



CASTLE DRIVE FOREST HILLS NEWRY

*An exclusive collection of 8 beautifully designed
four bedroom detached homes, nestled within the highly
sought after Forest Hills development*

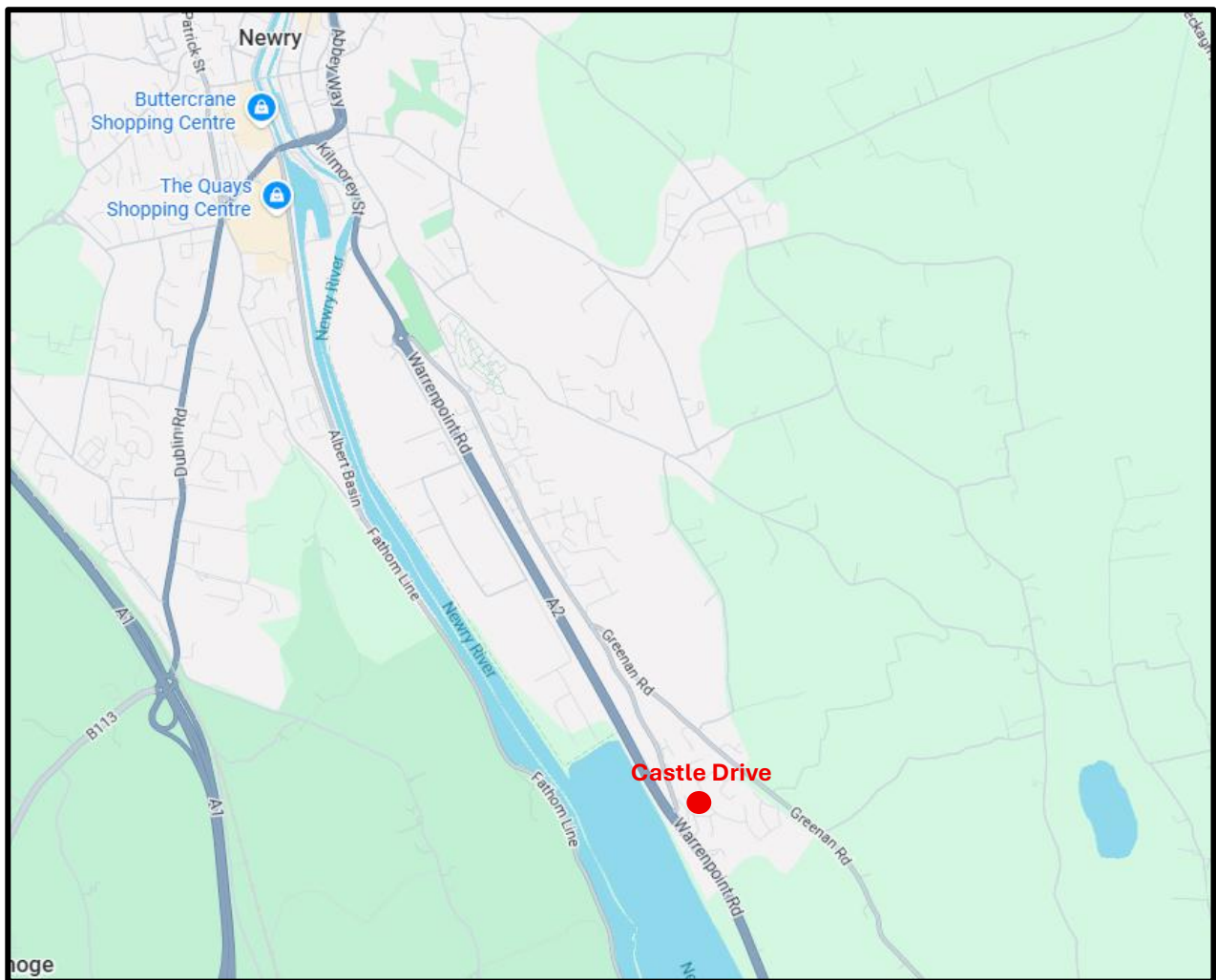
BEST
PROPERTY SERVICES

CASTLE DRIVE

EXCLUSIVE COLLECTION OF DETACHED FAMILY HOMES

- Exclusive collection of just 8 detached family homes
- Elevated setting with panoramic views over Carlingford Lough and the Albert Basin.
- Prime location just off the Old Warrenpoint Road, minutes from Newry City Centre
- Spacious, thoughtfully designed homes combining contemporary style with exceptional comfort
- Ideal for families and commuters, offering excellent road and public transport connections to Belfast and Dublin
- Conveniently located close to the planned Narrow Water Bridge (anticipated completion Q3 2027), enhancing connectivity to Warrenpoint, Dundalk and the Republic of Ireland





Location

- Minutes from The Quays Shopping Centre and Buttercrane Shopping Centre
- Wide selection of cafés, restaurants and local amenities nearby
- Close to Newry Leisure Centre and a variety of recreational facilities
- Surrounded by outstanding natural beauty, including
- Carlingford Lough, Slieve Gullion Forest Park, Narrow Water Castle
- Excellent transport links for convenient commuting and travel

House Type 1



Ground Floor Plan



First Floor Plan

House Type 2



Ground Floor Plan



First Floor Plan

Turnkey Specification

- Premium contemporary kitchen with soft-close doors and drawers
- Choice of cabinet doors, handles and worktops
- Integrated appliances including:
 - 4-ring gas hob
 - Stainless steel electric oven
 - Glass extractor hood (where applicable)
 - 70/30 integrated fridge/freezer
 - Integrated dishwasher

Luxury Bathrooms

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower to main bathroom
- Chrome heated towel rails to bathroom and ensuite
- Full-height wall and floor tiling to main bathroom and ensuite
- Fully tiled shower and bath enclosure walls where applicable
- Tiled flooring to downstairs WC

Energy Efficient Heating

- Energy-Efficient Heating
- Gas-fired central heating with high-efficiency combination boiler
- Instant hot water on demand
- Zoned heating with programmable time controls
- Thermostatically controlled radiators throughout

Flooring Choices

- Choice of floor tiling throughout the ground floor
- Choice of wall and floor tiling to bathroom and ensuite
- Choice of quality carpets or laminate flooring to lounge, stairs, landing and bedrooms

Stylish Internal Finishes

- Wood burning stove
- Walls, ceilings and internal woodwork professionally painted
- Contemporary chamfered skirting and architraves
- Modern internal doors with quality ironmongery
- Energy-efficient LED recessed downlights to lounge, kitchen, bathroom and ensuite
- Comprehensive electrical socket provision
- Smoke, heat and carbon monoxide detectors
- Pre-wired for intruder alarm

Quality Exterior Features

- Composite front door with secure 5-point locking system
- Painted hardwood double-glazed windows
- High-performance floor, wall and loft insulation
- Maintenance-free uPVC fascia and soffits
- Tarmac driveway
- Seeded front and rear lawns
- Timber close-boarded rear garden fencing
- Feature external lighting to front entrance
- Natural slate roof
- Architect-designed by the award-winning C D Architects

Warranty

- Global 10-Year Home Warranty included as standard

Site Plan



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FOR FURTHER INFORMATION



MRS SIOBHAN PHILLIPS/MRS ROSE HANSON

Landline: 028 3026 6811

Email: siobhan@bestpropertyservices.com, rose@bestpropertyservices.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

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 any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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