

**FOR SALE**



## **DERRYCOURTNEY MANOR – CALEDON**

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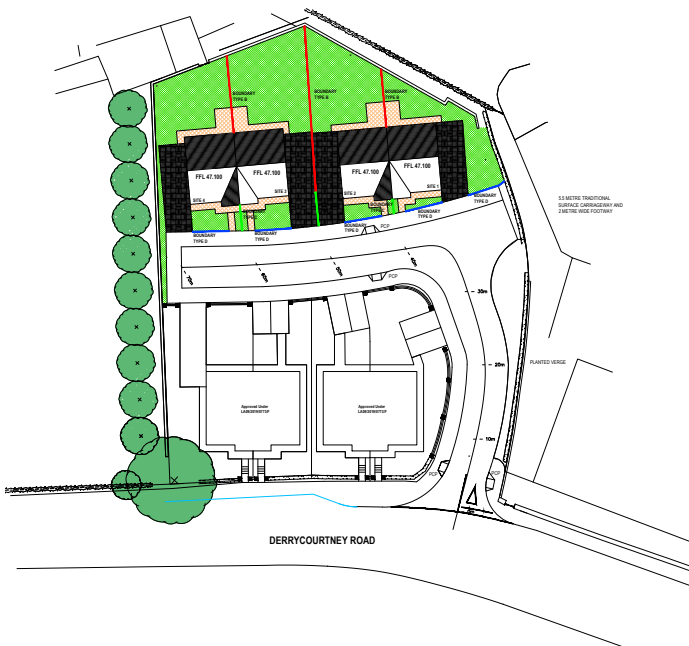
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Combining an attractive village location with distinctive modern Georgian style homes this unique development will not disappoint.

## Location

Caledon is a small historical village located situated near the border of ROI, making this an ideal location for commuters, families and first time-buyers. Derrycourtney Manor is just 9 miles from Armagh City, 7 miles from Aughnacloy, 5 miles from Glasslough, Co Monaghan and the main A4 East-West primary route from Belfast to Enniskillen.



## Specification

- Architect Designed Home
- 10 Year NHBC Structural Warranty
- Mains central heating system with high energy efficiency boiler
- High thermal insulation and energy efficiency rating
- UPVC External doors
- UPVC Double glazed windows

## Internal Features

- Comprehensive range of electrical sockets throughout (Chrome & White), including TV points and telephone points.
- Oak panelled internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, heat and CO2 detectors as standard
- Well-designed modern kitchens and utility room – Orchard Kitchens Armagh
- Integrated appliances where applicable, including built-in oven and hob, extractor hood, fridge/freezer and dishwasher.
- Feature downlighters to kitchen
- Bathrooms, Ensuities and W/c – BJ Mullen Moy
- Contemporary white sanitaryware and chrome fittings
- Feature downlighters to main bathroom and ensuite
- Floor coverings – Tiles, Laminate and Carpet – BJ Mullens and Ideal furnishings Dungannon
- Full height tiling to shower enclosures and above bath
- Splash back tiling to all wash hand basins



GROUND FLOOR

1184 Sqft

1ST FLOOR



## Reservation Details

First time buyers must have a mortgage in principle/offer to lend in place. £2,000 booking fee is required to secure the booking. This deposit is fully refundable within 7 days of booking after that it will be £250 if the sale does not proceed to completion.