

# Carneyhough Court

CRIEVE ROAD  
NEWRY CITY



An exciting new development of stylish detached and semi-detached homes located in one of Newry's most esteemed and highly sought after residential locations

An Opportunity Not to be Missed.

**MORGAN**  
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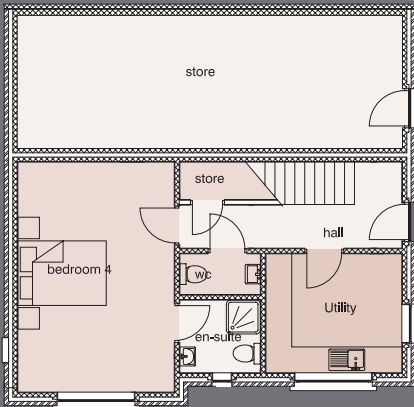
**Cameyhough Court, Crieve Road, Newry**, is an exciting new development of stylish detached and semi-detached homes located in one of Newry's most esteemed and highly sought after residential locations. Situated on the edge of Newry City this choice location not only offers the successful purchaser the opportunity to live in one of Newry's premier addresses but is also convenient to Newry's select schools, all local amenities and hostellers.

These new energy efficient homes which have a contemporary design and feel will provide bright, spacious and well appointed living accommodation to suit the most discerning buyers. There are 8 different house types to choose from ranging from spacious 3 bedroom semi-detached to large 3 storey detached homes. Each dwelling will be sold as a "builders finish" thus allowing the purchaser greater flexibility to fit out their new home to suit their own individual taste and requirements.

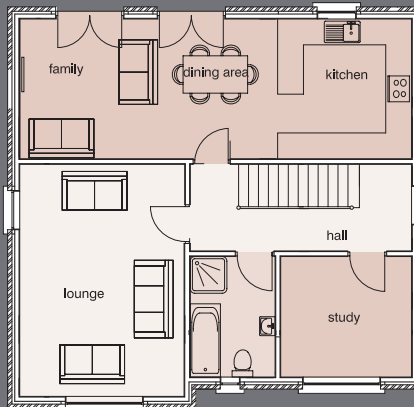
**House Type A - Detached**

**Type A - 208.75 sq m - 2,246.9 sq ft inc store. (store is 27.6 sq m)**

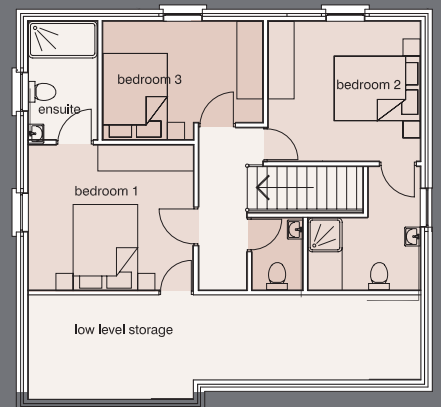
**Ground Floor**



**First Floor**



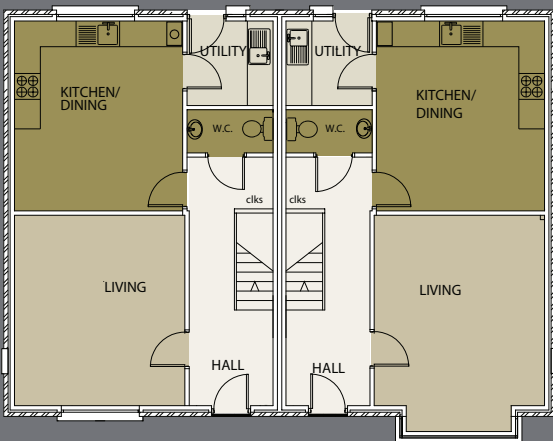
**Second Floor**



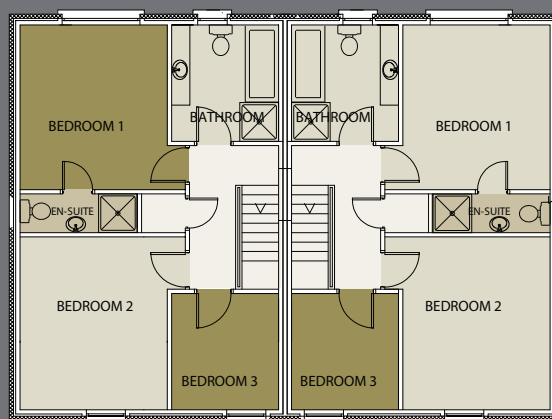
**House Type C - Semi Detached**

**Type C - 106.4 sq m - 1145 sq ft**

**Ground Floor**



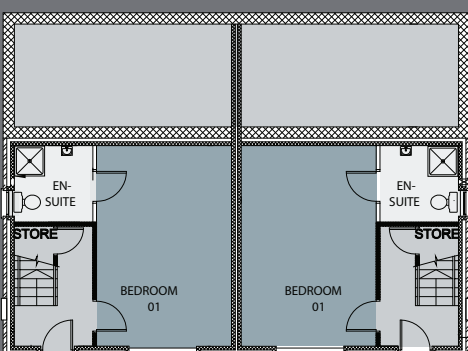
**First Floor**



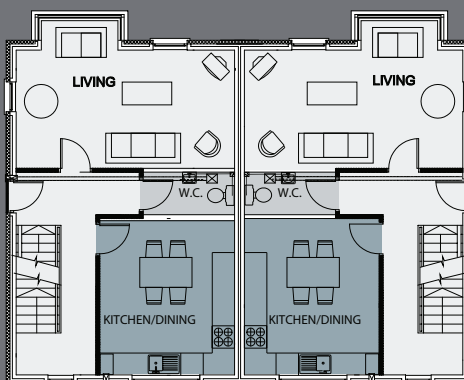
**House Type D - Semi Detached**

**Type D - 119.16 sq m - 1282.5 sq ft**

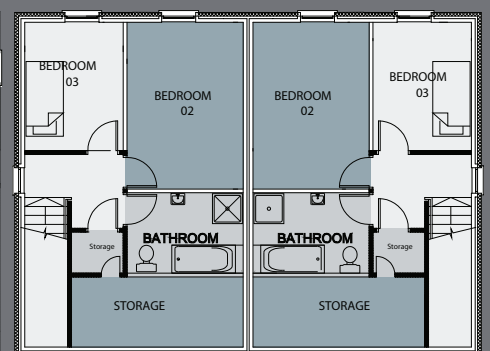
**Ground Floor**



**First Floor**

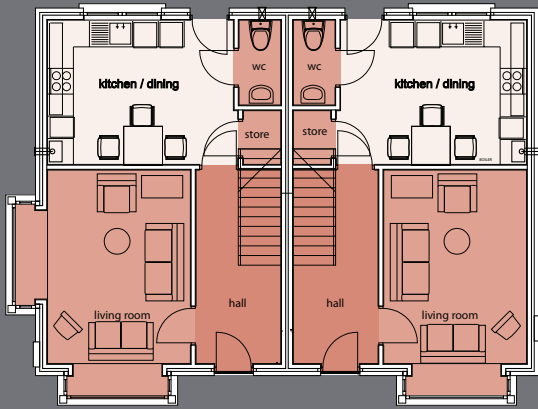


**Second Floor**

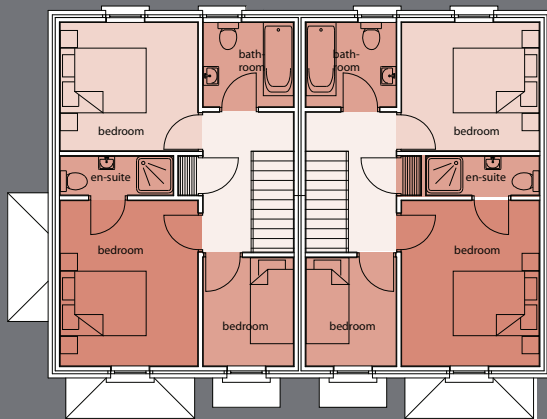


House Type E - Semi Detached Type E - 89.36 sq m  
961.86 sq ft

Ground Floor



First Floor

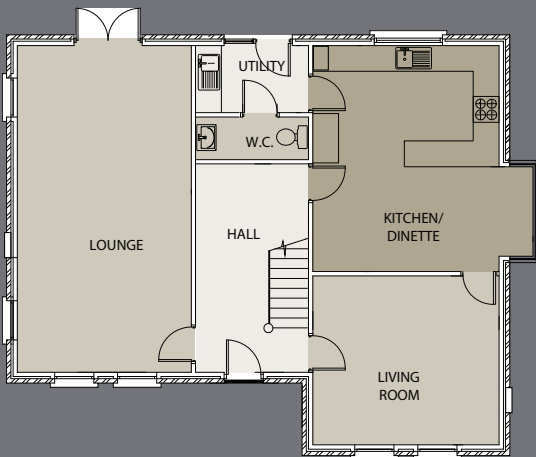


# SPECIFICATIONS

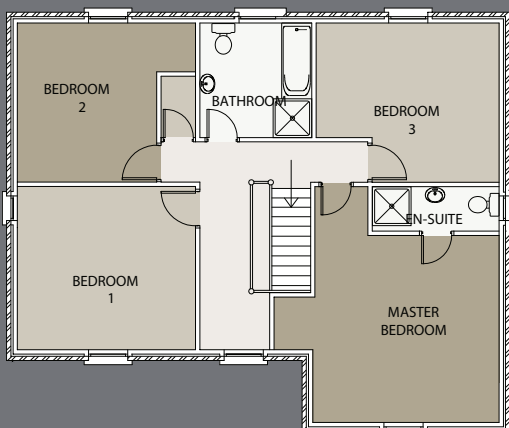
- Builder's finish
- Timber Framed Construction - brick/block exterior walls
- House Types A & D – traditional block construction
- High insulation and sound proof qualities
- Energy efficient homes, EPC indicative range C-B
- Low maintenance uPVC Double Glazed Windows
- Contemporary oak panel door internal doors
- Trims - Satin chrome style door handles and hinges
- Staircase with Oak handrail & painted spindles (oak - detached homes only)
- Moulded Architrave & Skirting, painted finish
- Gas Central Heating
- Comprehensive Electrical Specification
- Pressurised water system / double coil cylinder for ease of solar panel installation
- Tarmac Driveway
- Pathway surround
- All lawns top soiled & Seeded
- 10 Year Buildmark Warranty
- Small annual management fee applicable
- Reservation Deposit Required £2000

House Type J - Detached Type J - 182.4 sq m  
1963 sq ft

Ground Floor

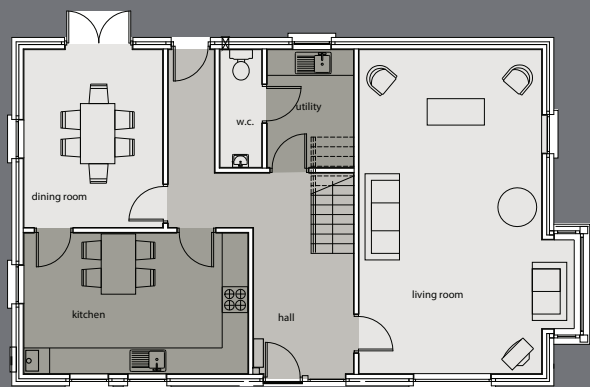


First Floor

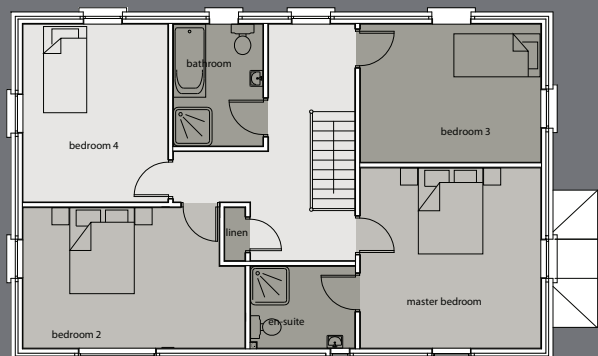


House Type M - Detached Type M - 183.86 sq m  
1,979 sq ft

Ground Floor



First Floor



# Talk to First Trust Bank about mortgages.

Michelle Hughes  
07860 781922



## YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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### HOUSE TYPES



## SITE PLAN



# Carneyhough Court

CRIEVE ROAD  
NEWRY CITY

ALL ENQUIRIES TO SELLING AGENT

**MORGAN**  
PROPERTY SERVICES

ESTATE AGENTS &  
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**SITE PLANS:** Site plans on the brochure are not to scale.

**ARTISTS IMPRESSIONS:** The sketches in this brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impression are not included in the purchase of the property.