



TOWNHOUSES | SEMI DETACHED | DETACHED

Bailey Lea

GREEN RD,
CONLIG,
BANGOR.

BUILT FOR LIFE'S FINEST MOMENTS

WELCOME TO

Bailey Lea

Introducing a thoughtfully designed selection of townhouses, semi-detached, and detached homes in the charming setting of Conlig, Bangor.

Nestled on Green Road, a mature residential area celebrated for its easy access to Bangor's vibrant town centre, picturesque countryside, and scenic coastline, Bailey Lea perfectly blends modern living with everyday convenience.

Whether you're a first-time buyer, a professional, part of a growing family, or looking to downsize, Bailey Lea offers the ideal combination of comfort, style, and sustainability, tailored to suit your lifestyle.



Discover the heart of Bangor, whether you're...

AN OPEN SWIMMER. A KICK BACK AND CHILLER.
A GOLFER. A GARDENER. AN EVENING STROLLER.
COMMUTE. STAY PUT. WORK OUT. EAT IN.
HEAD OUT WITH FRIENDS. UNWIND WITHIN.



A LIFESTYLE YOU'LL LOVE...

WEEKDAYS

Start your day with ease, whether you're commuting to Belfast via Bangor's train station or working remotely with high-speed broadband. Families benefit from nearby excellent

schools, while evenings offer the chance to relax in local parks or enjoy your thoughtfully designed, energy-efficient home. For everyday essentials, Bailey Lea is just a short drive from supermarkets and independent shops, keeping life simple and convenient.



WEEKENDS

Enjoy weekends filled with relaxation and adventure. Just three miles from Bangor's seafront, explore stunning shoreline walks, sandy beaches, and hidden coves. Take in the charm of Bangor Marina, or unwind with a

round of golf at selection of local courses. The surrounding parkland offers fresh-air escapes, while shoppers can visit Bangor's bustling high street, home to independent boutiques and major stores. Refuel in one of the town's many coffee shops, cafés, or restaurants, perfect for a weekend treat.

NATURE

- 1 Crawfordsburn Country Park
- 2 Castle Park
- 3 Ward Park
- 4 Conlig Reservoir

EDUCATION

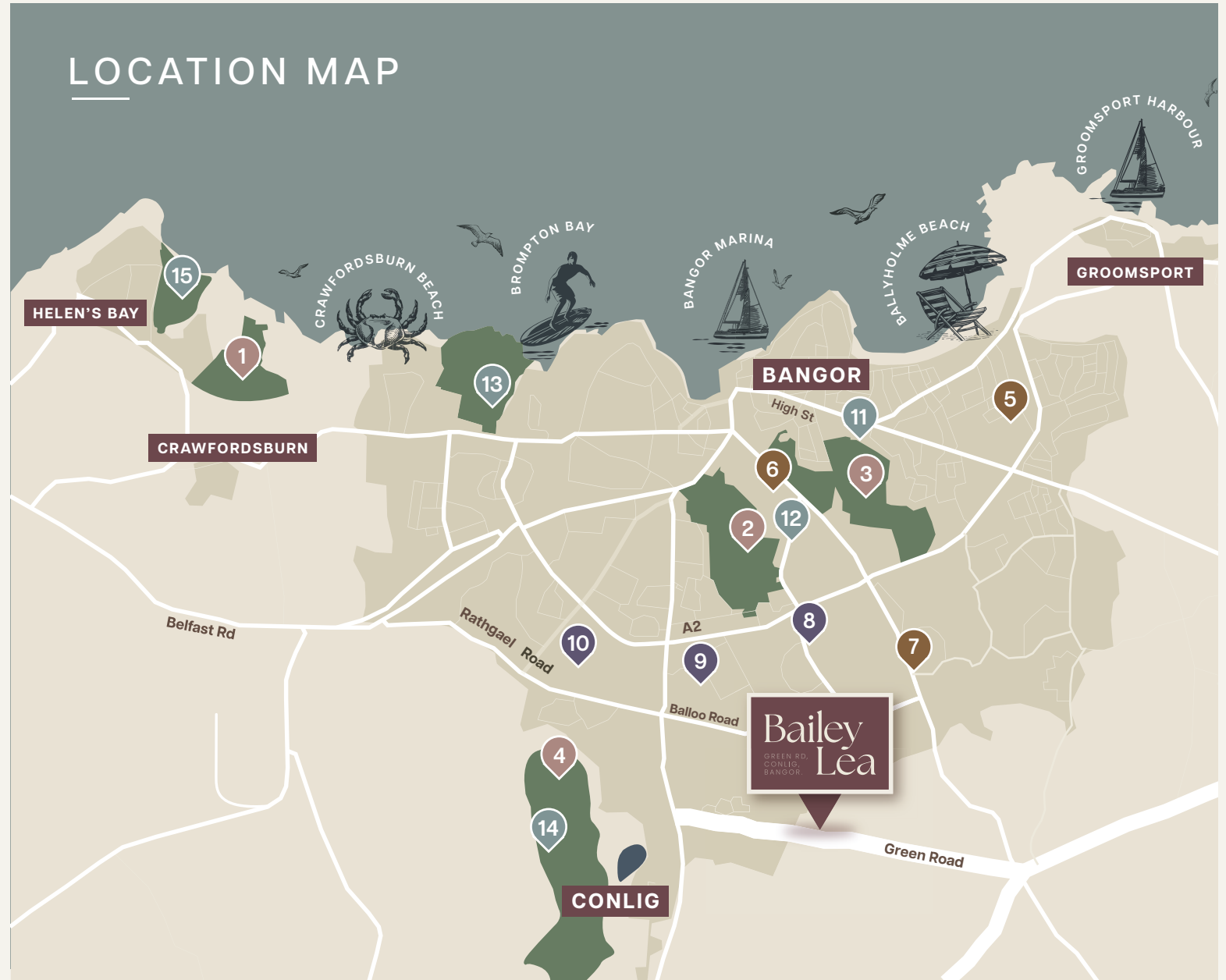
- 5 St. Columbanus' College
- 6 Bangor Integrated
- 7 Bangor Grammar

RETAIL

- 8 Bloomfield Retail Park
- 9 Balloo Retail Park
- 10 Toscana Retail Park

SPORT

- 11 Bangor Golf Course
- 12 Aurora Leisure Complex
- 13 Carnalea Golf Course
- 14 Clandeboyne Golf Course
- 15 Helen's Bay Golf Course



SPECIFICATION



KITCHEN & UTILITY

- High-quality units with a choice of worktop, doors and handles.
- Matching upstands to worktop.
- Integrated appliances to include electric hob, electric oven, extractor fan, fridge/freezer, dishwasher and washer/dryer.
- Concealed under unit lighting in kitchen.



BATHROOM & WC

- Contemporary white sanitary ware with chrome fittings.
- Separate shower in the bathroom (where applicable) or a shower over the bath.
- Chrome towel radiators.



CARPET & TILING

- Carpet to lounge, stairs, landing and all bedrooms.
- Floor tiling to hall, kitchen, utility, cloakroom and bathroom.

- Wall tiling to shower enclosures, around the bath and splashbacks to all wash hand basins.



HEATING

- Gas fired central heating.
- Energy efficient boiler fitted which provides hot water on demand.
- Thermostatically controlled radiators fitted throughout.



INTERNAL FEATURES

- Fitted with a Ring doorbell.
- Panelled internal doors with quality ironmongery.
- Walls, ceilings, doors and woodwork painted throughout.
- Generous electrical specification to include power points, TV points and phone points.
- Downlights to the kitchen, WC and bathroom.
- Smoke, heat & carbon monoxide detectors.



EXTERNAL FEATURES

- Extensive landscaping throughout the development.
- Paved patio areas.
- Hedging to selected sites.
- Lawns laid in turf to rear and front gardens, where applicable.
- External water tap.
- High-quality front door and uPVC windows.
- Houses finished with mix of brick and coloured render.
- Subtle use of sandstone corbelling to selected house types.



SUSTAINABLE FEATURES

- All houses fitted with Solar with optional extras available on request.



WARRANTY

- All homes come with a 10-year NHBC Warranty.

SUSTAINABLE ENERGY FEATURES FOR SMARTER LIVING

ECO-FRIENDLY FEATURES INCLUDED IN EVERY HOME.

SOLAR PV SYSTEM

- Each home includes a 6-panel solar PV system, seamlessly integrated into the roof for a sleek and modern appearance. This renewable energy solution reduces your reliance on traditional energy sources and helps lower your energy bills.
- Pre-Wiring for EV Charger.
- Every home is pre-wired for the installation of an electric vehicle (EV) charge point, giving you the flexibility to add an EV charger when you need it, ensuring your home is future-ready.

MAXIMISE THE BENEFITS WITH THESE UPGRADE OPTIONS.

FULL EV CHARGER INSTALLATION

- Upgrade during the build to include a fully installed electric vehicle charge point, offering added convenience and value from day one.

ENERGY STORAGE UNIT

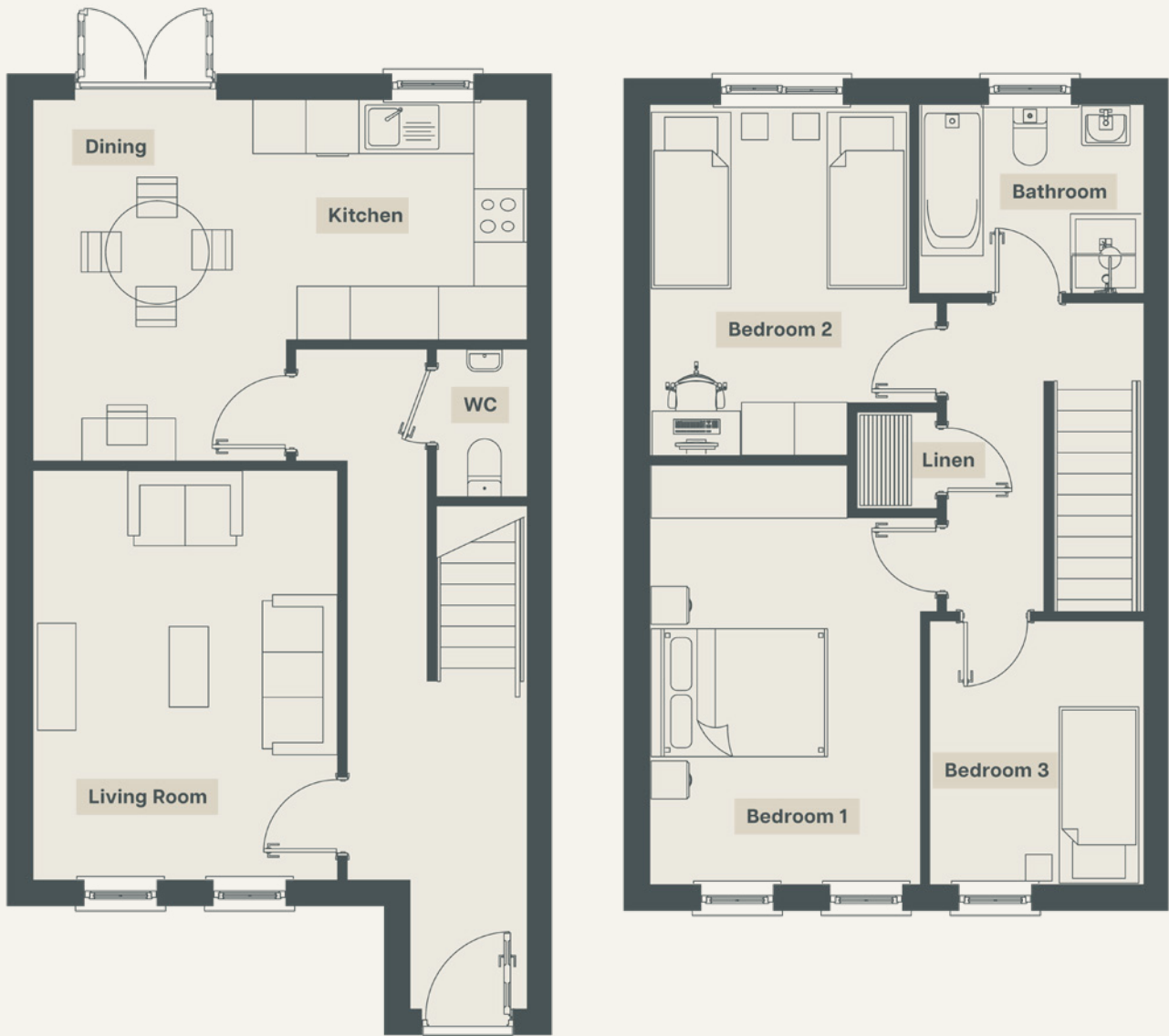
- Choose a 5kWh or 10kWh battery storage system to store excess energy generated by your solar panels. This upgrade allows you to use stored energy during evenings or low-sunlight periods, giving you greater energy independence.

UPGRADE NOW AND SEE WHAT YOU CAN SAVE.

POSSIBLE SAVINGS

- **0% VAT Savings:** Benefit from the current 0% VAT rate on solar systems and energy storage for new builds.
- **Immediate Efficiency:** Maximise the potential of your solar PV system from day one with integrated energy storage and charging solutions.





The Ava F1 (& F3)

Three Bedroom Semi-Detached
1,063 sq. ft.

GROUND FLOOR

Kitchen	8' 10" x 8' 10"
Dining	13' 4" x 9' 8"
Lounge	14' 5" x 11' 6"
WC	5' 6" x 3' 3"

FIRST FLOOR

Bedroom 1	15' 6" x 10' 3" (max)
Bedroom 2	12' 11" x 9' 10" (max)
Bedroom 3	9' 0" x 7' 10"
Bathroom	8' 2" x 6' 11"
Store	3' 7" x 2' 11"

Site nos. 1, 2, 5, 6, 7, 8, 11 & 12

Please note: Site nos. 5 & 6, 11 & 12 are handed versions of this housetype. Site nos. 2 and 8 are 1,084 sq. ft.





Please note: Site nos. 3 & 9 are handed versions of these floorplans.

The Barbour F2

 Three Bedroom Semi-Detached
 1,082 sq. ft.

GROUND FLOOR

Kitchen	8' 10" x 8' 10"
Dining	13' 4" x 9' 6"
Lounge	15' 2" x 11' 5"
WC	5' 6" x 3' 3"

FIRST FLOOR

Bedroom 1	15' 6" x 10' 1" (max)
Bedroom 2	12' 11" x 9' 9" (max)
Bedroom 3	9' 0" x 7' 10"
Bathroom	8' 2" x 6' 11"
Store	3' 7" x 2' 11"

Site nos. 3, 4, 9 & 10.





The Cairn F4

🏠 Three Bedroom Detached
📏 1,074 sq. ft.

GROUND FLOOR

Kitchen	8' 10" x 8' 10"
Dining	13' 4" x 9' 4"
Lounge	15' 2" x 11' 3"
WC	5' 6" x 3' 3"

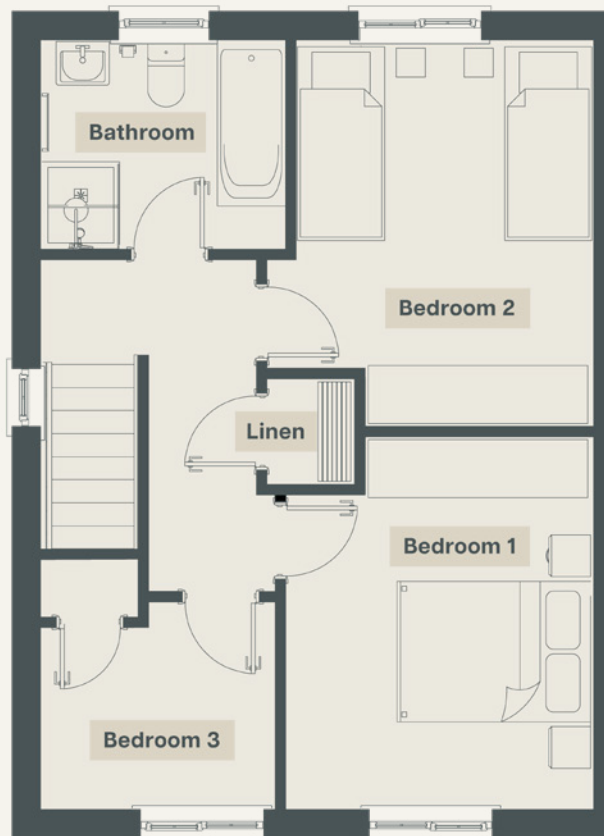
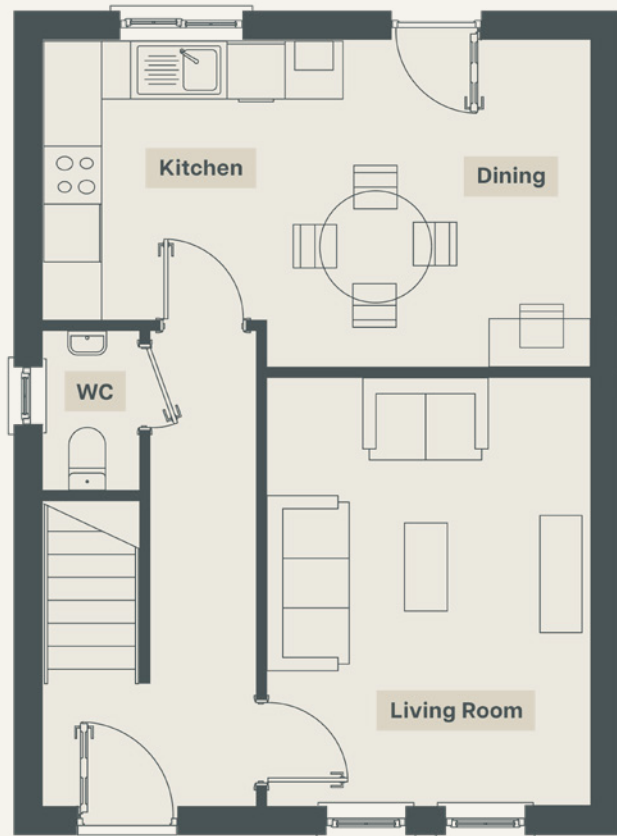
FIRST FLOOR

Bedroom 1	15' 6" x 10' 1" (max)
Bedroom 2	12' 11" x 9' 7" (max)
Bedroom 3	9' 8" x 7' 10"
Bathroom	8' 2" x 6' 11"
Store	3' 7" x 2' 11"

Site no. 12a

The Sinclair





The Sinclair HT E1 (& E4)

 Three Bedroom Townhouse

 1,063 sq. ft.

GROUND FLOOR

Kitchen	9' 6" x 7' 7"
Dining	11' 0" x 10' 11"
Lounge	14' 6" x 10' 11"
WC	5' 5" x 3' 3"

FIRST FLOOR

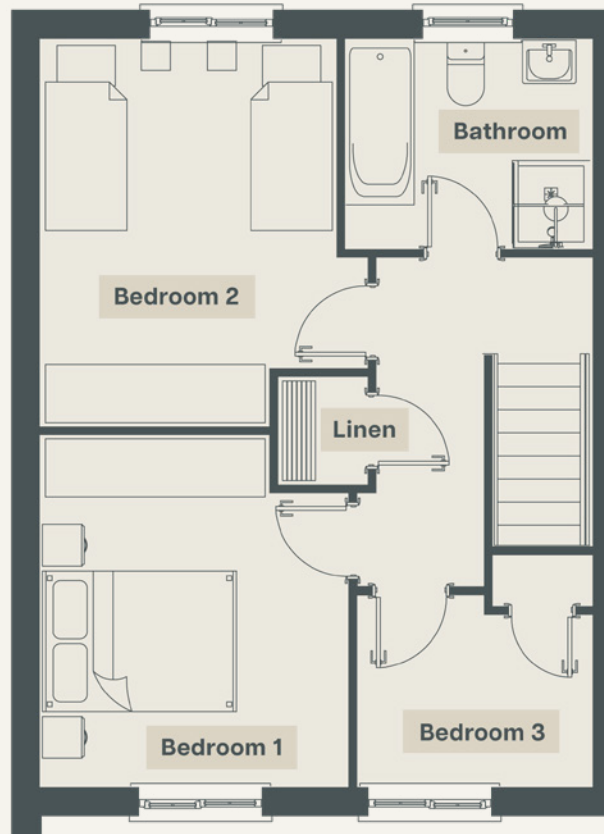
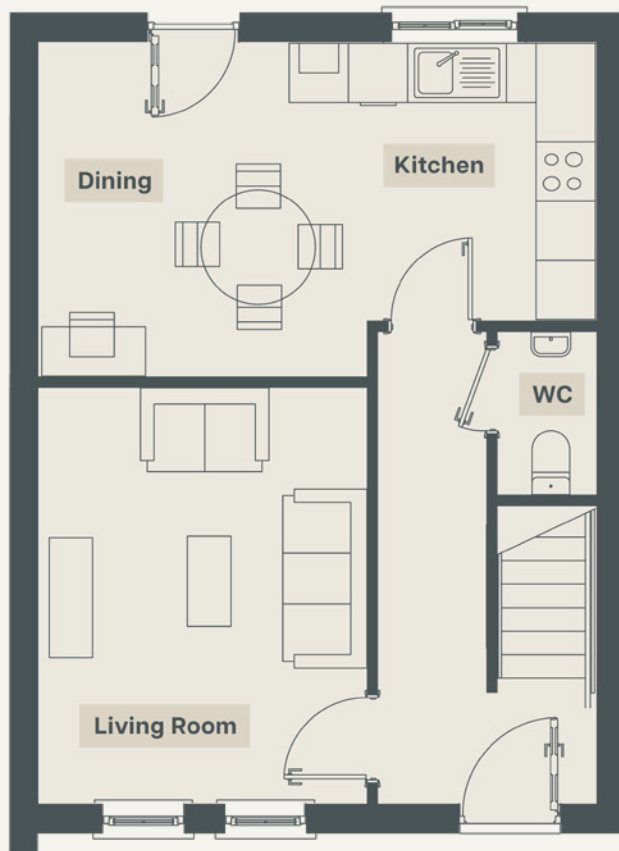
Bedroom 1	10' 4" x 12' 7"
Bedroom 2	9' 12" x 12' 12"
Bedroom 3	7' 11" x 6' 1"
Bathroom	8' 3" x 7' 3"
Store	2' 11" x 3' 7"

Site nos. 115, 118, 119 & 122

Please note: Site nos. 115 & 119 are handed versions of these floorplans.

The Tennyson





The Tennyson HT E2

 Three Bedroom Townhouse

 934 sq. ft.

GROUND FLOOR

Kitchen	9' 3" x 7' 7"
Dining	11' 0" x 10' 11"
Lounge	13' 9" x 10' 11"
WC	5' 5" x 3' 3"

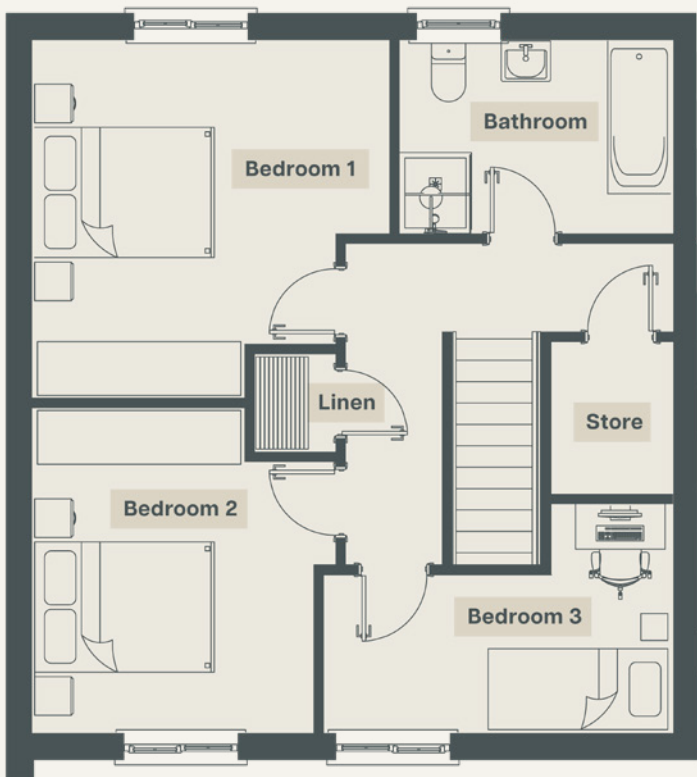
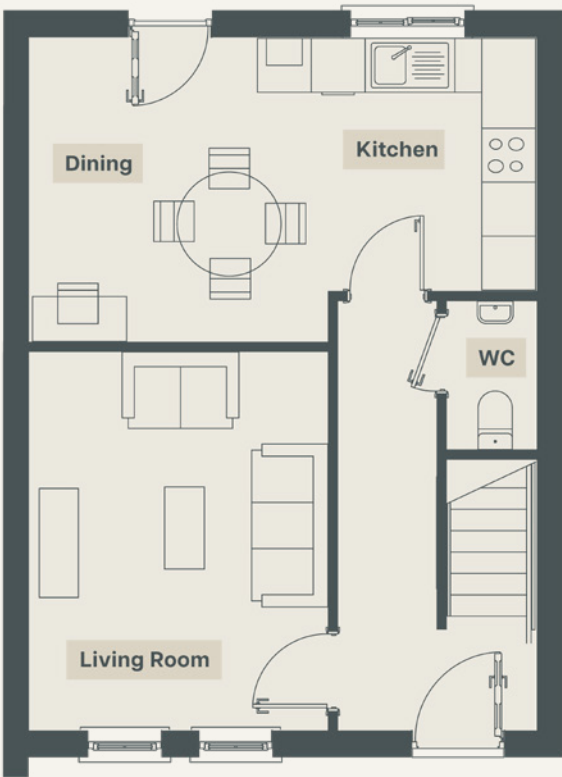
FIRST FLOOR

Bedroom 1	18' 6" x 11' 9" (max)
Bedroom 2	13' 0" x 9' 10" (max)
Bathroom	8' 2" x 6' 11"
Linen	3' 7" x 2' 11"

Site nos. 117 & 121

The Ward





The Ward HT E3

 Three Bedroom Townhouse
 1,048 sq. ft.

GROUND FLOOR

Kitchen	9' 3" x 7' 7"
Dining	11' 0" x 10' 11"
Lounge	13' 9" x 10' 11"
WC	5' 5" x 3' 3"

FIRST FLOOR

Bedroom 1	10' 2" x 11' 9" (max)
Bedroom 2	12' 11" x 13' 0" (max)
Bedroom 3	12' 8" x 5' 8" (max)
Bathroom	8' 2" x 6' 11"
Linen	3' 7" x 2' 11"
Store	5' 7" x 4' 4"

Site nos. 116 & 120

SITE MAP



HOUSE NAME	FORMAT	SITE NUMBERS
THE AVA	3 Bed Semi-Detached	1, 2, 5, 6, 7, 8, 11 & 12
THE BARBOUR	3 Bed Semi-Detached	3, 4, 9 & 10
THE CAIRN	3 Bed Detached	12a
THE SINCLAIR	3 Bed Townhouse	115, 118, 119 & 122
THE TENNYSON	3 Bed Townhouse	117 & 121
THE WARD	3 Bed Townhouse	116 & 120









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baileylea.com

BUILDER



DEVELOPER



AGENTS



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