

Meadowvale

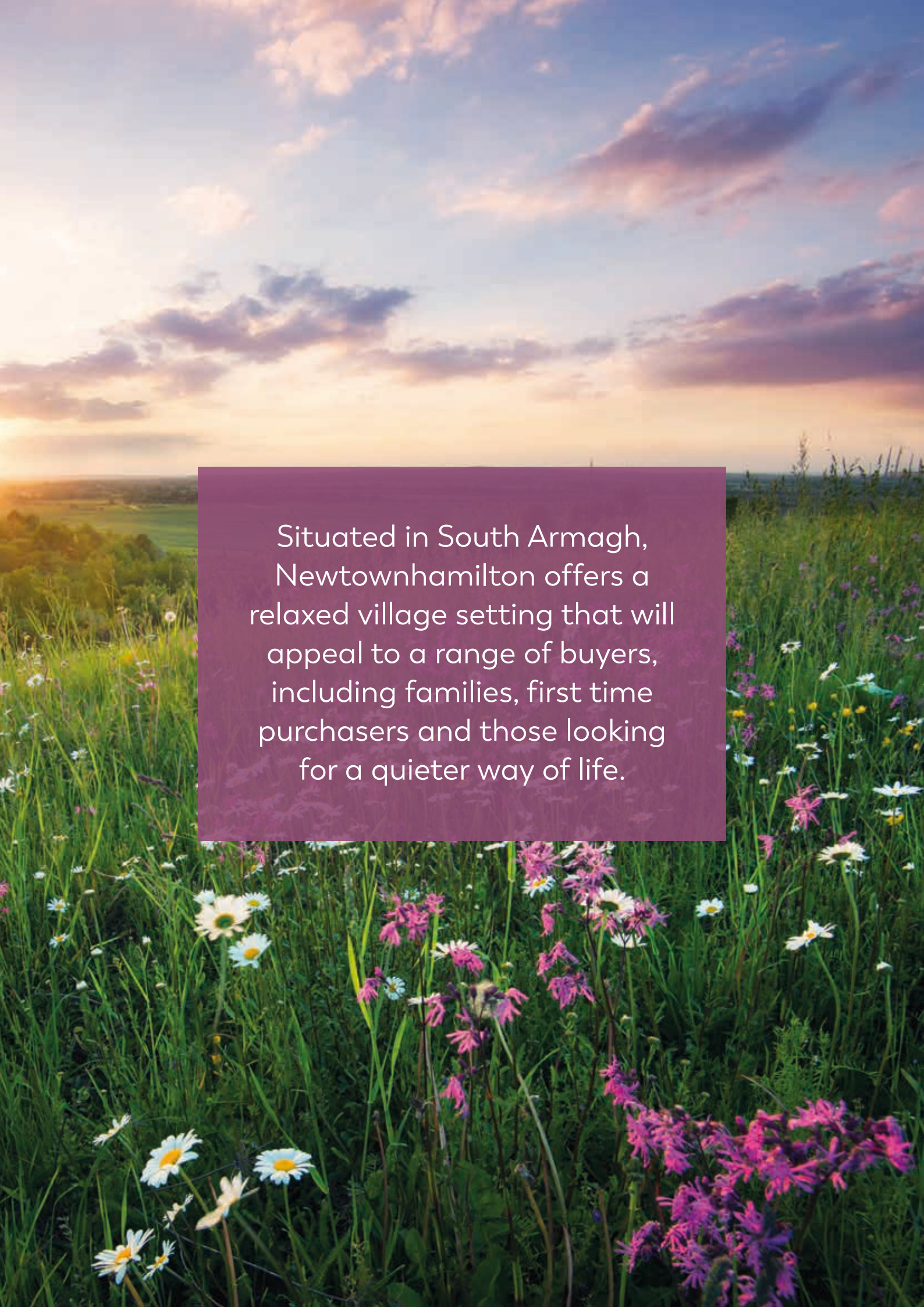
NEWTOWNHAMILTON - CO. ARMAGH

FINAL PHASE

A SELECTION OF 3 BEDROOM FAMILY HOMES



O'HAGAN
GROUP LIMITED



Situated in South Armagh,
Newtownhamilton offers a
relaxed village setting that will
appeal to a range of buyers,
including families, first time
purchasers and those looking
for a quieter way of life.

MeadowVale

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FINAL PHASE

A SCENIC LOCATION WITH MODERN AMENITIES CLOSE BY

The surrounding countryside is well regarded for its natural appeal, with the nearby Ring of Gullion providing a variety of walking routes and viewpoints. Gosford Forest Park and Slieve Gullion Forest Park are also within easy reach and are popular for outdoor activities and family outings.

Newtownhamilton village caters for day to day needs, with a selection of local shops, cafés, schools and healthcare services. A broader range of retail and leisure facilities can be found in Armagh and Newry, both a short drive away.

The area benefits from a choice of well regarded primary and secondary schools, making it a practical option for families. Further and higher education options are available in nearby towns, with transport links supporting regular travel.





EXCLUSIVE RANGE OF MODERN FAMILY HOMES

A selection of contemporary three bedroom homes,
finished to an outstanding specification.

Building on the success of our already established developments, our latest project leads our experience and expertise back to the town of Newtownhamilton. Leading on from the already present 'Meadowvale', this final phase offers the discerning buyer a modern, ecologically friendly living space, incorporating the very best in technology and innovation, which when combined, provide the perfect blend of comfort, convenience and contemporary living.



Meadowvale

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SITE MAP



Exterior house imagery in this brochure is computer generated.
The builder reserves the right to make changes during the build process.
Purchasers should satisfy themselves of the exact finish of their property before purchasing.

SPECIFICATION

EXTERNAL FEATURES

- Timber frame construction with brick external walls
- White double glazed windows and doors
- Outside water tap
- Driveways to be finished in bitmac with paved patio area to rear of property
- Rear garden to be enclosed with fencing
- Lawns top soiled and seeded

INTERNAL FEATURES

- Air Source Heating
- Walls, ceilings, skirting and architrave painted throughout
- Oak internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points
- Recessed down-lights to kitchen and bathroom
- Media wall in lounge
- Entrance door with 5-point locking system
- Smoke, heat and CO2 detectors





KITCHENS & UTILITY ROOMS

High-quality units with a choice of door, handle and worktop
Integrated appliances to include oven & hob, extractor hood,
fridge/freezer and dishwasher

BATHROOMS, ENSUITES & W.C.'S

(ensuites where applicable)

Contemporary sanitary ware with chrome fittings
Heated towel rail to bathroom

FLOOR COVERINGS & TILES

Choice of laminate flooring to lounge
Choice of tiles to kitchen, hallway and W.C.'s
Choice of carpet to stairs, landing & bedrooms

BUILDING WARRANTY

Each home will be issued with a 10-year NHBC Structural Warranty

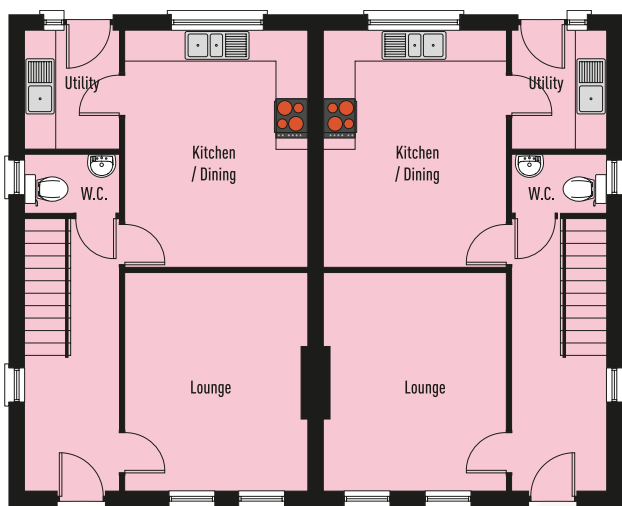
ENERGY EFFICIENT HOME

Band B energy efficiency rating



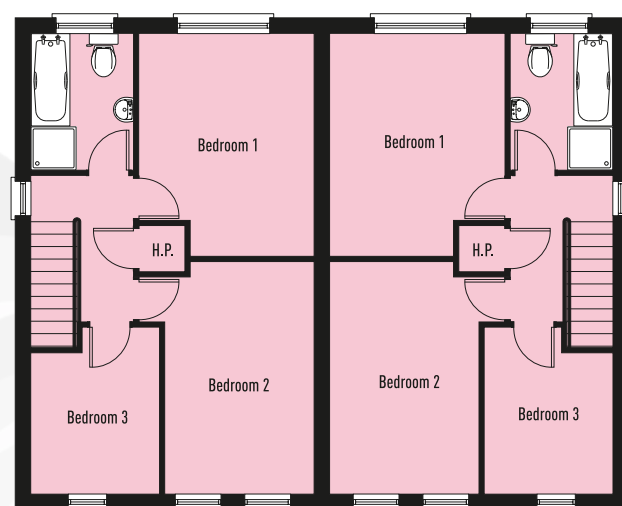
BIRCH

SITES 1, 2, 3, 4, 5, 6, 8 & 9
3 Bed Semi-detached - 1081 sq.ft.



Ground Floor

Lounge	13'11" x 11'8"	4.25m x 3.56m
Kitchen/Dining	15'2" x 11'8"	4.61m x 3.56m
Utility Room	7'7" x 6'1"	2.31m x 1.85m
W.C.	6'1" x 3'9"	1.85m x 1.15m



First Floor

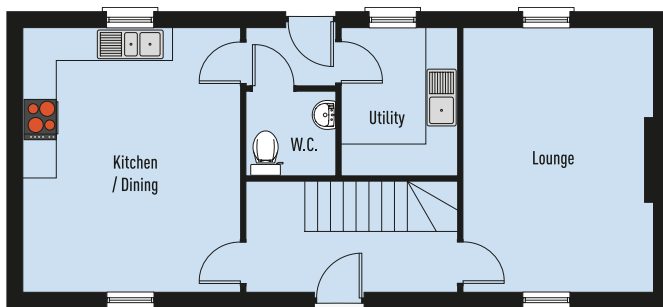
Bedroom 1	14'3" x 11'2"	4.33m x 3.41m
Bedroom 2	14'10" x 9'7"	4.52m x 2.9m
Bedroom 3	10'8" x 8'3"	3.25m x 2.50m
Bathroom	8'9" x 6'7"	2.66m x 2.0m

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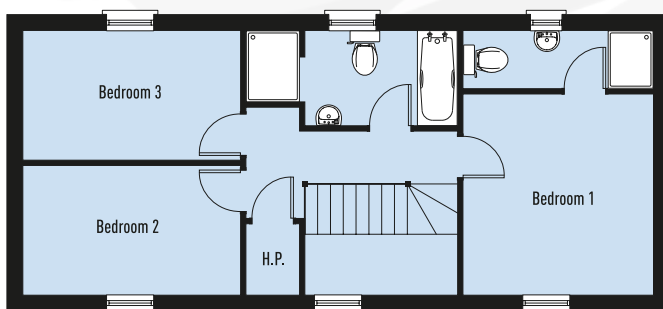
CEDAR

SITES 7 & 10
3 Bed Detached - 1294 sq.ft.



Ground Floor

Lounge	16'5" x 11'10"
	5.0m x 3.6m
Kitchen/Dining	16'5" x 13'6"
	5.0m x 4.1m
Utility Room	9'2" x 7'3"
	2.8m x 2.2m
W.C.	5'7" x 5'3"
	1.7m x 1.6m



First Floor

Bedroom 1	12'6" x 11'10"
	3.8m x 3.6m
Bedroom 2	13'6" x 8'1"
	4.1m x 2.45m
Bedroom 3	13'6" x 8'1"
	4.1m x 2.45m
Bathroom	9'6" x 5'11"
	2.88m x 1.8m

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CONNECTIVITY

Newtownhamilton is well placed for access to surrounding towns and cities. Armagh, Newry and Dundalk are all within comfortable driving distance. The A28 and local road network provide connections to both Belfast and Dublin, supporting commuting and travel further afield.



LOCAL AMENITIES (by car)

Whitecross Village	9 mins (5 miles)
Keady Village	13 mins (7.5 miles)
Camlough Village	14 mins (8.3 miles)
Daisy Hill Hospital	22 mins (11 miles)
Buttercrane Shopping Centre	24 mins (11.6 miles)

Carnbane Industrial Estate	22 mins (11.9 miles)
Cloughoge Roundabout	22 mins (12.8 miles)
Quays Shopping Centre	25 mins (12.3 miles)
Carrickdale Hotel	25 mins (16.8 miles)
Dundalk Town Centre	32 mins (16.9 miles)



JOINT SELLING AGENTS



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Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.