A stylized landscape illustration. At the top, a large yellow sun with radiating lines is set against a light pink background. Below the sun are rolling hills in shades of brown, teal, and dark blue. A small, dark blue tower with a pointed roof sits on a teal hill. The overall style is flat and modern.

# Mount Pleasant

Newtownards

**A place you will be happy to call home.**

3 & 4 BEDROOM DETACHED AND SEMI DETACHED HOMES & TOWNHOUSES

**Phase 3**





M O U

N T

P L E

A S A

N T

A place you will be happy to call **home**.



Mount Pleasant  
Newtownards

Phase 3



**Dingles**

Building Quality Homes for all.

*Dingles Builders have been building quality homes in Northern Ireland for almost 50 years.*

With a reputation for the most exacting high standards and a continued attention to detail, you can be assured of quality you can rely on when you purchase a Dingles home.

Dingles are committed to offering the very best quality of fixtures, fittings and workmanship. Practical layouts and contemporary styling built on a foundation of trust and experience, means your home is in safe hands with our team.



# Newtownards

Life on the Lough.

**Just a short commute from Belfast and nestled against the shores of Strangford Lough, historic Newtownards is a charismatic market town and perfect place to call home.**

With fantastic links to:

- Belfast City
- Bangor
- The Ards Peninsula
- Strangford Lough

Your new home at Mount Pleasant is situated closely to:

- Scrabo Country Park
- Ards Shopping Centre
- Castlebawn Retail Park
- Ards Blair Mayne Wellbeing Leisure Complex
- Ark Open Farm

With the historic Scrabo Tower close by, Newtownards is the fantastic base for exploring the many sites and sounds of County Down including heritage sites such as Mount Stewart, Grey Abbey or a visit to the stunning nearby aquarium and a trip on the Strangford Ferry. Famous for its lively and bustling craft markets, Newtownards is a vibrant town well represented by its local sporting teams from rugby and soccer to cricket and bowling.

Mount Pleasant is a modern stylish, development placed at the heart of a traditional rural town offering a range of local pubs and restaurants or peaceful, relaxing shore strolls. All this adds to the development being placed in a highly desirable location.

With excellent schools nearby along with historic churches, fantastic shopping facilities and great transport links, Mount Pleasant is a place you will be happy to call home!

# Specification

Prestigious homes, perfectly finished.



## Specification

### *Kitchen*

High quality units with choice of door, worktop and handles

Integrated appliances to include gas hob, electric oven, extractor hood, 70/30 fridge/freezer and dishwasher

Stainless steel splashback

Stainless steel sink

25mm egger square laminate worktop and matching upstand

Recessed downlighters to ceilings

### *Bathroom, En-suite & WCs*

Contemporary white sanitaryware with chrome fittings

Recessed downlighters to ceilings

### *Floor covering and Tiling*

Tiled floor to kitchen/dining areas, bathrooms, en-suites and WC's

Full height tiling to shower enclosures

Tiles to wet areas above bath and wash hand basins

Tiled splashback to wash hand basin in WC

High quality carpets to hallway, lounge, bedrooms, stairs and landings

### *Internal Features.*

Internal décor walls and ceilings painted

Mains supply smoke detectors and carbon monoxide detectors

Painted internal doors with quality ironmongery

Comprehensive range of electrical sockets, switches, TV and telephone points. 2 USB charger points. One in master bedroom and one in kitchen.

Chrome sockets downstairs and white pvc upstairs.

Natural gas fired central heating

### *External Features*

Front gardens turfed and landscaped

Rear gardens graded and seeded

Patio area at rear

uPVC double glazed windows and patio doors with locking system

Outside water tap

Close board boundary fencing to side and rear

Bitmac Driveway

### *General*

Houses built using timber frame

All homes benefit from a 10 year NHBC warranty



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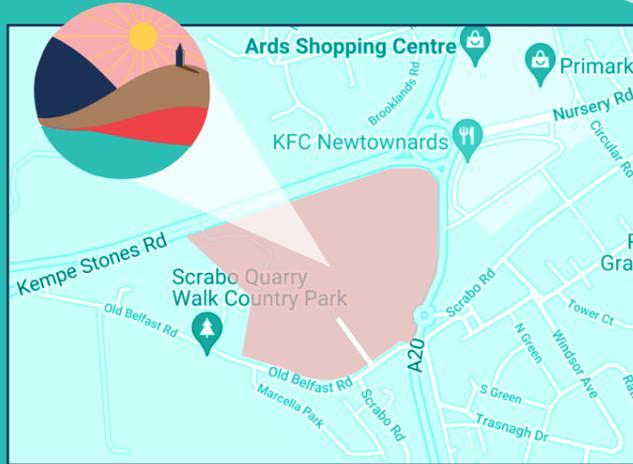
N E W  
T O W N  
A R D S

A place you will be happy to call **home**.



# Site Map

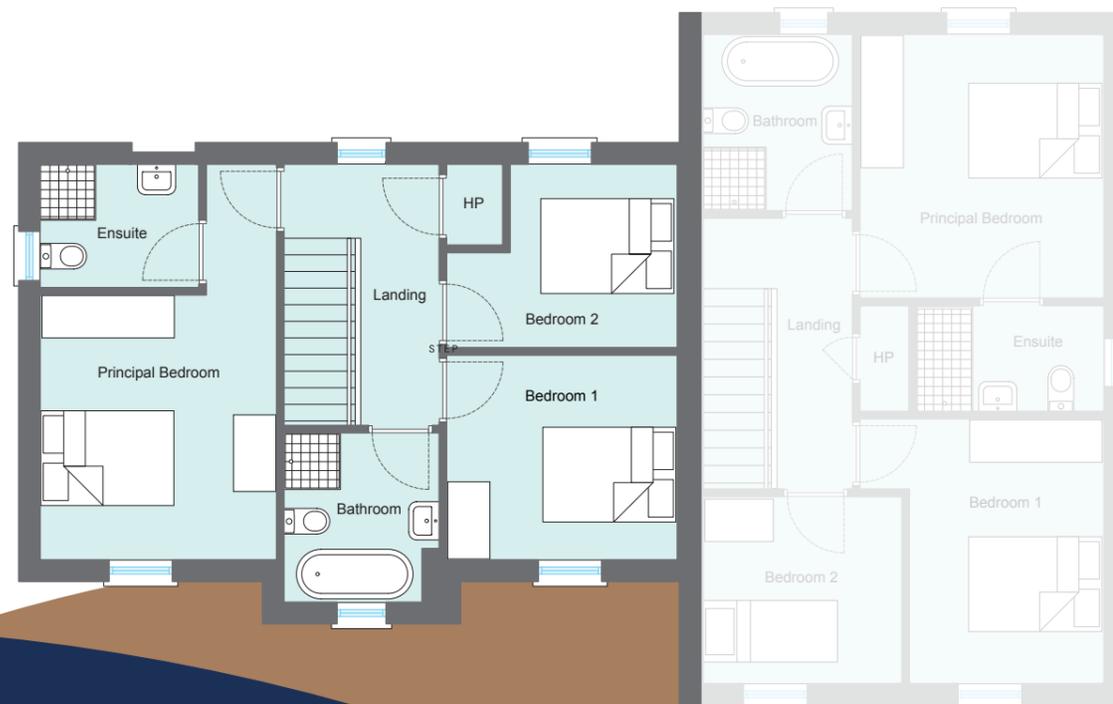
New Phase Site Layout.



## Key

● J	3 Bedroom Semi - Detached	Render & Stone Finish	1095 sq ft	Plots: 37, 42, 43, 46, 57, 60
● K	3 Bedroom Semi - Detached	Brick Finish	1065 sq ft	Plots: 38, 41, 44, 45, 58, 59
● L	3 Bedroom Semi - Detached	Render Finish	1065 sq ft	Plot: 39, 40, 49, 50, 51, 52, 53, 54
● M	3 Bedroom Semi - Detached	Render & Stone Finish	1095 sq ft	Plot: 47, 56
● N	3 Bedroom Semi - Detached	Brick Finish	1065 sq ft	Plot: 48, 55





# House Type J — 3 Bedroom Semi-Detached Home

HOUSE SIZE

— 1095 SQ FT

PLOT NUMBERS

Render & Stone Finish — 37, 42, 43, 46, 57, 60

## Ground Floor

Lounge	5.60 x 3.35m
Kitchen/Dining	5.60m x 3.30m
WC	—
Store	—

## First Floor

Bedroom 1	3.35 x 3.75m
Ensuite	—
Bedroom 2	3.27 x 2.90m
Bedroom 3	2.60 x 2.37m
Bathroom	—

NOTE

ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.



# House Type K – 3 Bedroom Semi-Detached Home

HOUSE SIZE

– 1065 SQ FT

PLOT NUMBERS

Brick Finish — 38, 41, 44, 45, 58, 59

## Ground Floor

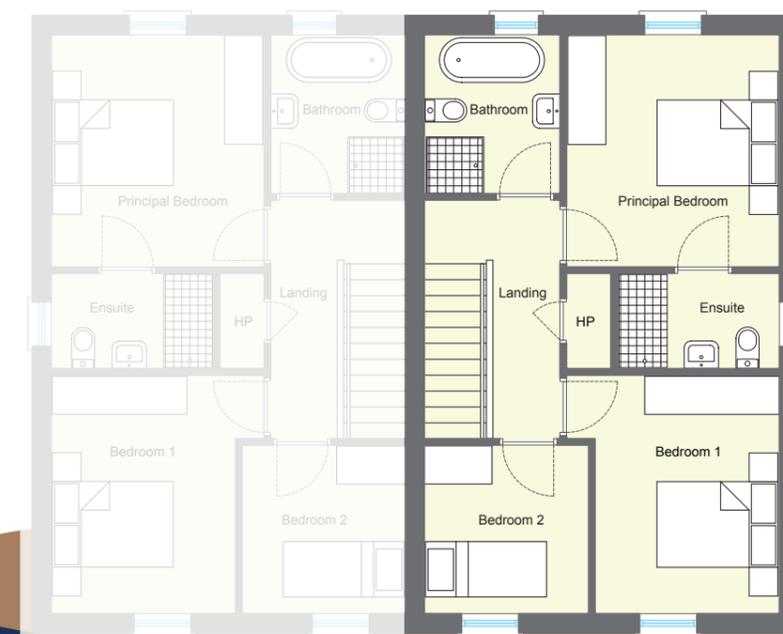
Lounge	4.45 x 3.41m
Kitchen/Dining	5.71 x 3.54m
WC	—
Store	—

## First Floor

Bedroom 1	3.46 x 3.74m
Ensuite	—
Bedroom 2	3.75 x 2.76m
Bedroom 3	2.82 x 2.65m
Bathroom	—

NOTE

ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.



# House Type L — 3 Bedroom Semi-Detached Home

HOUSE SIZE  
— 1065 SQ FT

PLOT NUMBERS

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Render Finish — **39, 40, 49, 50, 51, 52, 53, 54**

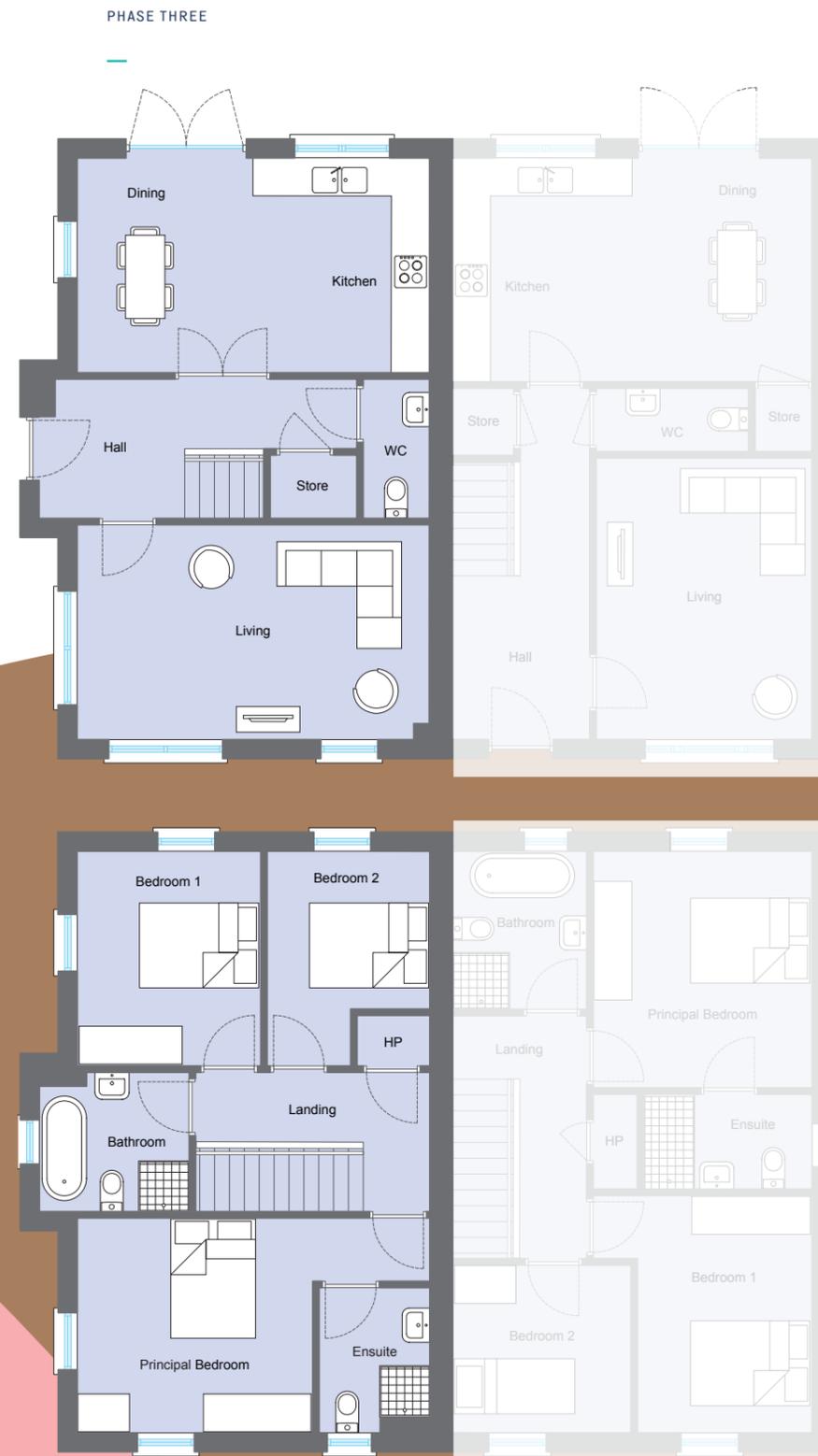
### Ground Floor

Lounge	4.45 x 3.30m
Kitchen/Dining	5.57 x 3.45m
WC	—
Store	—

### First Floor

Bedroom 1	3.65 x 3.35m
Ensuite	—
Bedroom 2	3.75 x 2.90m
Bedroom 3	2.65 x 2.57m
Bathroom	—

**NOTE**  
ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.



# House Type M – 3 Bedroom Semi-Detached Home

HOUSE SIZE

– 1095 SQ FT

PLOT NUMBERS

Render/Stone Finish – **47, 56**

## Ground Floor

Lounge	4.45 x 3.41m
Kitchen/Dining	5.68 x 3.54m
WC	—
Store	—

## First Floor

Bedroom 1	3.74 x 3.46m
Ensuite	—
Bedroom 2	3.75 x 3.46m
Bedroom 3	2.82 x 2.65m
Bathroom	—

NOTE

ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.



# House Type N – 3 Bedroom Semi-Detached Home

HOUSE SIZE  
– 1065 SQ FT

PLOT NUMBERS  
Brick Finish – 48, 55

### Ground Floor

Lounge	5.57 x 3.39m
Kitchen/Dining	5.57 x 3.39m
WC	–
Store	–

### First Floor

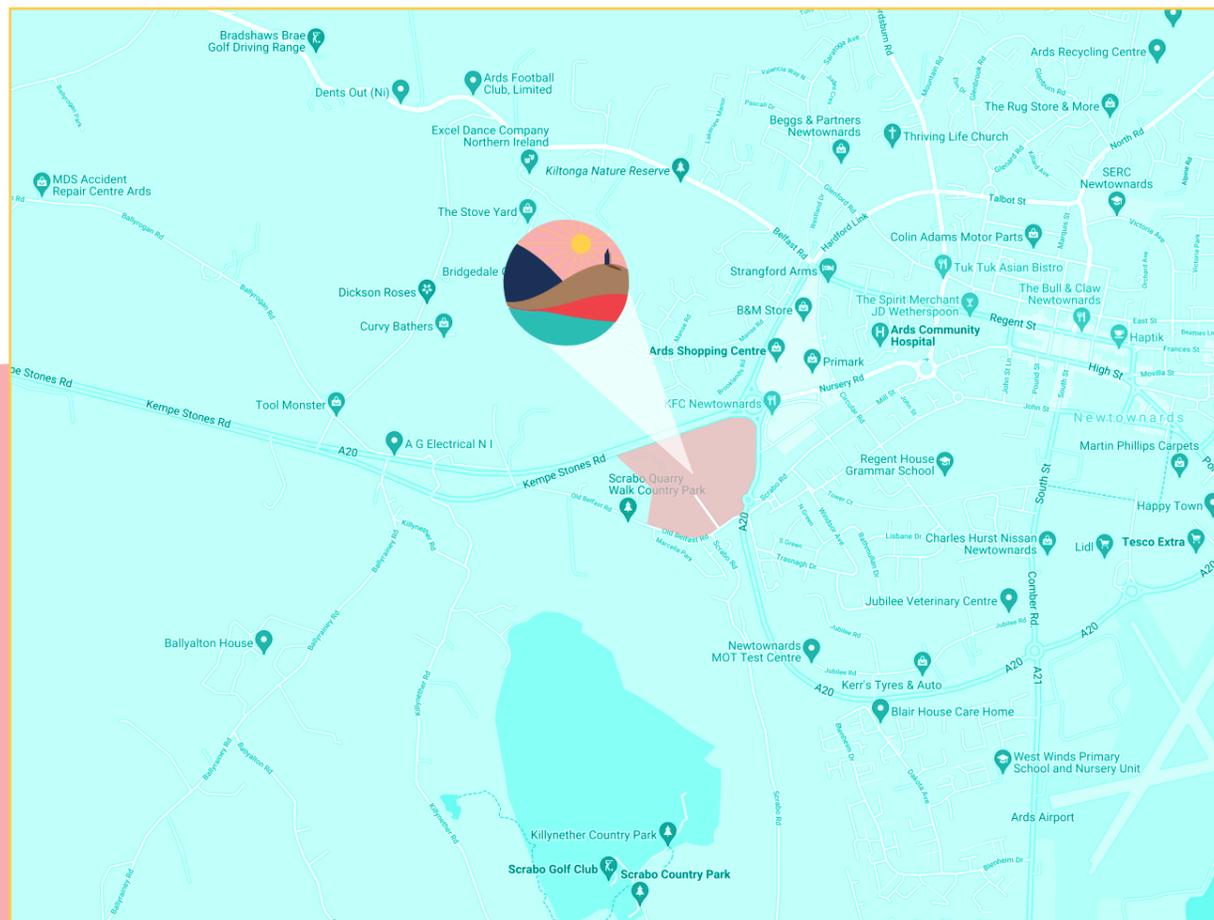
Bedroom 1	3.72 x 3.39m
Ensuite	–
Bedroom 2	3.39 x 2.85m
Bedroom 3	2.50 x 2.49m
Bathroom	–

NOTE  
ALL DIMENSIONS ARE APPROXIMATE AND MADE TO THE WIDEST AND LONGEST POINT.



# Mount Pleasant

Newtownards



# Sales Agents

Please contact our sales agents for further information.



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NEW HOMES

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# Mount Pleasant

Newtownards

  
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