

ENJOY A FRESH NEW LIFESTYLE



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SAUL GREEN

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SAUL ROAD | DOWNPATRICK

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SUPERBLY FINISHED, CONTEMPORARY FAMILY HOMES



Quoile River



Mound of Down Cathedral



Saint Patrick Visitor Centre



St Patrick's Golf Club



Murphy's Bar



Inch Abbey

# ENJOY A FRESH NEW LIFESTYLE

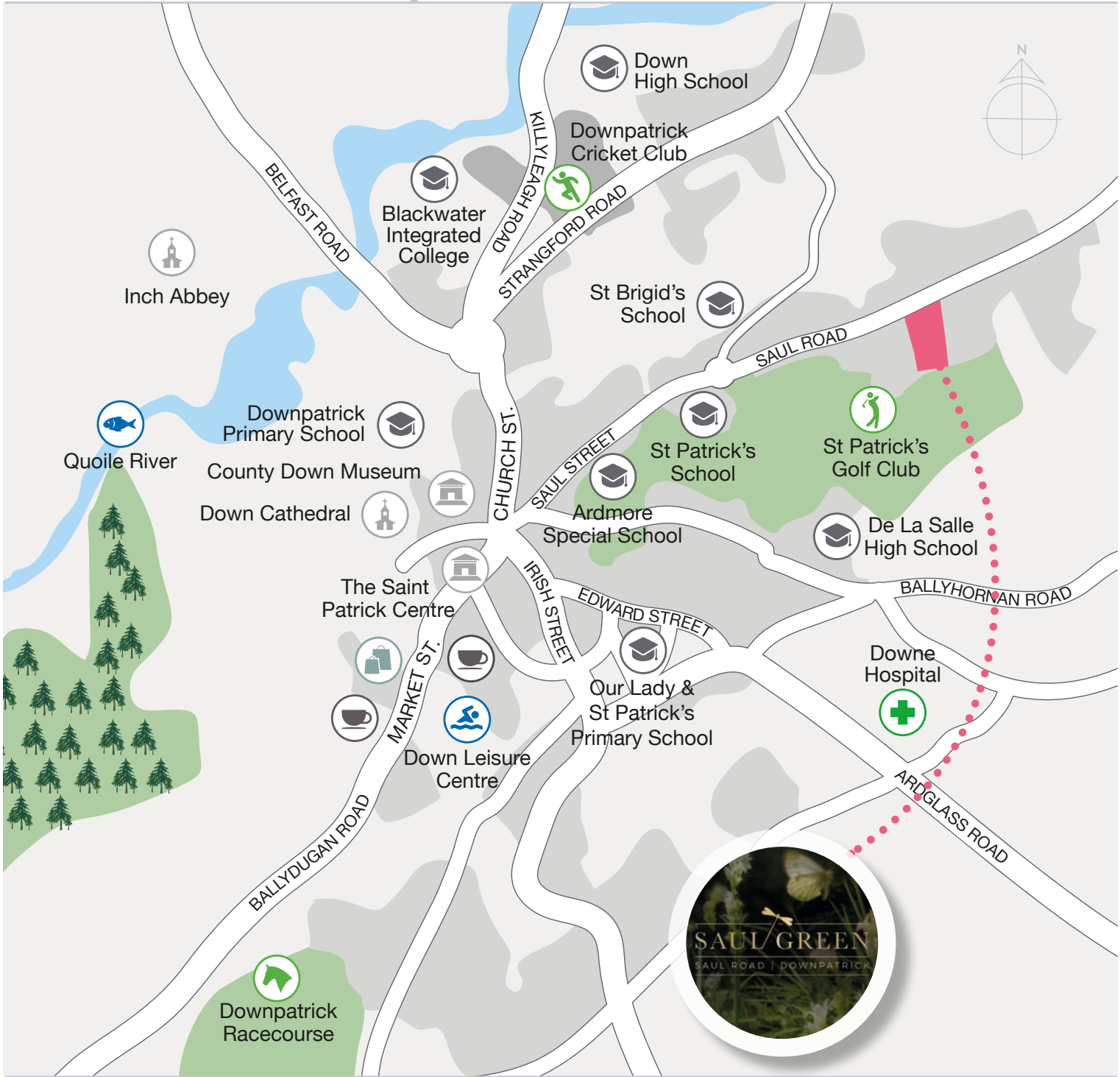
IN A VIBRANT & WELCOMING PLACE TO LIVE

Set beside the fairways of the renowned St Patrick's Golf Course in the historic town of Downpatrick, this exclusive collection of beautifully crafted detached and semi-detached homes offers a perfect balance of modern luxury and timeless style. Designed with contemporary family living in mind, each home features spacious, light-filled interiors, high-quality finishes, and thoughtfully planned layouts that make the most of this exceptional setting. Whether you're enjoying the peaceful surroundings or exploring the nearby coastline, countryside, and local amenities, this is a place you'll be proud to call home.

Every detail has been carefully considered to create homes of outstanding quality, with elegant interiors that are both stylish and practical. At the heart of each home is a beautifully designed kitchen by Alwood Kitchens, combining premium craftsmanship with contemporary design to create a space that's perfect for everyday living and entertaining alike. From sophisticated finishes to exceptional attention to detail throughout, these homes offer a lifestyle defined by comfort, quality, and an enviable location.

# LOCATION MAP

NOT TO SCALE



## THE SCHOOL RUN

|                                  |           |                                  |           |
|----------------------------------|-----------|----------------------------------|-----------|
| St Brigid's Primary School ..... | 0.5 mile  | Blackwater Int. College .....    | 1.6 miles |
| St Patrick's Grammar .....       | 0.6 mile  | Downpatrick Primary School ..... | 1.4 miles |
| Ardmore Special School .....     | 0.7 mile  | Our Lady & St Patrick's PS ..... | 1.2 miles |
| Down High School .....           | 1.7 miles | De La Salle High School .....    | 1.5 miles |

# SITE LAYOUT

NOT TO SCALE



## SPORTS & LEISURE

|                              |           |                                |           |
|------------------------------|-----------|--------------------------------|-----------|
| St. Patricks Golf Club ..... | 0.2 mile  | Downpatrick FC .....           | 1.3 miles |
| Downpatrick Racecourse ..... | 2.3 miles | Down Leisure Centre .....      | 1.6 miles |
| Teconnaught GAC .....        | 4.6 miles | Downpatrick Cricket Club ..... | 1.7 miles |

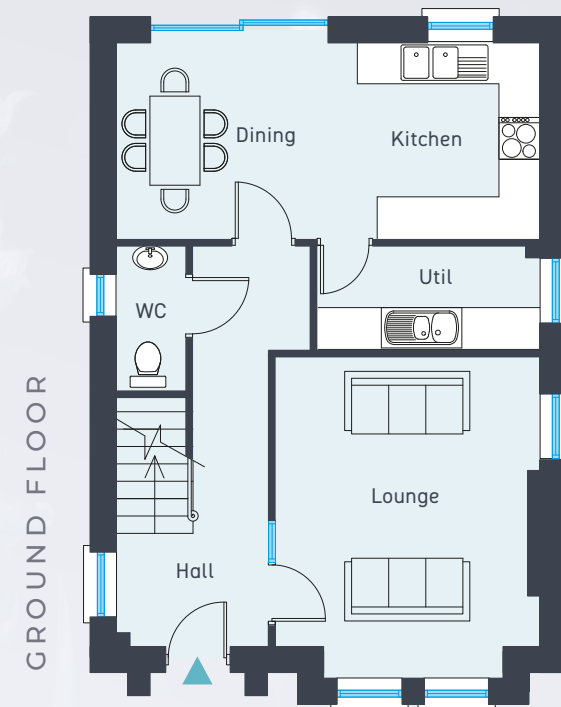
The architectural 3D perspective is for illustration purposes only



## THE QUOILE

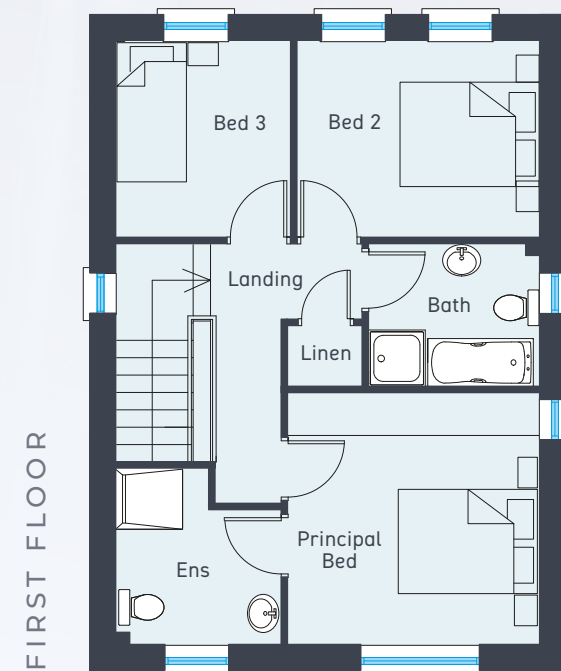
SITE No. 4

3 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1290 sq. ft. approx



### GROUND FLOOR

|                                |       |   |       |
|--------------------------------|-------|---|-------|
| Entrance Hall with separate WC |       |   |       |
| Lounge                         |       |   |       |
| ft                             | 15'2" | x | 12'6" |
| m                              | 4.61  | x | 3.80  |
| Kitchen / Dining               |       |   |       |
| ft                             | 20'0" | x | 9'3"  |
| m                              | 6.09  | x | 2.82  |
| Utility                        |       |   |       |
| ft                             | 10'6" | x | 4'11" |
| m                              | 3.20  | x | 1.49  |



### FIRST FLOOR

|                   |        |   |        |
|-------------------|--------|---|--------|
| Principal Bedroom |        |   |        |
| ft                | 11'11" | x | 11'10" |
| m                 | 3.62   | x | 3.61   |
| Ensuite           |        |   |        |
| ft                | 8'4"   | x | 7'9"   |
| m                 | 2.53   | x | 2.37   |
| Bedroom 2         |        |   |        |
| ft                | 11'5"  | x | 9'3"   |
| m                 | 3.48   | x | 2.82   |
| Bedroom 3         |        |   |        |
| ft                | 9'3"   | x | 8'3"   |
| m                 | 2.82   | x | 2.51   |
| Bathroom          |        |   |        |
| ft                | 8'1"   | x | 6'8"   |
| m                 | 2.46   | x | 2.04   |

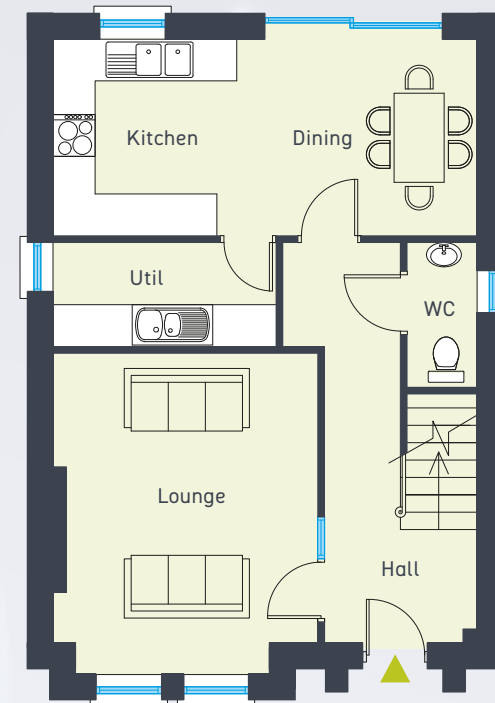


## THE STRUELL

SITE No. 3

3 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1290 sq. ft. approx

GROUND FLOOR



### GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 15'2" x 12'6" m 4.61 x 3.80

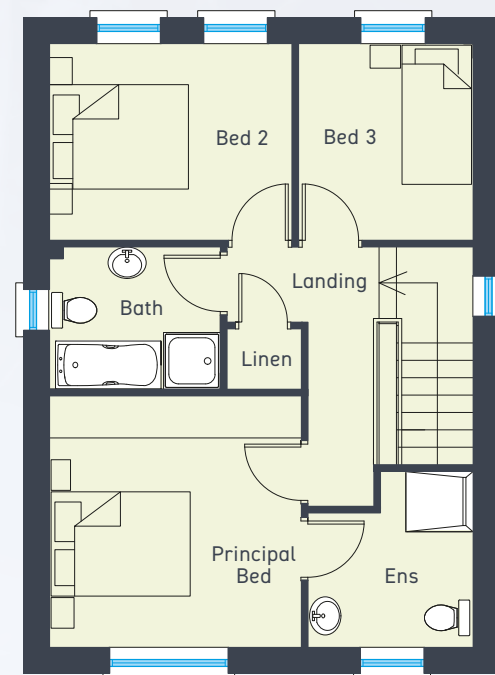
Kitchen / Dining

ft 20'0" x 9'3" m 6.09 x 2.82

Utility

ft 10'6" x 4'11" m 3.20 x 1.49

FIRST FLOOR



### FIRST FLOOR

Principal Bedroom

ft 11'11" x 11'10" m 3.62 x 3.61

Ensuite

ft 8'4" x 7'9" m 2.53 x 2.37

Bedroom 2

ft 11'5" x 9'3" m 3.48 x 2.82

Bedroom 3

ft 9'3" x 8'3" m 2.82 x 2.51

Bathroom

ft 8'1" x 6'8" m 2.46 x 2.04

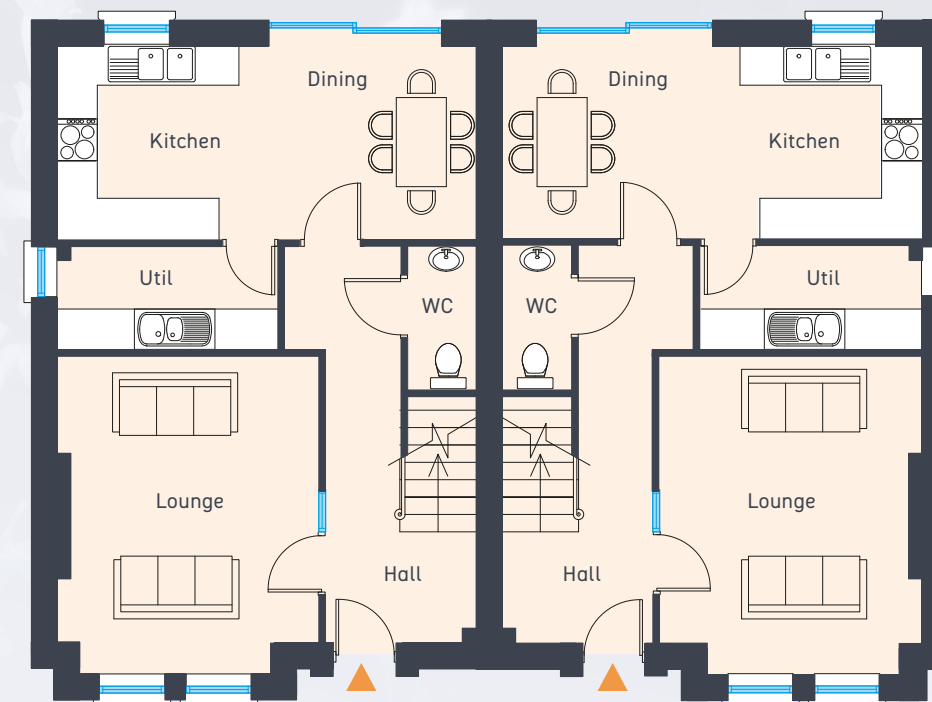


## THE TAGGART

SITE Nos. 5 | 6 | 7 | 8

3 BEDROOM SEMI DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1110 sq. ft. approx

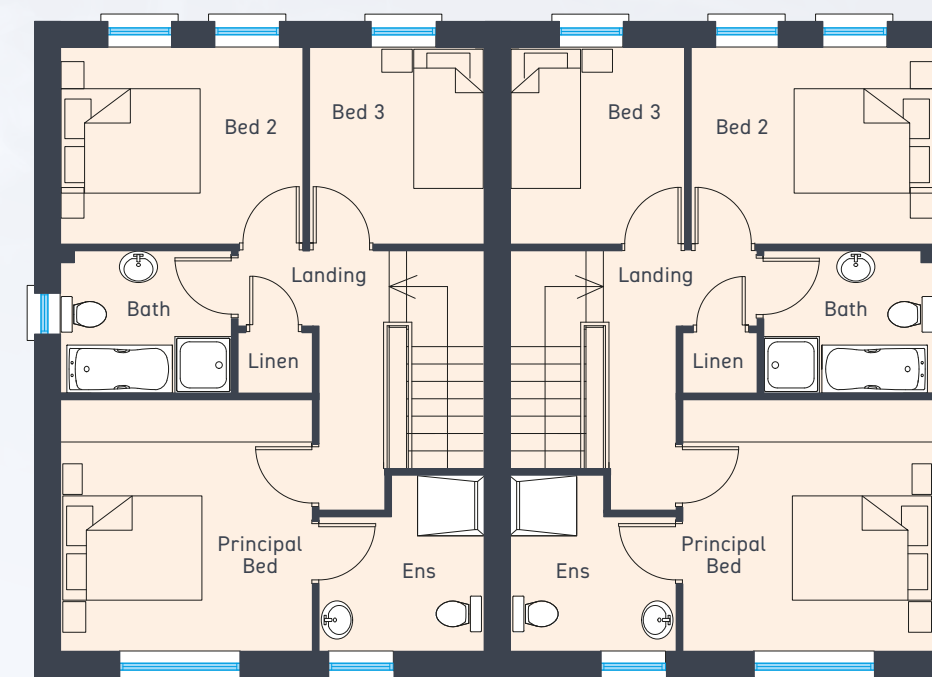
### GROUND FLOOR



### GROUND FLOOR

|                                |               |   |             |
|--------------------------------|---------------|---|-------------|
| Entrance Hall with separate WC |               |   |             |
| Lounge                         |               |   |             |
| ft                             | 15'2" x 12'6" | m | 4.61 x 3.80 |
| Kitchen / Dining               |               |   |             |
| ft                             | 20'0" x 9'3"  | m | 6.09 x 2.82 |
| Utility                        |               |   |             |
| ft                             | 10'6" x 4'11" | m | 3.20 x 1.49 |

### FIRST FLOOR



### FIRST FLOOR

|                   |                 |   |             |
|-------------------|-----------------|---|-------------|
| Principal Bedroom |                 |   |             |
| ft                | 11'11" x 11'10" | m | 3.62 x 3.61 |
| Ensuite           |                 |   |             |
| ft                | 8'4" x 7'9"     | m | 2.53 x 2.37 |
| Bedroom 2         |                 |   |             |
| ft                | 11'5" x 9'3"    | m | 3.48 x 2.82 |
| Bedroom 3         |                 |   |             |
| ft                | 9'3" x 8'3"     | m | 2.82 x 2.51 |
| Bathroom          |                 |   |             |
| ft                | 8'1" x 6'8"     | m | 2.46 x 2.04 |

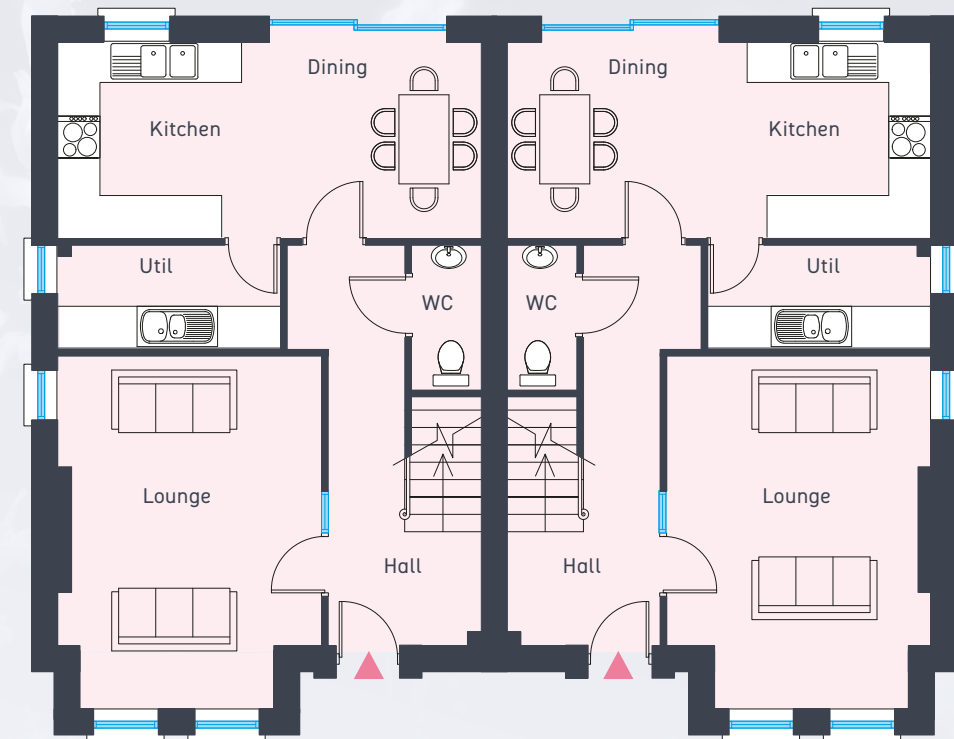


## THE SLIEVEGRANE

SITE Nos. 1 | 2 | 9 | 10 | 13 | 14 | 15 | 16 | 17 | 18

3 BEDROOM SEMI DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1100 sq. ft. approx

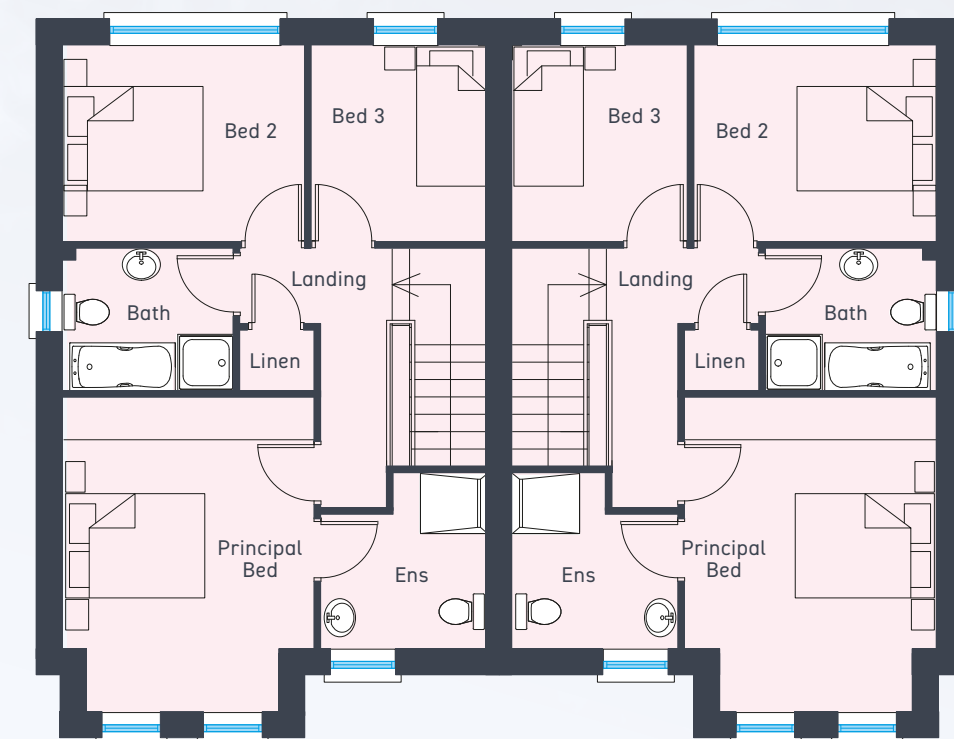
### GROUND FLOOR



### GROUND FLOOR

|                                |                |   |             |
|--------------------------------|----------------|---|-------------|
| Entrance Hall with separate WC |                |   |             |
| Lounge                         |                |   |             |
| ft                             | 16'10" x 12'6" | m | 5.16 x 3.80 |
| Kitchen / Dining               |                |   |             |
| ft                             | 20'0" x 9'3"   | m | 6.09 x 2.82 |
| Utility                        |                |   |             |
| ft                             | 10'6" x 4'11"  | m | 3.20 x 1.49 |

### FIRST FLOOR



### FIRST FLOOR

|                   |                 |   |             |
|-------------------|-----------------|---|-------------|
| Principal Bedroom |                 |   |             |
| ft                | 14'10" x 11'11" | m | 4.51 x 3.62 |
| Ensuite           |                 |   |             |
| ft                | 8'4" x 7'9"     | m | 2.53 x 2.37 |
| Bedroom 2         |                 |   |             |
| ft                | 11'5" x 9'3"    | m | 3.48 x 2.82 |
| Bedroom 3         |                 |   |             |
| ft                | 9'3" x 8'3"     | m | 2.82 x 2.51 |
| Bathroom          |                 |   |             |
| ft                | 8'1" x 6'8"     | m | 2.46 x 2.04 |

# HIGH QUALITY FINISHES AND A NATURALLY INSPIRED COLOUR PALETTE CREATE SPACES TO ENTERTAIN, RELAX, WORK AND PLAY

## KITCHENS & UTILITY ROOMS BY ALWOOD KITCHENS

Contemporary kitchen crafted by Alwood Kitchens with a choice of styles, finishes and colours

- Granite worktops in kitchen with a choice of finishes
- Granite splash back behind hob
- 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
- 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 Hillen 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.



Images shown for illustration purposes only

JOINT SELLING AGENTS:

**Fitzpatrick**

**028 4461 3983**  
peterfitzpatrick.co.uk

**ARF**  
ALEXANDER  
REID & FRAZER

**028 4461 9966**  
alexanderreidfrazier.com



DEVELOPED BY:

**Kap**  
PART OF THE COSYGROUP



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