

RINGFAD MEADOWS

GREEN ROAD • ARDGLASS

SUPERBLY DESIGNED, CONTEMPORARY HOMES

RINGFAD MEADOWS

DESIGNED TO BLEND SEAMLESSLY WITH COUNTY DOWNS FAMOUSLY ATTRACTIVE COASTLINE, RINGFAD MEADOWS COMBINES CHARMING, TRADITIONAL EXTERIORS WITH A HIGH-SPECIFICATION FINISH

CGI shown for illustration purposes only

the outdoor type

Ardglass Golf Club	0.3	mile
Jordan's Castle	0.3	mile
Margaret's Castle	0.3	mile
Ardglass Marina	0.6	mile
Coney Island	0.7	mile
Ardglass GAA	1.7	miles
Ballyhornan Beach	4.4	miles
Rossglass Beach	4.6	miles
Castle Bright	4.6	miles
St John's Point	5	miles
Killard Point	5.9	miles

shopping & eating

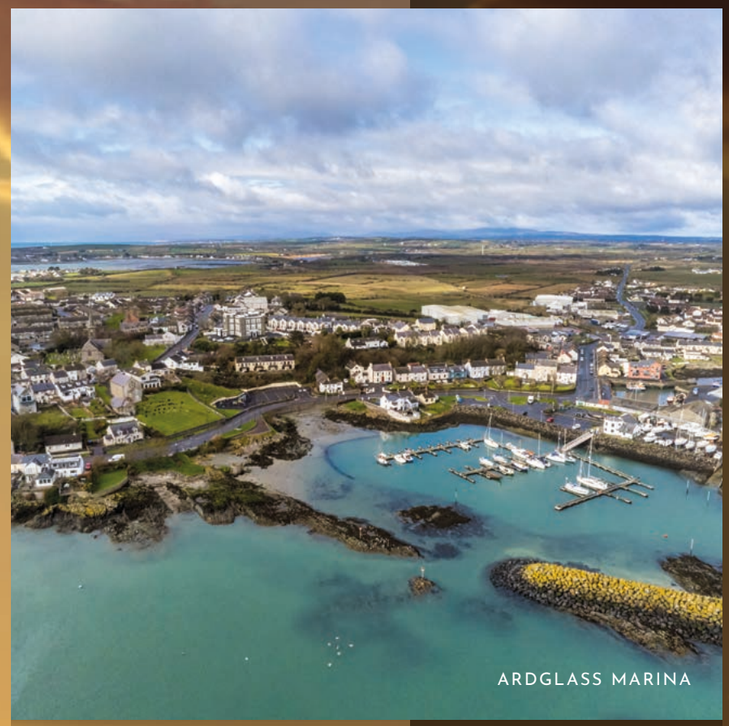
Post Office Supershop	0.3	mile
Milligan's convenience store	0.3	mile
Aldos Restaurant	0.3	mile
The Old Commercial Bar	0.3	mile
Sea Gems Cafe/Gift Shop	0.4	mile
Summer Flame restaurant	0.6	mile
Eurospar	0.6	mile
Doc's Fish & Chips	0.6	mile
Curran's Bar & Seafood Steakhouse	2.5	miles
Downpatrick	7.4	miles

the school run

St. Nicholas Primary School	0.6	mile
St. Marys Primary School	2.4	miles
Ardglass Playgroup	0.8	mile
St. Marys High School	6.6	miles
De La Salle High School	7.1	miles
St Patricks Grammar	7.1	miles
Down High School	7.4	miles
Blackwater Int College	7.7	miles



Coastal living can
revive and refresh
body, mind and spirit!


ARDGLASS MARINA


ARDGLASS GOLF CLUB


ST. JOHN'S POINT LIGHTHOUSE


COASTAL PATH



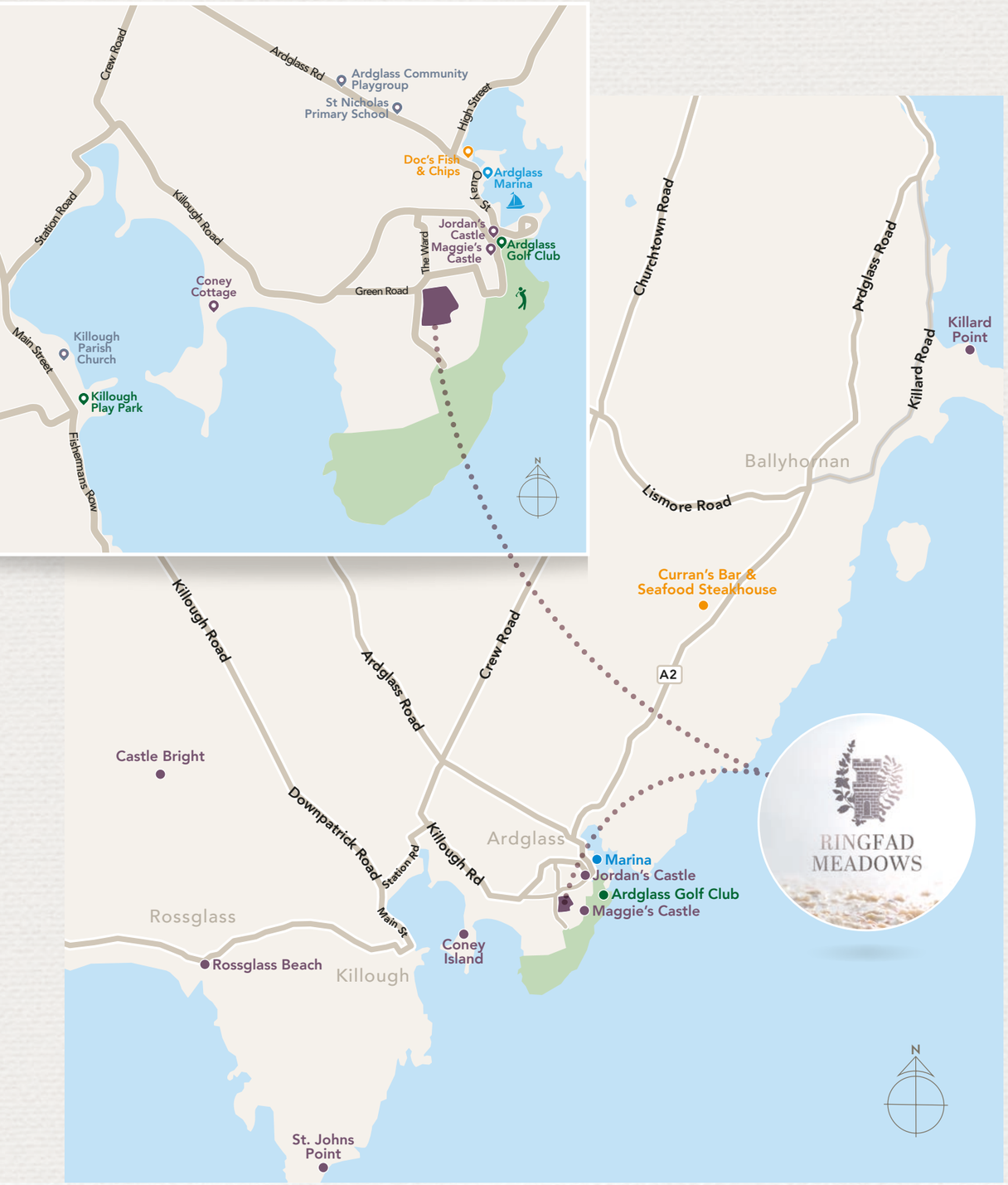
ARDGLASS HARBOUR



Enjoy a new perspective on
coastal living.
Experience the magic
of the sunset and the
changing seasons over the sea.

LOCATION MAP

NOT TO SCALE



SITE LAYOUT

NOT TO SCALE



THE NICHOLAS



THE STOPFORD



THE DELANY



RINGFAD
MEADOWS

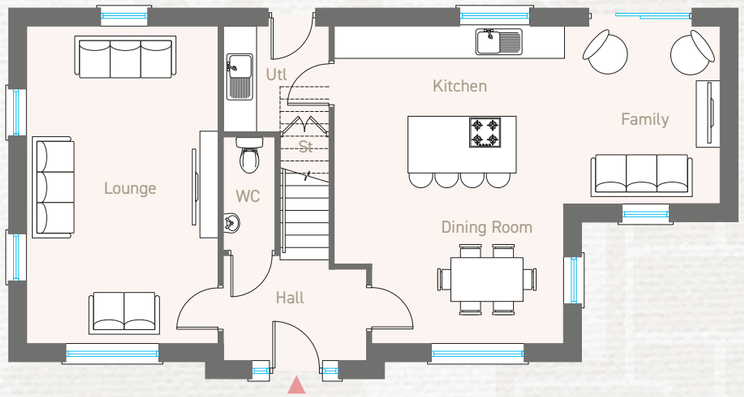
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THE NICHOLAS - Site no. 24

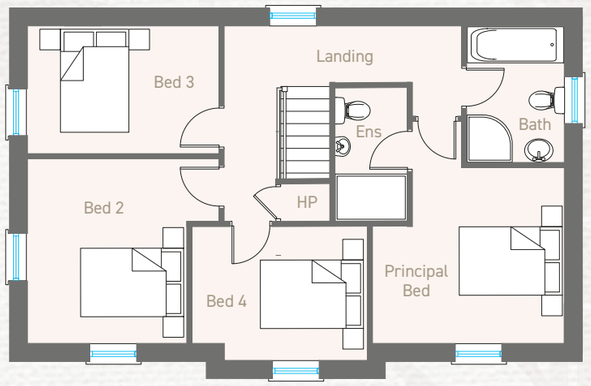
4 BEDROOM DETACHED • TOTAL FLOOR AREA: 1515 SQ FT



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 20'2" x 12'2" m 6.15 x 3.72

Kitchen / Dining

ft 20'2" x 14'7" m 6.15 x 4.45

Family Room

ft 11'4" x 9'10" m 3.45 x 3.03

Utility

ft 6'8" x 6'8" m 2.05 x 2.05

FIRST FLOOR

Principal Bedroom

ft 12'2" x 11'2" m 3.72 x 3.40

Ensuite

ft 8'6" x 4'7" m 2.58 x 1.40

Bedroom 2

ft 11'8" x 10'2" m 3.57 x 3.10

Bedroom 3

ft 12'2" x 8'2" m 3.72 x 2.48

Bedroom 4

ft 11'2" x 8'6" m 3.40 x 2.60

Bathroom

ft 8'7" x 6'3" m 2.65 x 1.90

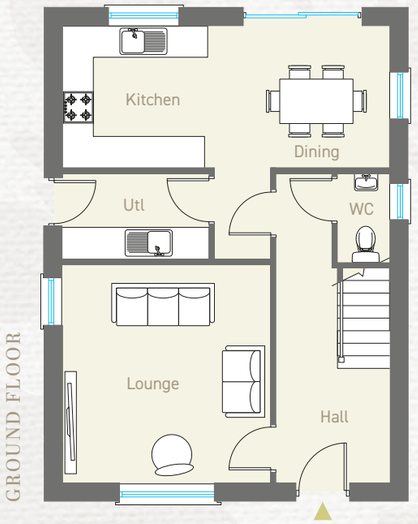
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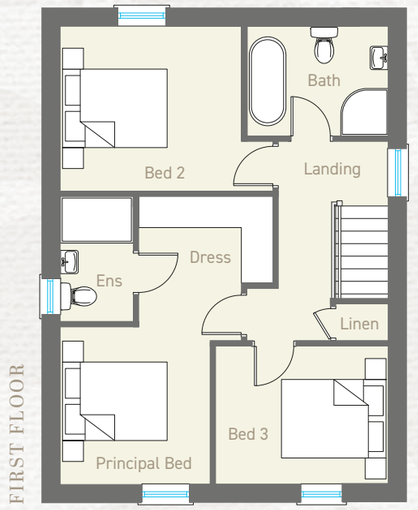
Floor plans are not to scale. Site layout not to scale

THE STOPFORD - Site nos. 13, 14, 15

3 BEDROOM DETACHED • TOTAL FLOOR AREA: 1178 SQ FT







GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 13'7" x 13'1" m 4.17 x 3.99

Kitchen / Dining

ft 20'6" x 8'10" m 6.26 x 2.71

Utility

ft 9'3" x 5'5" m 2.81 x 1.65

FIRST FLOOR

Principal Bedroom

ft 9'10" x 9'4" m 3.00 x 2.86

Ensuite

ft 7'10" x 4'6" m 2.40 x 1.40

Dressing Room

ft 8'4" x 5'5" m 2.56 x 1.66

Bedroom 2

ft 11'4" x 10'4" m 3.46 x 3.14

Bedroom 3

ft 10'10" x 8'7" m 3.30 x 2.63

Bathroom

ft 8'10" x 6'9" m 2.70 x 2.09

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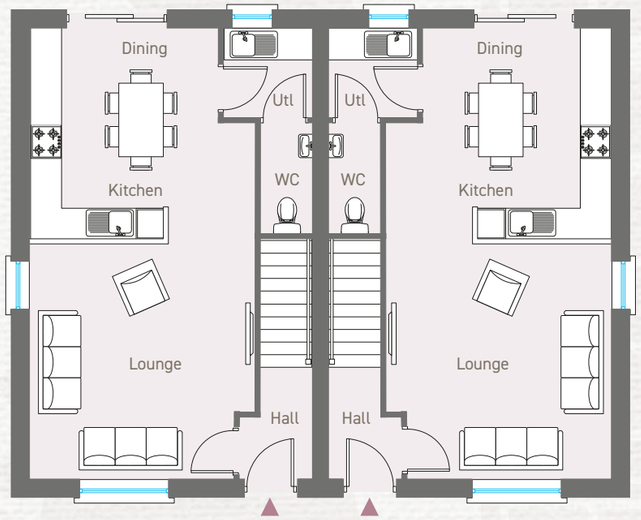
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THE DELANY - Site nos. 1 - 12 and 16 - 23

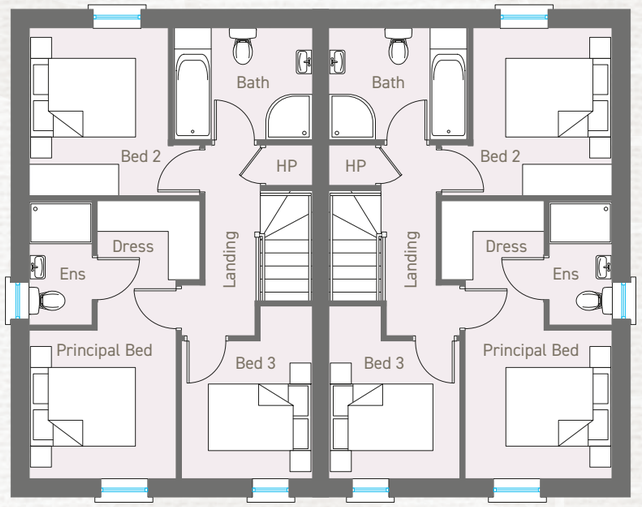
3 BEDROOM SEMI DETACHED • TOTAL FLOOR AREA: 998 SQ FT



GROUND FLOOR



FIRST FLOOR



Note: Wardrobes not included

GROUND FLOOR

Entrance Hall								
Lounge								
ft	15'3"	x	14'1"	m	4.68	x	4.30	
Kitchen / Dining								
ft	14'1"	x	13'2"	m	4.30	x	4.00	
Utility								
ft	5'6"	x	5'2"	m	1.70	x	1.60	
WC								
ft	6'9"	x	3'3"	m	2.10	x	1.00	

FIRST FLOOR

Principal Bedroom								
ft	9'3"	x	9'2"	m	2.85	x	2.80	
Dressing Room								
ft	7'8"	x	6'4"	m	2.35	x	1.95	
Ensuite								
ft	7'8"	x	4'0"	m	2.35	x	1.20	
Bedroom 2								
ft	10'9"	x	10'4"	m	3.30	x	3.18	
Bedroom 3								
ft	8'7"	x	8'3"	m	2.65	x	2.50	
Bathroom								
ft	8'7"	x	7'1"	m	2.65	x	2.15	

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Floor plans are not to scale. Site layout not to scale

A Touch of Quality

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with a choice of styles, finishes and colours
- Granite worktops in kitchen with a choice of finishes (The Stopford and The Nicholas)
- Granite splash back behind hob (The Stopford and The Nicholas)
- Laminate worktops and upstands in a choice of colours (The Delany)
- Glass splash back behind hob in a choice of colours (The Delany)
- Integrated appliances in kitchen to include hob, electric oven, extractor hood and dishwasher
- Free standing "American style" fridge freezer
- Recessed energy efficient LED spotlights to kitchen
- Ceramic floor tiling to kitchen and dining areas
- Utility rooms in a choice of doors and worktops

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathroom and ensuite
- Ceramic floor tiling
- Tiled shower enclosures
- Tiled splashback around bath and sinks

INTERNAL FEATURES

- Interior painted finish to all walls, ceilings and woodwork
- Interior doors with quality ironmongery
- Moulded skirting and architrave
- Media wall with focal point electric fire to lounge (The Stopford and The Nicholas)
- Carpets to stairs, landing and bedrooms
- Mains supply smoke and heat detectors
- Carbon monoxide detector in living room
- Comprehensive range of electrical sockets, switches, TV and access points
- Oil fired central heating system with a high energy boiler
- Pressurised water system

EXTERNAL FEATURES

- Solar panels fitted
- Beautifully designed homes by Here Architects
- Front and rear gardens levelled and turfed out
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- Outside water tap
- PVC windows
- GRP Classic composite front doors with hardwood frame and top-light
- Feature light to front door
- NHBC 10 year warranty

A management company will be formed by the developer and each purchaser will become a member.
An annual fee will be payable to the management company to allow for all common areas to be maintained.

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MEADOWS

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SALES REPRESENTATION

ALEXANDER REID & FRAZER

028 4461 9966

alexanderreidfrazer.com

ARCHITECT

HERE ARCHITECTS

DEVELOPED BY

Kap PART OF THE COSYGROUP

NHBC Registered builder

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