



# FERNDENE



Love where you live.



**FERNENE**

# Your sanctuary from the city...



Nestled in a quiet neighbourhood on the edge of East Belfast, Ferndene offers a perfect blend of restful retreat and commuter convenience.

Ferndene is on an elevated site with incredible breath-taking views towards Scrabo Tower, Stormont and the surrounding countryside.



Our design and orientation of the houses has been meticulously centred around the aspect and views that this site commands.





# Love where you live

What's on offer in your surrounding area?

With the Moat Park, Comber Greenway and Billy Neill playing fields all on your doorstep, as well as David Lloyd and the soon to be refurbished Dundonald Ice Bowl, there is plenty to enjoy around Ferndene.

Close proximity to Ballyhackamore and Belfast City Centre by both public and private transport, gives you endless options from shopping, dining and leisure activities.



**MOAT PARK**  
**STREAMVALE FARM**  
**KNOCK GOLF CLUB**  
**VISTA ALLOTMENTS**  
**DUNDONALD BILLY NEILL**  
**ICE BOWL SOCCER CENTRE**  
**OF EXCELLENCE**  
**FERNDENE**  
**COMBER GREENWAY**  
**OMNIPILEX DAVID**  
**CAFÉ NOSH LLOYD**  
**RAINBOW GYMNASTICS**  
**LA MON STORMONT**  
**HOTEL ESTATE**



**EMBRACE  
LOCAL  
LIVING**



Ferndene is a truly perfect location to strike a balance of convenience and lifestyle.

# MEET THE NEIGHBOURS

## Chris

I am locally born and bred and cannot see myself living anywhere else. Only a short trip to Belfast City Centre, to the seaside or to the mountains, it is so central. There is great public transport and amenities including the Ulster Hospital, the Ice Bowl complex and David Lloyds. Highlights of this area included plenty of local businesses to support, and some lovely parks and walks including the amazing Comber Greenway and Moat Park.



## Judy Ferndale Boarding kennels and cattery & Doggy Day Care

For dog lovers there is a huge draw to this area. Beautiful scenery, walks, especially in Billy Neill Park where there are cycle trails, scenic paths, kids park and a huge lake. Doggy day care has been brilliant for people who got a dog in recent years and are now returning to work. We are a small business and I have found the locals are wonderful at supporting local businesses like mine.

## Lee

### Corries Butchers

I love this area, I moved here and I absolutely love it. It has a really strong sense of community. Everyone who comes to our butchers say "hello Lee, how are you?" before they place their order. I've been here for almost 8 years and I wouldn't live anywhere else. I have a young family and they love it too, there is so much for them in the local area.



"I wouldn't live anywhere else."



## Helen Urban Beauty and Skincare Centre

I've lived in this area for 19 years. I feel a real sense of community here but it also has the attraction of semi-rural living as well as access to excellent local amenities. My clients come from all over- Killinchy, Comber, The Ulster Hospital, Stormont area. The local community are so supportive, loyal and grateful for a place to come and be pampered. I remember rolling my eggs down the hills at Ferndene and I have fantastic memories of growing up here, I wouldn't leave.

"I feel a real sense of community here."

## Chris Streamvale

Streamvale Open Farm has been neighbours of Ferndene since opening in 1989. Our most loyal visitors are from the local community, which we are very proud to be a part of! From working with local schools, charities and residents, we love being a part of this community.



## Phil Café Nosh

I moved here and think of it as the magical triangle. I love where I live, love where I work and love the leisure facilities. My house borders Strand Homes new development at Ferndene. I have 3 daughters who are so excited about meeting other kids from the new houses next door. The scenery is stunning. We can see Scrabo Tower; the views are spectacular.

"I love where I live, love where I work and love the leisure facilities."



## Elevated Design

It is a shared passion for innovative architecture and considered design that drives Strand Homes to deliver a home for you to love.

Homes at Ferndene are designed to take full advantage of the surrounding landscape, while the internal flowing spaces invite you to enjoy modern living.

## Elevated Finishes

These elegant homes boast a beautiful range of turnkey finishes throughout.

Strand Homes design team are devoted to meticulous attention to detail in their craftsmanship and material used throughout to create a home you love to live in.



Internal images used are from previous Strand Homes Developments.



## Elevated Specifications

### Finishes Through Home

- Painted walls, ceilings & woodwork throughout
- Moulded skirtings & architraves
- Internal doors with ironmongery

### Flooring

- Carpets & underlay to lounge, bedrooms, stairs & landing
- Option of tiles or Palio flooring (entrance hall, cloakroom/ kitchen/bathrooms)

### Kitchen

- Choice of high quality kitchen doors in a selection of colours
- Choice of handles and worktops
- 1 ½ bowl stainless steel sink and drainer
- Quartz worksurface to kitchen
- Laminate to pantry & utility (in house types where applicable)
- LED under lighting to kitchen units
- Recessed LED down lighters to ceilings

### Kitchen Appliances

- Branded integrated appliances to include:
  - Fridge/Freezer
  - Dishwasher
  - Four zone induction hob
  - Electric oven & extractor hood
  - Washer /dryer (in house types without utility) free standing washing machine in house types with utility room

- Appliances carry a 2 year guarantee

### Bathroom/ En Suite/ WC

- Contemporary white sanitaryware
- Full height tiling to shower enclosures
- Full height tiling around the bath, shower over bath & glass shower screen where shower bath applies
- Tiled splashback to standard bath
- Choice of tiling
- Thermostatically controlled showers
- Thermostatically controlled drench dual shower head in en suite
- Slimline trays
- Heated towel rails to bathroom, en suite & cloakroom

### External

- Outside tap
- Landscaped garden
- Lawns to front and rear
- Rear garden enclosed with fencing
- Driveways to be tarmac/bitmac finish with paved pathways
- A management company for upkeep of the development
- UPVC double glazed windows and uPVC rear door
- Composite front door with secure multi locking system
- External lighting to front and rear doors

### Electrical/Technical

- Comprehensive range of electrical sockets/TV/telephone/USB/ network points
- BT Openreach available
- Virgin Media available
- Mains smoke & carbon monoxide detectors
- Security alarm
- Heating: Natural gas heating (5 year warranty)
- Energy efficient design
- Electric roller shutter door on house types with garage

### Green Additions

- 6 solar panels
- 5kw battery
- Electric car charging point

### Other

- NHBC 10 year buildmark warranty



# Sustainability

## Going Green

Your new home comes with our standard 'Green Pack'. Not only will your new home help our environment by reducing the carbon footprint of the building, but we are also bringing you financial savings.

### Our Green Pack includes:

- **6 monocrystalline panels on each of our new homes.** As well as producing clean energy for homeowners, it also reduces your running costs, at a time when energy prices are soaring.
- **5kWh solar battery.** The addition of an intergrated battery pack allows the electricity produced during the daylight hours to be consumed when you need it most.
- **Electric car charging point.** You will be ready to power an electric vehicle with free solar electricity if needed.



## Biodiversity

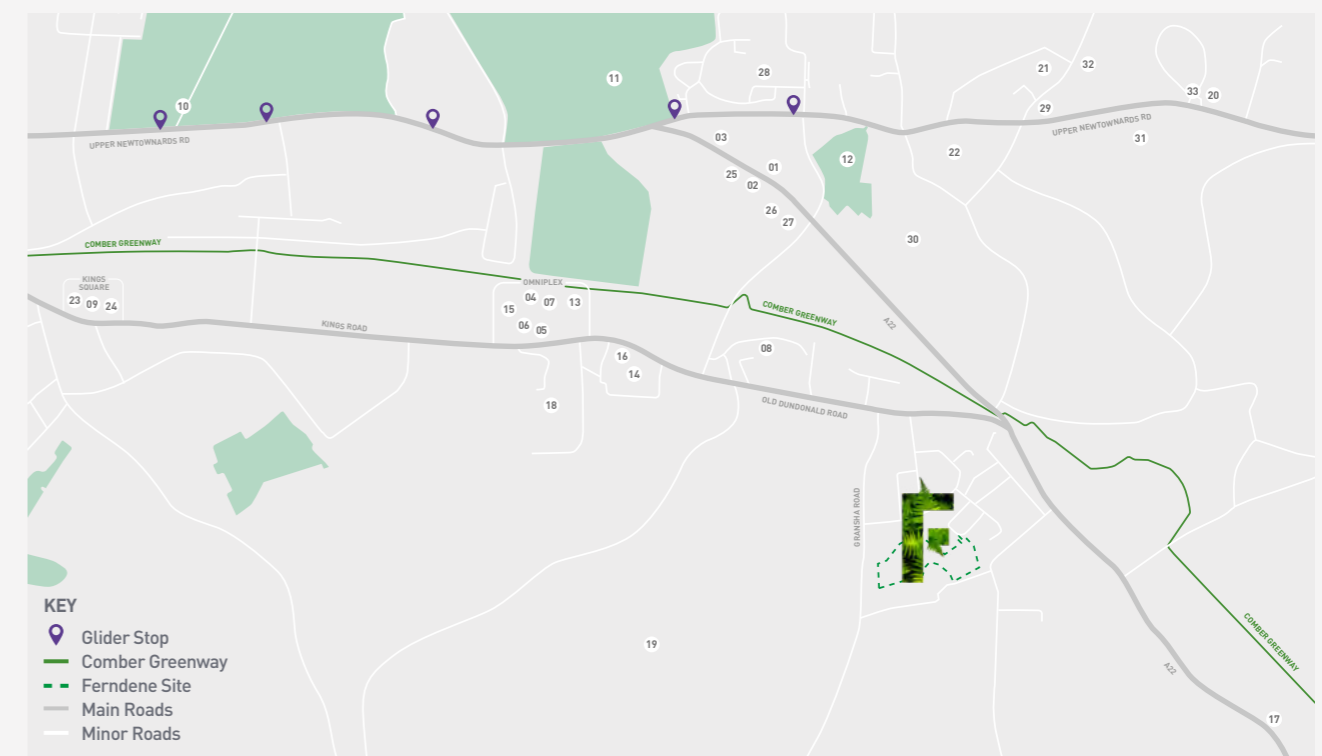
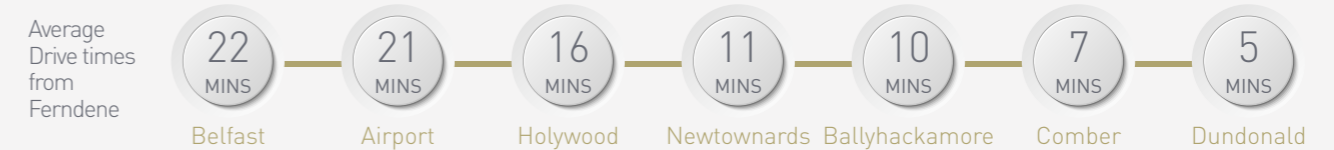
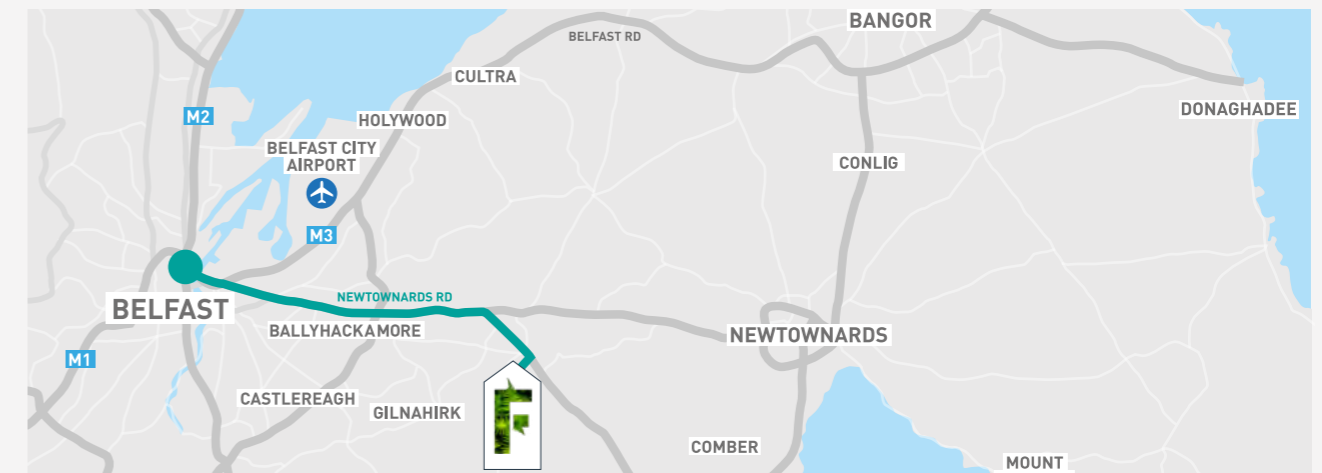
It's our duty to protect natural beauty.

At Strand Homes, biodiversity is an area we feel strongly about. We aim to grow and create better habitats for native species of wildlife. Becoming a member of the All Ireland Pollinator Plan, we have agreed to take action to protect and promote our pollinators.

### What we are doing:

- Use of native plants where possible
- Sourcing of pollinator friendly plants
- Placing of rocks in gardens to create homes for insects
- We thoughtfully plan each garden to ensure it thrives and flourishes over the years

# Connect with ease



### EATERIES

- 01 Café Nosh
- 02 Cinnamon
- 03 Golden Chip
- 04 Wolfes Burger Diner
- 05 Blue Chicago Grill
- 06 Sugar Rays Smokehouse
- 07 Tale of Spice
- 08 The Secret Gardens at Dundonald Nurseries
- 09 The Poet

### LEISURE

- 10 Stormont Estate
- 11 Knock Golf Club
- 12 Moat Park Dundonald
- 13 Comber Greenway
- 14 Dundonald Ice Bowl
- 15 Dundonald Omniplex
- 16 Pirates Adventure Golf

- 17 Billy Neill Soccer Centre of Excellence
- 18 David Lloyd Leisure
- 19 Streamvale Farm
- 20 Rainbow Gymnastics
- 21 Glider Park & Ride

### SHOPS

- 22 Asda Superstore
- 23 Co-op
- 24 Penelope Flowers
- 25 Urban Beauty
- 26 Corries Butchers
- 27 Spar

### HEALTH

- 28 Ulster Hospital



# Why a STRAND home

## LOVE WHERE YOU LIVE

As a customer focused business, we want people to:

- Love their home that we build.
- Love the community that we are building in and the new communities that evolve with each development.

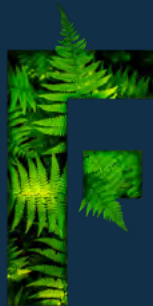
- Sustainability:** At Strand Homes we are committed to considering and reducing the environmental impact throughout the building process.
- Trusted:** Customer care and experience is central to what we do, constantly striving to do more and offer more to our customers.
- Reliable:** A Strand Home is one of consistent high quality in terms of the materials used, build, craftsmanship and finishes both internally and externally.
- Aiming to be better:** Aiming to constantly improve and striving to exceed expectations. Build better, Engage better, Market better, Design better.
- Neighbourhood:** Creating developments that respect and engage with the existing neighbourhood and that facilitate new communities to evolve.
- Design:** Our homes are built and designed to utilise the space and to create homes that not only look and feel good but are practical and functional as well. A perfect combination of design and functionality.



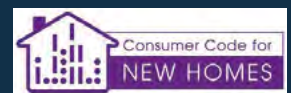




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**FERNDENE**



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Internal images used are from previous Strand Homes Developments.