



SEVEN OAKS

DOBBIN HILL PARK





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Nestled in the heart of the City of Armagh is Seven Oaks. Located just off the Newry Road is this exclusive new development made up of a mixture of 20 semi-detached and detached contemporary homes perfect for families.

These 20 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 far above and beyond industry standards for new build properties, and a design that fills your home with natural light.

All 20 homes in Seven Oaks include a modern and spacious living area, and a bright open-

planned kitchen and dining space with a separate utility room. Enjoy the tranquillity of this City woodland in your own enclosed rear garden with extra convenience of private parking to the side of each property.

These stunning homes are between 1,110 and 1,600 sq ft, and comprise of either three or four bedrooms, so choosing the right size of property for you is easier.

From choosing and acquiring this superb location, through to showing you around the site, CPS and KPID will oversee every single aspect of the build to ensure your home-buying experience is an easy and enjoyable journey.

DISCOVER SEVEN OAKS IN ARMAGH
YOUR CITY CENTRE,
BUT PRIVATE DEVELOPMENT



THE PIPPIN

SEMI-DETACHED
104.2 Sq M | 1121 Sq Ft



GROUND

KITCHEN / DINING AREA	4.3m x 4.2m
UTILITY	1.7m x 3.1m
WC	0.9m x 2.3m
LOUNGE	3.8m x 4.3m



FIRST

BEDROOM 2	3.1m x 3.0m
BEDROOM 3	2.9m x 3.0m
EN-SUITE	2.0m x 1.7m
MASTER BEDROOM	3.1m x 3.8m
BATHROOM	2.9m x 3.4m


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Typical Living Room (for illustration purposes only).



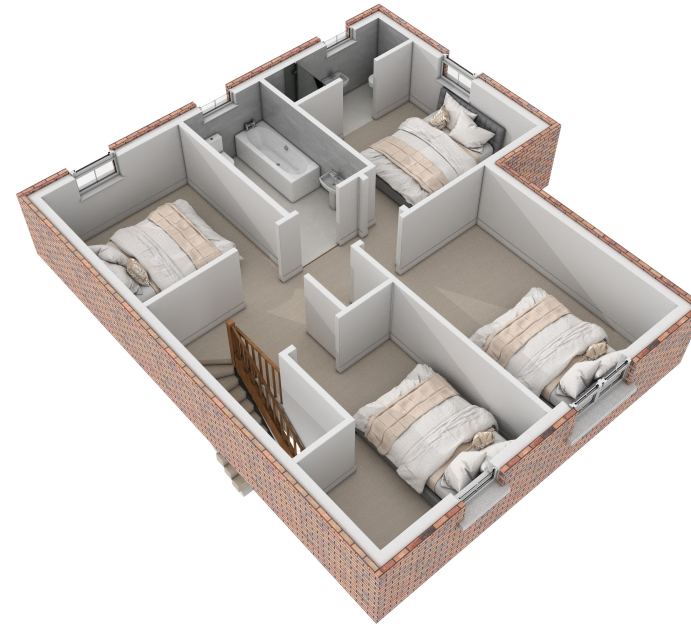
Typical Bedroom (for illustration purposes only).



THE CROFTEN

DETACHED

126 Sq M | 1356 Sq Ft



GROUND

UTILITY	1.6m x 3.1m
KITCHEN / FAMILY AREA	6.2m x 4.4m
WC	1.0m x 1.8m
LOUNGE	4.0m x 4.3m

FIRST

BEDROOM 3	2.9m x 3.1m
BATHROOM	1.8m x 3.1m
EN-SUITE	3.0m x 0.9m
MASTER BEDROOM	3.0m x 3.4m
BEDROOM 2	3.3m x 3.4m
BEDROOM 1	3.0m x 4.3m


SEVEN OAKS



Typical Kitchen (for illustration purposes only).



Typical Bathroom (for illustration purposes only).


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LUXURY FINISHES &
SPACIOUS INTERIORS
FILLED WITH
NATURAL LIGHT



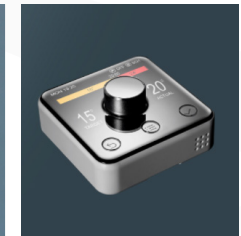
SILSTONE WORKTOP



SIDE ACTION TAP



VIDEO DOORBELL



HIVE SMART HEATING CONTROL

what you get...

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

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
- ◆ Hive smart heating control

SECURITY

- ◆ Video Doorbell

INTERNAL FINISHES

- ◆ Painted internal walls and ceilings in one color throughout
- ◆ Solid Oak internal doors with quality ironmongery
- ◆ Comprehensive range of electrical sockets, switches and telephone points
- ◆ Tv Points in each bedroom and living room
- ◆ Mains smoke and carbon monoxide detectors
- ◆ Wood burning stove with surround
- ◆ Solid oak handrail on stairs

EXTERNAL FINISHES

- ◆ High quality timber frame construction with red brick façade
- ◆ Traditional finish tiled roof
- ◆ uPVC double glazed windows
- ◆ Composite front door, with choice of color
- ◆ Bitmac driveway
- ◆ Lawns turfed at front and sowed gardens rear
- ◆ Planting to front gardens
- ◆ Flagged patio areas and paths
- ◆ Fully enclosed rear garden with gated access
- ◆ External lighting at front and rear doors
- ◆ Rear outside water supply
- ◆ 10 year NHBC warranty



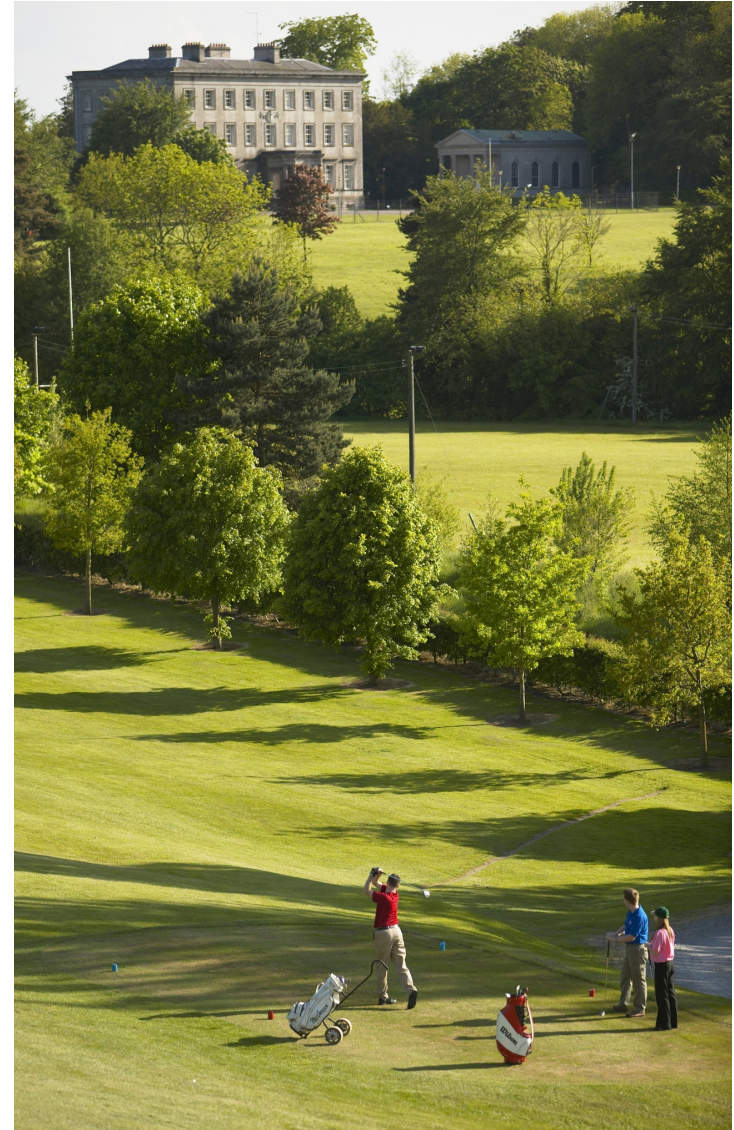
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There is an abundance of leisure activities to enjoy nearby, to include Armagh Golf Course being a 5 minute walk away and Armagh Leisure Centre less than a 2 minute walk.

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





LOCATION

YOUR NEW AREA with PANORAMA VIEWS

TIMES FROM DOBBIN HILL*

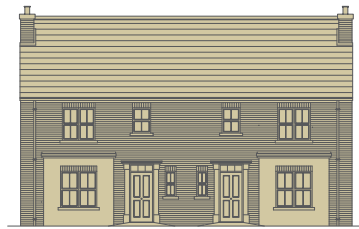
Armagh City Hotel	12 mins	03 mins	05 mins
Armagh County Museum	15 mins	05 mins	04 mins
Armagh Golf Club	06 mins	02 mins	03 mins
Community Hospital	17 mins	06 mins	05 mins
Green Room Restaurant	06 mins	02 mins	03 mins
Orchard Leisure Centre	02 mins	01 min	01 min
Rugby Football Club	12 mins	03 mins	05 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.

SITE

TWELVE EXCLUSIVE PROPERTIES



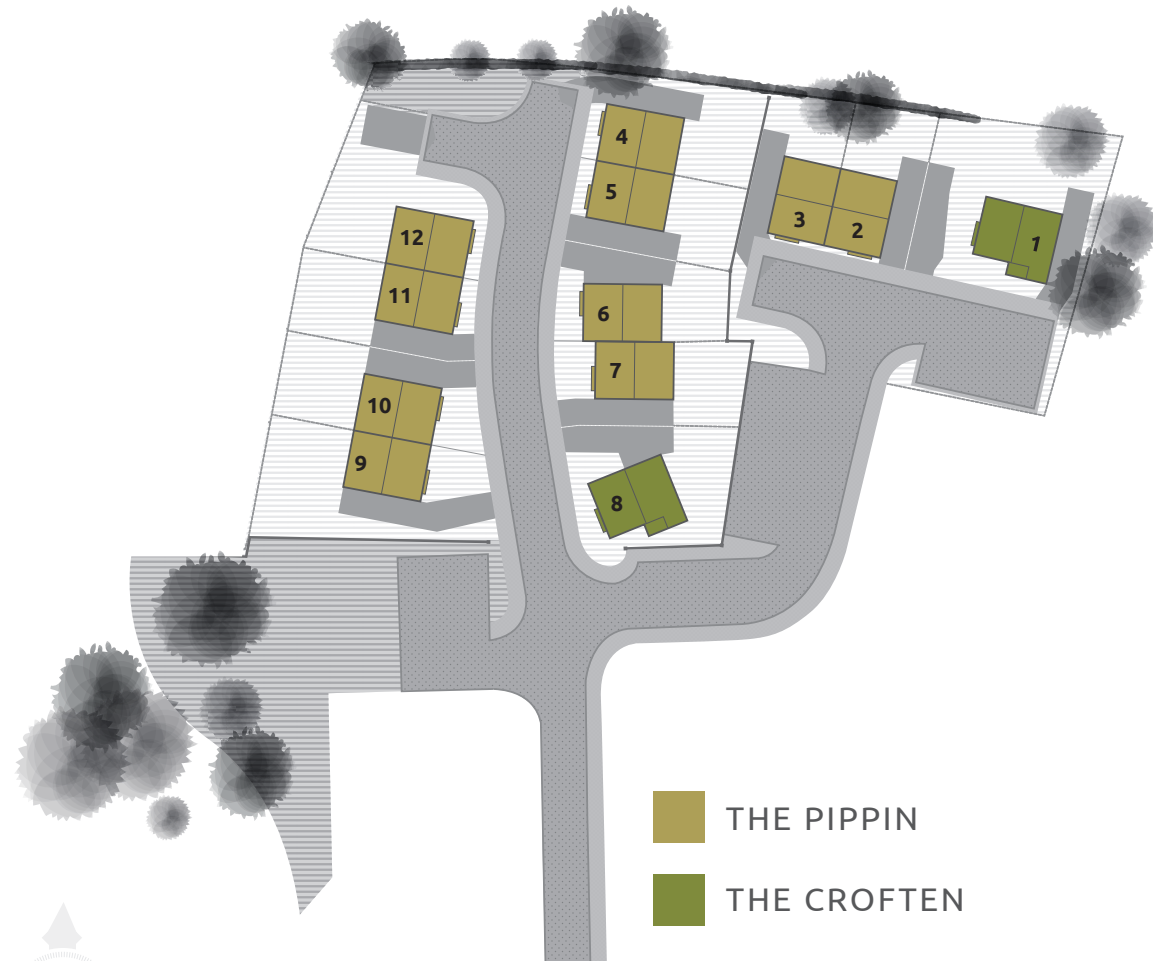
THE PIPPIN



PLOTS 2, 3, 4, 5, 6, 7, 9, 10, 11 & 12



THE CROFTEN

PLOTS 1 & 8



 THE PIPPIN
 THE CROFTEN



DEVELOPER



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SELLING AGENT



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