
Perfectly placed for relaxation



WOUND UP? WIND DOWN

Mealough Road is a relaxing pace to live. You're cocooned from the nearby road network and the peaceful setting is a great place to unwind. Those same roads are also an easy escape to places made for those who enjoy their form of relaxation in slightly more energetic ways. There are plenty of top-class golf clubs just minutes away, including Belvoir Park, one of Ireland's finest. There are leisure centres, equestrian centres, play parks and it almost goes without saying, Let's Go Hydro aquapark is just a short stroll away.





FRASER PARTNERS **mealough**

The site is located in South Belfast (BT8), adjacent to the Saintfield road, opposite Let's Go Hydro.

←
Lisburn

↓
Ballynahinch

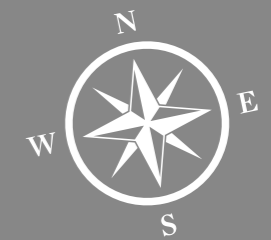
↓
Saintfield

↑
Belfast City Centre

- **F1**
4 Bed, Detached House
2,348 sq ft
- **F4**
4 Bed, Detached House
1,561 sq ft
- **F5**
4 Bed, Detached House
1,392 sq ft
- **F3**
4 or 5 Bed, Detached House
1,683 sq ft

FUTURE PHASE
RELEASE

- **F2**
4 Bed, Detached House
1,757 sq ft
- **F6**
4 Bed, Semi-Detached House
1,386 sq ft





**HOUSE TYPES.
FIND A HOME FOR YOU.**

Mealough house types are perfect for an array of lifestyles. From first time buyers to larger family dwellings, we have carefully considered each home in our new range. With the premium Turnkey package and innovative green technology, it's clear to see that Mealough has a home for everyone.



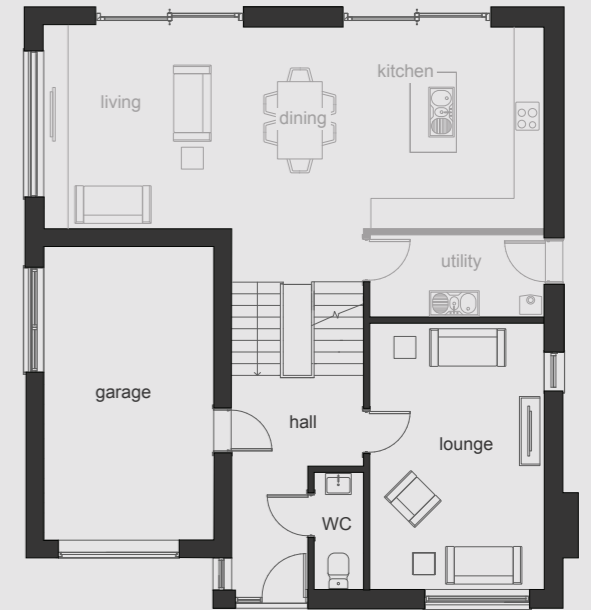


F 1

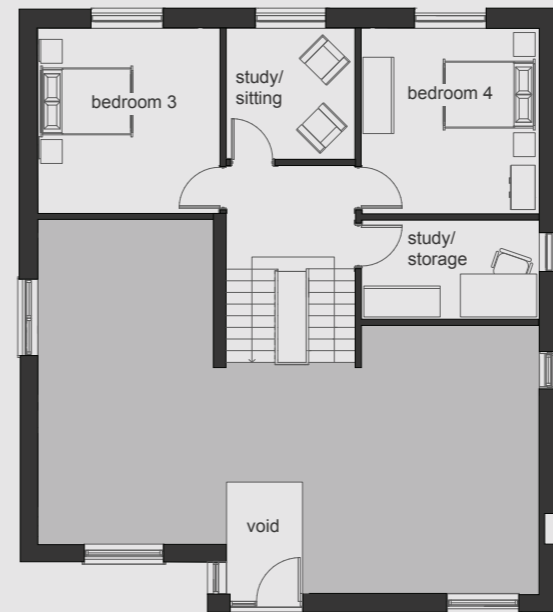
4 Bedroom Detached House
2,348 sq ft*



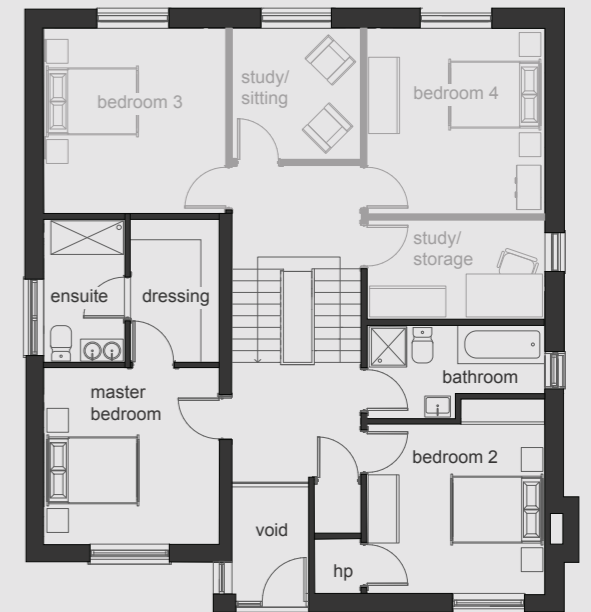
LOWER GROUND FLOOR



GROUND FLOOR



LOWER FIRST FLOOR



FIRST FLOOR

LOWER & GROUND FLOOR

Kitchen / Dining / Living	9.8 x 3.7m
Utility	3.5 x 1.7m
WC	2.8 x 0.9m
Lounge	3.5 x 5.5m
Garage	3.3 x 6.0m

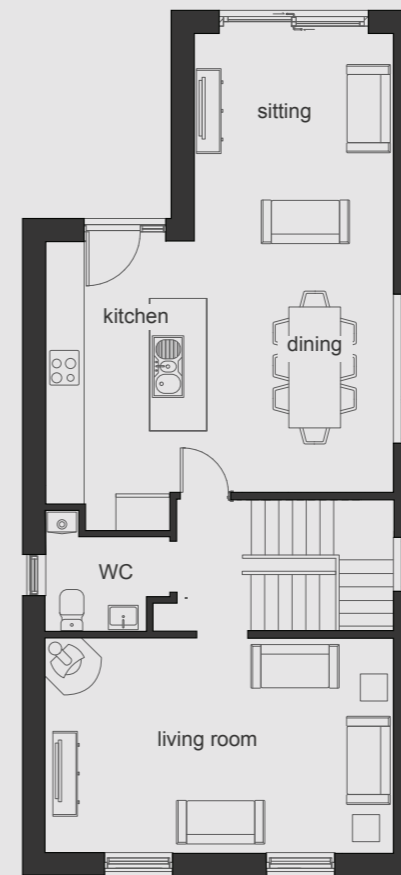
LOWER & FIRST FLOOR

Master Bedroom	3.5 x 3.7m
En-Suite	2.1 x 2.8m
Dress Room	1.7 x 2.1m
Bedroom 2	3.5 x 4.0m
Bedroom 3	3.6 x 3.8m
Bedroom 4	3.7 x 3.6m
Bathroom	2.5 x 2.5m
Study/Sitting	2.7 x 2.4m
Storage	1.4 x 0.8m

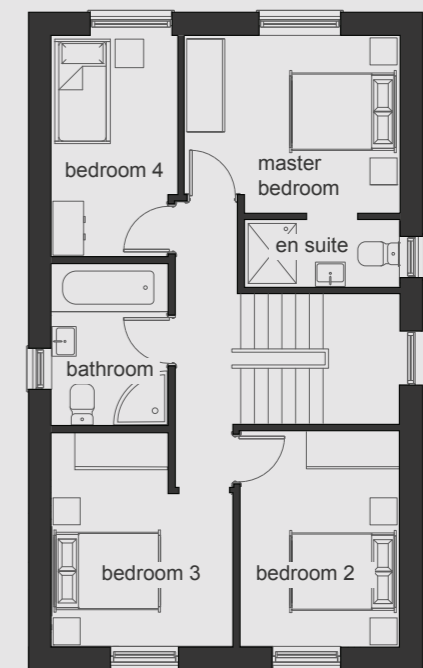


F 2

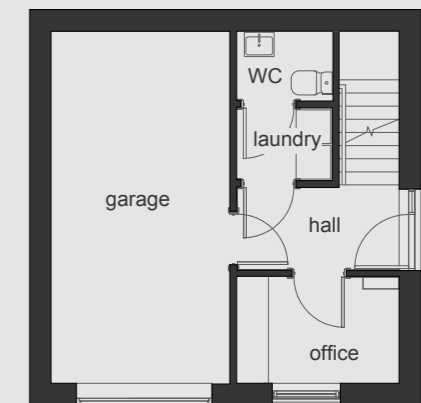
4 Bedroom Detached House
1,757 sq ft*



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROUND FLOOR

Utility	1.6 x 1.2m
Office	2.7 x 1.8m
Garage	2.9 x 5.9m

FIRST FLOOR

Bathroom	1.5 x 2.1m
Hallway	1.4 x 2.2m
Sitting Area	3.5 x 3.3m
Kitchen/Dining	4.2 x 5.8m
Living Room	3.6 x 5.8m

SECOND FLOOR

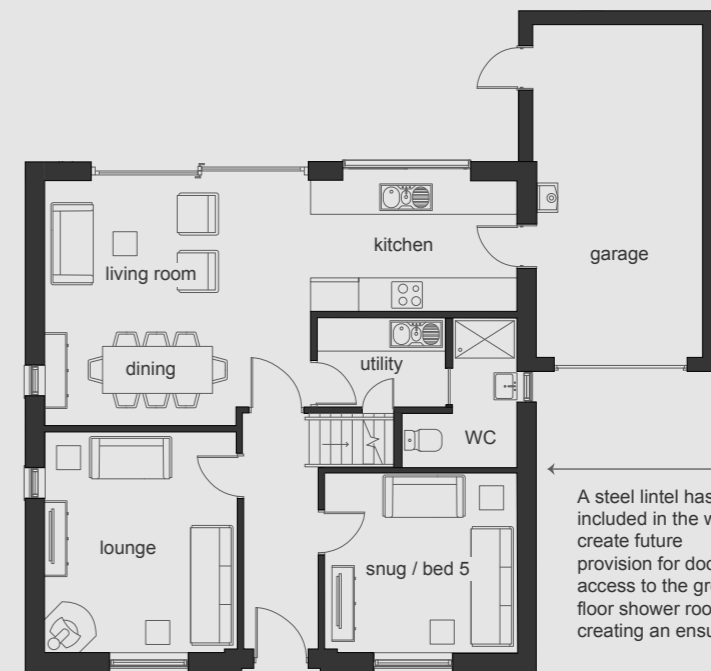
Master Bedroom	3.6 x 3m
En-Suite	1.1 x 2.6m
Bedroom 2	2.6 x 3.6m
Bedroom 3	3.6 x 3.0m
Bedroom 4	3.7 x 2.1m
Bathroom	2.7 x 1.9m
Hallway	0.9 x 4.7m



F 3

4 or 5 Bedroom Detached House
1,683 sq ft*

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining	3.9 x 2.5m
Utility	2.4 x 1.7m
WC	1.2 x 2.8m
Hallway	4.4 x 1.4m
Storage	1.0 x 1.6m
Sitting	3.6 x 3.4m
Living Room	4.6 x 5.0m
Lounge	3.6 x 4.1 m
Garage	3.2 x 6.2m

FIRST FLOOR

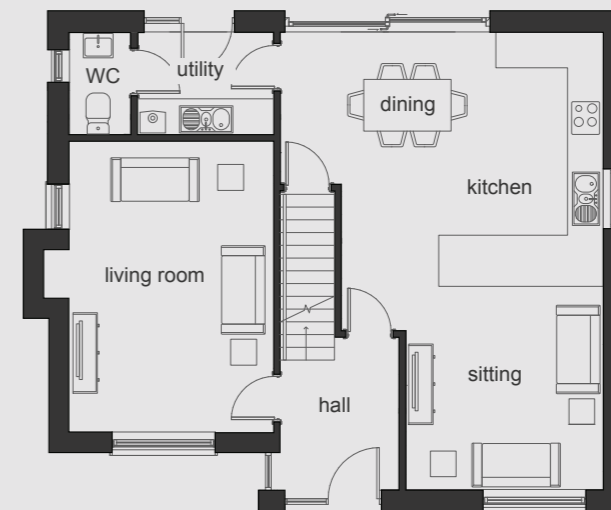
Master Bedroom	3.3 x 4.0m
En-Suite	1.5 x 2.1m
Dress Room	1.6 x 2.1m
Bedroom 2	3.4 x 4.3m
Bedroom 3	3.4 x 4.3m
Bedroom 4	2.5 x 3.3m
Bathroom	2.0 x 2.7m
Hallway	4.6 x 0.9m
Storage	1.3 x 0.9m



F 4

4 Bedroom Detached House
1,561 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining	4.5 x 5.7m
Utility	1.8 x 2.4m
WC	1.8 x 1.1m
Hallway	2.7 x 2.1m
Storage	0.9 x 1.7m
Living Room	3.5 x 5.1m
Sitting Room	3.5 x 3.3m

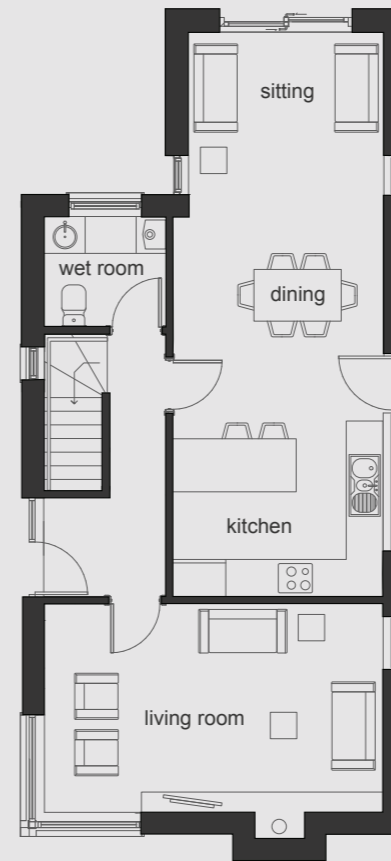
FIRST FLOOR

Master Bedroom	3.5 x 3.3m
En-Suite	1.8 x 1.8m
Dress Room	1.8 x 1.6m
Bedroom 2	3.5 x 3.6m
Bedroom 3	2.9 x 2.8m
Bedroom 4	3.5 x 3.6m
Bathroom	2.6 x 1.7m
Hallway	2.1 x 1.1m

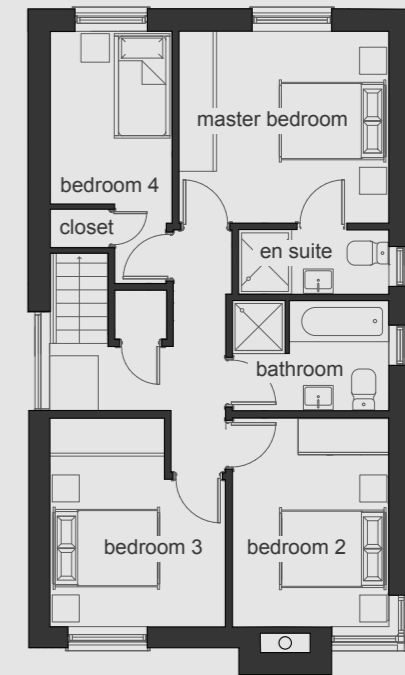


F 5

4 Bedroom Detached House
1,392 sq ft



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen / Dining	3.6 x 5.9m
WC	1.9 x 2.1m
Hallway	1.7 x 2.1m
Storage	1.0 x 1.2m
Sitting	3.7 x 3.3m
Living Room	3.6 x 5.8m

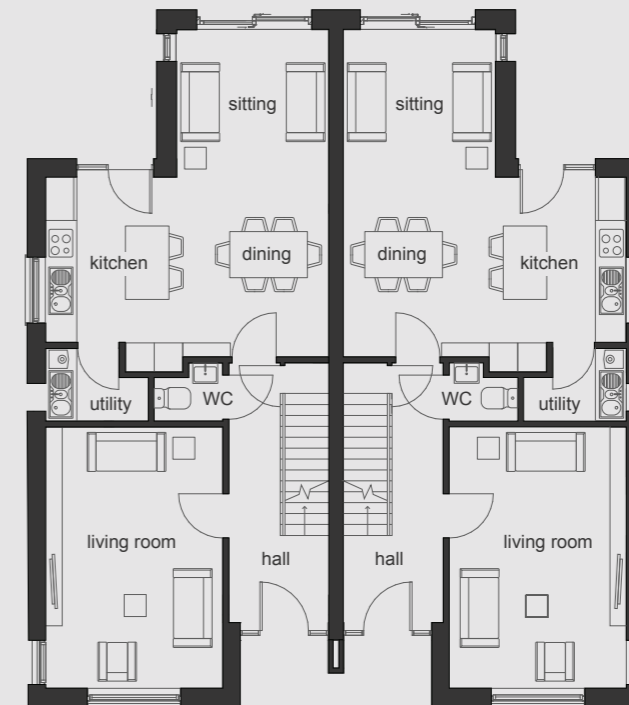
FIRST FLOOR

Master Bedroom	3.3 x 3.6m
En-Suite	1.1 x 2.6m
Bedroom 2	2.7 x 3.6m
Bedroom 3	3.0 x 3.6m
Bedroom 4	2.9 x 2.1m
Bathroom	1.9 x 2.7m
Hallway	3.0 x 4.1m
Storage	0.9 x 0.9m



F 6

4 Bedroom Semi-Detached House
1,386 sq ft



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen / Dining	5.8 x 3.7m
Utility	2.1 x 1.5m
WC	0.9 x 1.4m
Hallway	5.3 x 2.0m
Storage	0.9 x 2.3m
Sitting	3.0 x 3.2m
Living Room	3.6 x 5.4m

FIRST FLOOR

Master Bedroom	3.6 x 3.7m
En-Suite	1.1 x 2.6m
Bedroom 2	3.5 x 2.7m
Bedroom 3	3.0 x 3.4m
Bedroom 4	2.0 x 2.9m
Bathroom	1.9 x 2.6m
Hallway	4.2 x 0.94m
Storage	0.9 x 1.2m

Making turnkey simple

This turnkey development allows you to be in control of the design of your home. You decide your desired floor type, tile choice and kitchen detailing, making your home unique to you.

CREATE SOMETHING BEAUTIFUL

The contemporary Italian kitchen is the heart of the home. Make it a space you love by choosing from a range of colours for your units and worktops.

STEP BY STEP

Be proud of every inch of your interior. Pick the flooring and tiling style that suits you from our preselected range.

MAKE IT YOURS

All walls and skirting boards will be painted white, giving you the final say over the internal finishes of your new home. And, as seen in our show home, internal doors are painted black, with black spindles and black ironmongery.

TURNKEY SPECIFICATIONS

KITCHEN

Contemporary, luxury Italian kitchens.
—
Choice of kitchen colour & quartz worktops.
—
Integrated branded electrical appliances to include gas hob and electric oven, extractor unit, fridge/freezer and dishwasher.

UTILITY

High quality units with choice of door finishes, worktops and handles.
—
Free standing washing machine and tumble dryer (or combi where applicable).

BATHROOMS

Contemporary white sanitaryware.
—
Free standing bath tubs.
—
Heated towel rail in bathroom and en suite.
—
Full height tiling to shower enclosures. Splash back tiling to bathroom, en suite and downstairs cloakroom basins.

SMART TECHNOLOGY

Smart phone enabled heating system with digital thermostats.
—
Ring video doorbells.
—
Wiring for EV car charger.

ELECTRICAL

Superfast Fibreoptic Broadband, FTTP with speeds of up to 330mbps.
—
Smart phone enabled heating system with digital thermostats.
—
Ring video doorbells.
—
Wiring for EV car charger
Smoke, heat and carbon monoxide detectors.
—
Comprehensive range of electrical sockets.
—
Connection sockets for BT and TV.
—
Cabling for digital and SKY TV.
—
Zoned security alarm.

EXTERNAL FEATURES

A mixture of white render, grey brick and timber effect maintenance free cladding.
—
Maintenance free PVC energy efficient double glazing with lockable system.
—
Bitmac driveways.
—
Landscaped gardens with paved patio area.
—
Timber fencing to rear boundaries where appropriate.
—
Feature external lighting to front door.
—
Outdoor tap.

HEATING

High efficiency gas combination boiler.
—
Wood burning stoves in F4 and F5 house types.

ENERGY EFFICIENCY

6 PV solar panels and 5kW battery storage as standard.
—
High level of insulation incorporated in floors, walls and roofs.
—
All houses are constructed to provide a high level of air tightness in order to retain heat.

FLOORING

Carpeting provided throughout all bedrooms, lounges, stairs and landings.
—
Tile for hall, kitchen and snug.
—
Tiles to bathroom floors, showers and splash backs. Tiles to cloakroom and utility floors (where applicable).

SELECTIONS

All selections to be made from the builder's nominated suppliers only.
—
All selections are from a pre-selected range and are subject to change.

WARRANTY

NHBC 10 year buildmark warranty.



Our fascination with considered house building design isn't something new. We've always been intrigued by how even the simplest idea can positively influence daily routine. By remaining curious about how people live their lives, we are using the same approach to help people live better.

We're now in our third generation of family ownership. Longevity like that doesn't just happen, in fact it's rare. What makes it possible is the trust we create and the reputation we build. From the first home our grandfather built to our 5000th, high levels of finish and the best locations have always been our bedrock. We're now adding intelligent, innovative design to further enhance our reputation.



Ever noticed how everyone is suddenly in a better mood when the sun shines? Light and warmth make us feel happier and optimistic, not just because it's an excuse to eat ice-cream, but because we associate it with growth, sustenance and safety. The same principles apply inside as well as out. Independent studies show that the brighter a home, the happier the occupants. Light, airy spaces cheer us up. Brightness brightens our mood. That's why we design our homes with larger windows. They let light flood in, filling the rooms with spirit-lifting luminosity. Warmer, happier homes? That's got to be worth looking into.

For further details or to enquire about
a property please contact the team at
Simon Brien Residential
028 90 668 888
www.simonbrien.com

Fraser Partners Limited is a NHBC registered company with a history of over 5000 award winning new homes completed province wide.

The Vendors and their Agents give notice that these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise the correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and exteriors etc, may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. Artist's impression and photographs are for illustration purposes only. Plans are not to scale and all dimensions shown are approximate.