



DOBBIN HILL PARK

ARMAGH



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Nestled in the heart of the City of Armagh is Dobbin Hill Park. Located just off the Newry Road is this exclusive new period styled development made up of a mixture of 7 semi-detached and detached Georgian styled homes.

These 7 high specification turn-key homes will be situated around 7 large oak trees, bringing the quiet of the countryside to the city in a sought-after location just 40 miles from Belfast.

The spacious interior benefits from a luxurious finish that

goes above and beyond industry standards for new build homes, and a design that fills your home with natural light.

All 7 homes in Dobbin Hill Park include a modern and spacious living area, and a bright open-plan kitchen and dining space with a separate utility room.

Enjoy the tranquillity of this City in your own fully landscaped enclosed rear garden with extra convenience of private parking to the side of each property.

These stunning period style homes are sized between 1,110 and 1,500 sq ft, they comprise of either three or four bedrooms, so choosing the right property for you is easier.

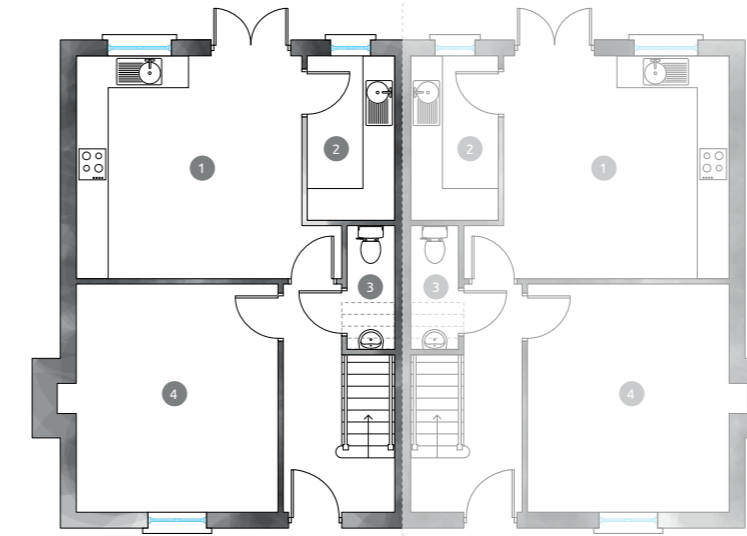
From choosing and acquiring this superb location, through to showing you around the site, CPS and Kernan Homes will oversee every single aspect of the build to ensure your homebuying experience is an easy and enjoyable journey for you and your family.

DISCOVER DOBBIN HILL PARK
IN ARMAGH. YOUR CITY CENTRE,
BUT PRIVATE DEVELOPMENT



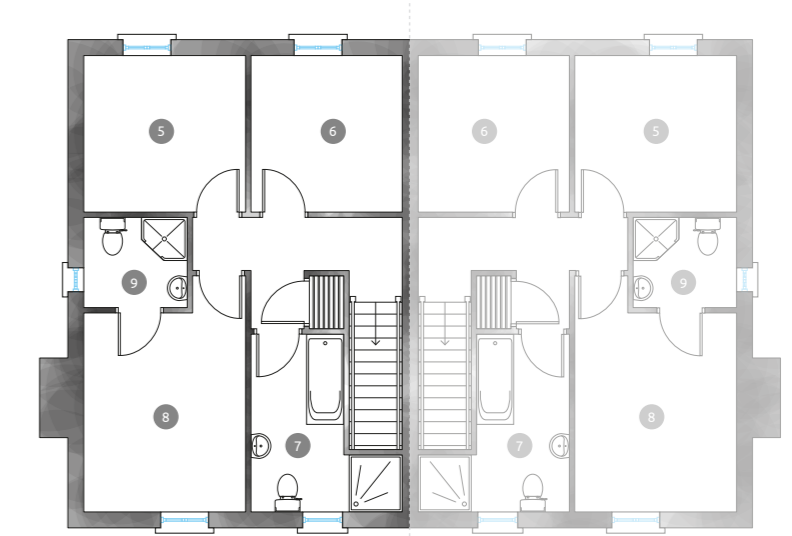
The STANLEY

SEMI-DETACHED



GROUND

1. KITCHEN / DINING	4.3M X 4.2M
2. UTILITY	1.7M X 3.1M
3. WC	0.9M X 2.3M
4. LOUNGE	3.8M X 4.3M



FIRST

5. BEDROOM 2	3.1M X 3.0M
6. BEDROOM 3	2.9M X 3.0M
7. BATHROOM	2.9M X 3.4M
8. MASTER BEDROOM	3.1M X 3.8M
9. EN-SUITE	2.0M X 1.7M



Typical Living Room (for illustration purposes only).

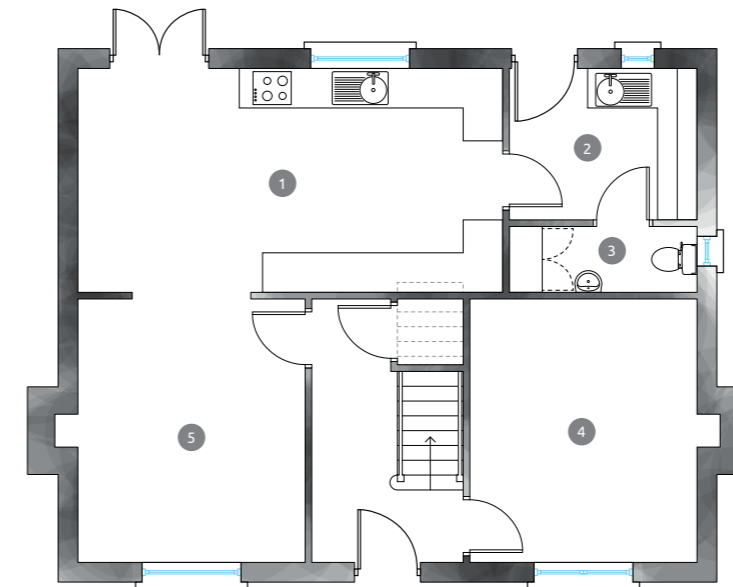


Typical Bedroom (for illustration purposes only).



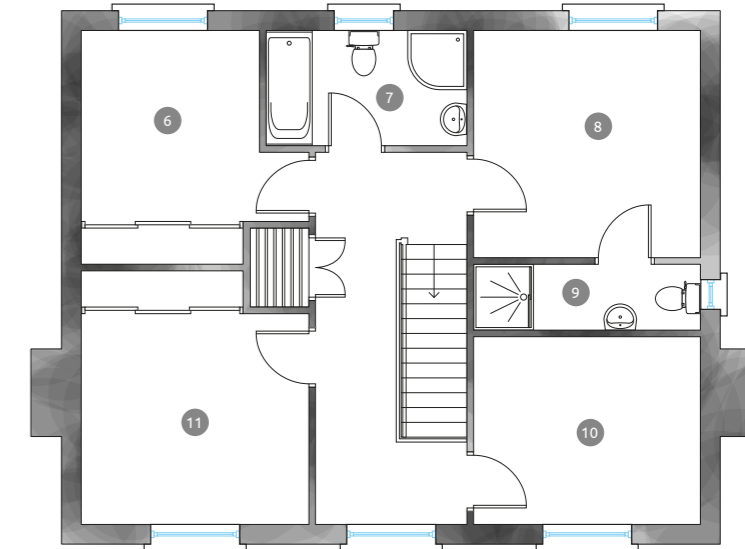
The MORGAN

DETACHED



GROUND

1. KITCHEN / DINING	6.5m x 3.4m
2. UTILITY	2.3m x 2.9m
3. WC	1.0m x 2.9m
4. FAMILY AREA	3.5m x 4.0m
5. LOUNGE	4.0m x 3.5m



FIRST

6. BEDROOM 2	3.5M X 2.9M
7. BATHROOM	1.8M X 3.1M
8. MASTER BEDROOM	3.5M X 3.5M
9. EN-SUITE	3.5M X 1.0M
10. BEDROOM 3	2.9M X 2.7M
11. BEDROOM 4	3.5M X 3.2M





Typical Kitchen (for illustration purposes only).



Typical Bathroom (for illustration purposes only).



DOBBIN HILL PARK
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LUXURY FINISHES &
SPACIOUS INTERIORS
FILLED WITH
NATURAL LIGHT



SIDE ACTION TAP



VIDEO DOORBELL



HIVE SMART HEATING CONTROL



SILTSTONE WORKTOP

The SPECIFICATION

KITCHEN

- ◆ Choose your luxury kitchen finishes.
- ◆ Integrated appliances include gas hob, electric oven and fridge freezer and dishwasher.
- ◆ Low voltage recessed down lights.
- ◆ Concealed under unit lighting.
- ◆ Siltstone worktop.
- ◆ Side action tap.

UTILITY ROOM

- ◆ High quality units with choice of door finishes, worktops and handles.
- ◆ Plumbed for washing machine and tumble dryer.
- ◆ Full height storage.

SANITARY WARE

- ◆ White sanitary ware with quality chrome fittings to Bathroom, Ensuites and WC's.
- ◆ Low profile shower trays with contemporary glass doors to bathrooms and ensuites.
- ◆ Heated anti-steam illuminated wall mirror to bathrooms and ensuites.
- ◆ Low voltage down lights to main bathroom.
- ◆ Fully enclosed toilets.

FLOORING

- ◆ Premium carpet and underlay in bedrooms, stairs and landing.
- ◆ Tiled floor to entrance hall, kitchen, WC, bathrooms and ensuite.

- ◆ Wall tiling to showers and splashbacks in bathroom and ensuite.
- ◆ Laminate floor to living room.

HEATING

- ◆ LPG central heating with instant hot water.
- ◆ Energy efficient boiler.
- ◆ Heated chrome towel rails to bathroom, ensuite and WC.
- ◆ Smart heating control.

SECURITY

- ◆ Video Doorbell.

INTERNAL FINISHES

- ◆ Painted internal walls and ceilings in one color throughout.

- ◆ Solid period internal doors with period ironmongery.
- ◆ Comprehensive range of electrical sockets with USB, switches and telephone points.
- ◆ TV Points in each bedroom, living room and kitchen/dining.
- ◆ Mains smoke and carbon monoxide detectors.
- ◆ Wood burning stove with surround.
- ◆ Solid oak handrail on stairs.
- ◆ Traditional style deep skirting with wide architrave and hockey stick.

EXTERNAL FINISHES

- ◆ High quality timber frame construction with red brick façade.

- ◆ Traditional finish tiled roof.
- ◆ uPVC coloured double glazed windows.
- ◆ Composite front door.
- ◆ Bitmac driveway.
- ◆ Lawns turfed at front and sowed gardens rear.
- ◆ Landscaped gardens.
- ◆ Flagged patio areas and paths.
- ◆ Fully enclosed rear garden with gated access.
- ◆ Wrought iron railings between properties.
- ◆ External lighting at front and rear doors.
- ◆ Rear outside water supply.
- ◆ 10 year NHBC warranty.



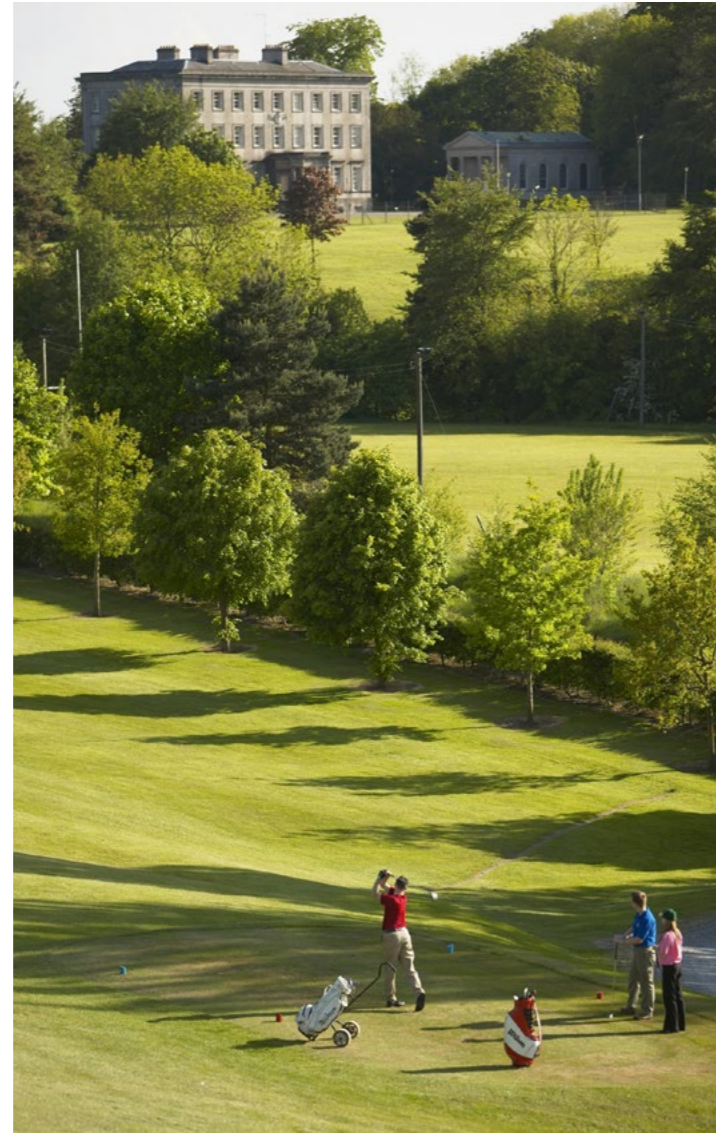
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There is an abundance of leisure activities to enjoy nearby, to include Armagh Golf Course being a 5 minute walk away and Armagh Leisure Centre less than a 2 minute walk.

Alternatively, Armagh's City Centre is a brief 10 minute walk, which offers a wide variety of shops, restaurants, café, schools, local pubs and historic locations.

TRANQUIL CITY WOODLAND



The LOCATION

YOUR NEW AREA *with* PANORAMA VIEWS

The TIMES

FROM DOBBIN HILL PARK*

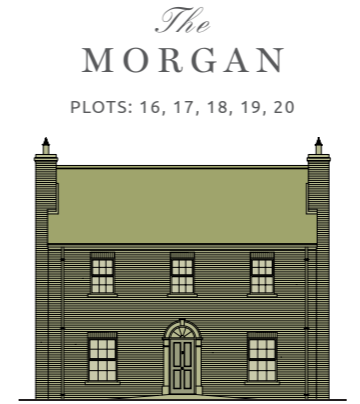
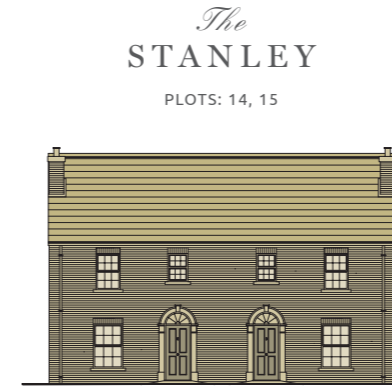
ARMAGH CITY HOTEL	12 mins	03 mins	05 mins
ARMAGH COUNTY MUSEUM	15 mins	05 mins	04 mins
ARMAGH GOLF CLUB	06 mins	02 mins	03 mins
COMMUNITY HOSPITAL	17 mins	06 mins	05 mins
GREEN ROOM RESTAURANT	06 mins	02 mins	03 mins
ORCHARD LEISURE CENTRE	02 mins	01 min	01 min
RUGBY FOOTBALL CLUB	12 mins	03 mins	05 mins
SAINSBURY'S	12 mins	05 mins	05 mins
THE MARKET PLACE THEATRE & ARTS CENTRE	15 mins	06 mins	08 mins
ULURU BAR & GRILL	15 mins	06 mins	08 mins
7 HILLS BISTRO	14 mins	05 mins	07 mins

*Times according to Google maps. Recorded during daytime, times may vary according to peak hours and normal traffic conditions.



The SITE

SEVEN EXCLUSIVE PROPERTIES



THE STANLEY
THE MORGAN



DOBBIN HILL PARK

ARMAGH

DEVELOPER



Kernan Homes Ltd
Phone: 028 3774 7001
www.kernanhomes.com

SELLING AGENT

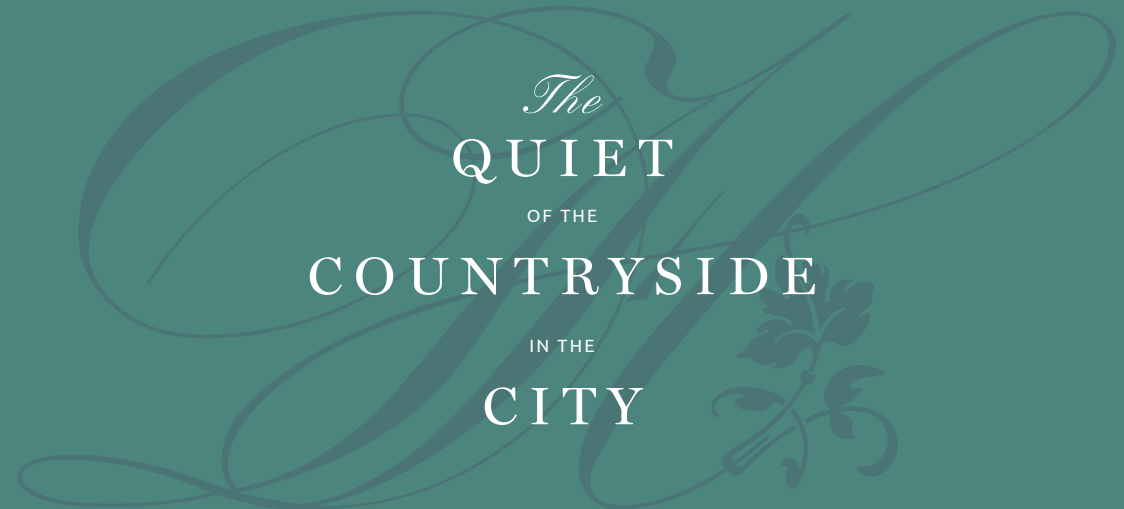


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Design & CGI: propertybrochure.com





The
QUIET
OF THE
COUNTRYSIDE
IN THE
CITY