



CARN HILL

HILLTOWN ROAD, RATHFRILAND



A stunning range of 3 & 4 bedroom detached
and semi-detached family homes



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Contemporary Style For Modern Living

Carn Hill is a quality development of exceptional 3 & 4 Bedroom Detached and Semi Detached family homes.

Set against a back drop of the Mourne Mountains Carn Hill offers the discerning buyer a stylish home incorporating the best in technology and innovation; which provide the perfect blend of comfort, convenience and contemporary living.

Carn Hill is a perfect location for professionals, first time buyers or a growing family as it is set within a delightful rural landscape on the outskirts of Rathfriland within easy commuting distance of Castlewellan, Newcastle, Downpatrick, Newry and Banbridge which allows direct access via the A1 Dual Carriageway to Belfast and Dublin.

"These superb homes will deliver a lifestyle that is perfect for the family"





SPECIFICATIONS

EXTERNAL FEATURES

Beautifully designed homes by McAdam Stewart Architects Ltd

10 Year Structural Warranty

High quality composite front door with 5 point locking system

Oil-fired central heating with condensing boiler

High thermal insulation and energy efficiency rating

Double glazed windows in uPVC frames

Double glazed patio doors

Outside water tap

Front and rear gardens seeded

Extensive landscaping, hedging & railings throughout the site

Patio areas paved

Tarmac driveways

Timber fencing to rear garden boundaries

Traditional masonry construction brickwork or render

Lighting to front and rear doors

INTERNAL FEATURES

All homes have the luxury of a higher 2.55m ceiling height on all ground floors (standard height is 2.4m)

High Quality Turnkey finish to include a choice of fully fitted kitchens and utility rooms

Integrated appliances, contemporary sanitary ware and a choice of floor coverings

Wood burning stove including granite hearth

Comprehensive range of electrical sockets throughout including TV and telephone points

Wired for satellite point

Oak 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

KITCHENS & UTILITY ROOMS

A choice of fully fitted kitchens and utility rooms

Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher and fridge/freezer

Integrated washer/dryer to Kitchen of semi-detached homes

Utility room plumbed for washing machine and tumble dryer in detached homes

Featured down lighters to kitchen

BATHROOMS, ENSUITES & WCS

Contemporary white sanitary ware with chrome fittings

Chrome heated towel radiators to bathroom and en-suite

Thermostatically controlled shower to bathroom and en-suite

Featured down lighters to main bathroom and en-suite

FLOOR COVERINGS & TILES

Choice of floor tiling to hall, kitchen, dining area, utility room, sun room, bathroom, en-suite and WC

Fully tiled shower enclosure, half wall tiling to bathroom

Fully tiled shower enclosure to en-suite and tiled splash back to sink

Choice of carpet to reception rooms, bedrooms stairs and landing

PLEASE NOTE:

A management company will be formed for Carn Hill 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.

John Rodgers Homes reserve the right to vary the above specifications to a similar or higher quality



SITE MAP

SITE MAP KEY

- | | |
|---|---|
|  The Beech - 1505 sq.ft. |  The Elm - 1203 sq.ft. |
|  The Cedar - 1310 sq.ft. |  The Oak - 1450 sq.ft. |
|  The Ash - 1178 sq.ft. | |



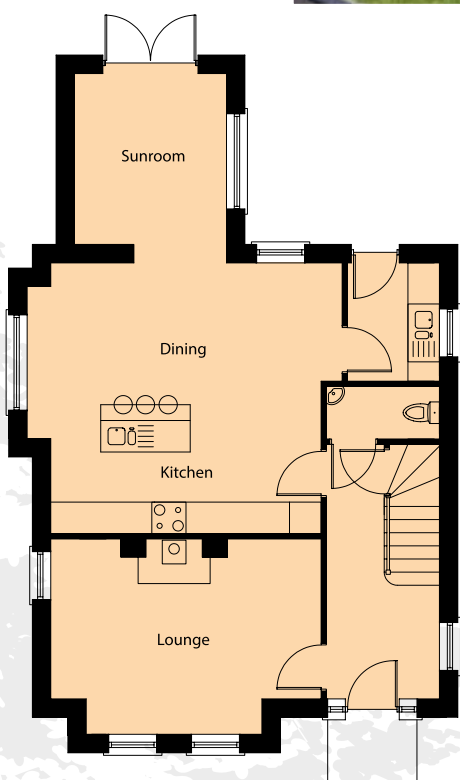
PLEASE NOTE:

Garages are available as an optional extra on most sites. The position of the garages are shown on the sitemap above in the form of light grey boxes with dashed lines. If you are interested in a garage, please ask the agent for more details.

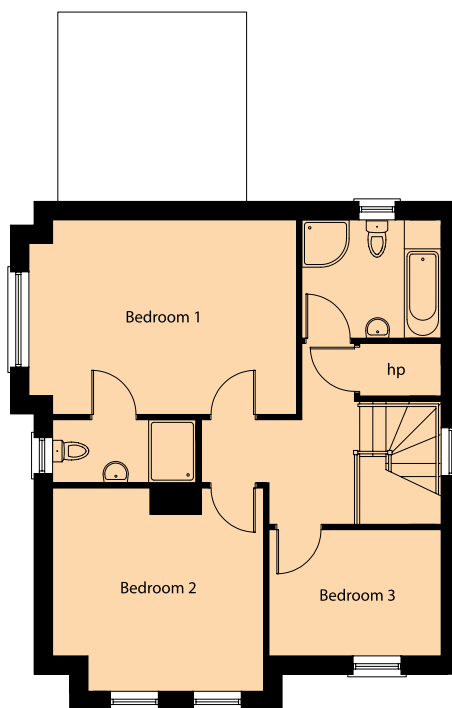
The Beech

1505 sq.ft.

3 Bed, Detached
Sites: 1 & 15



Ground Floor



First Floor

ROOM SIZES

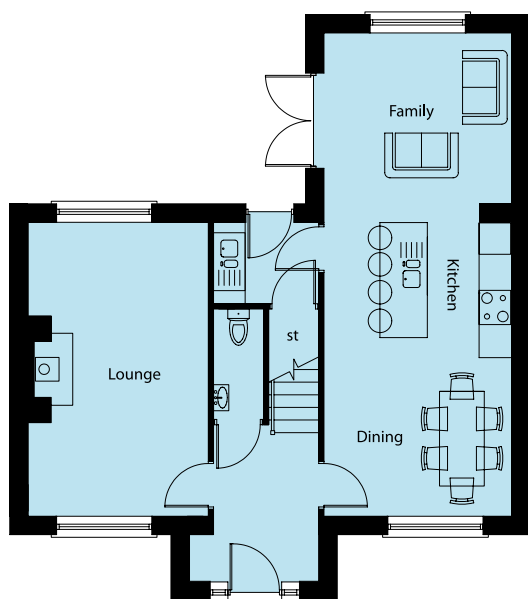
Lounge	16'10" x 12'2"	5.14m x 3.71m max
Kitchen/Dining	19'8" x 16'11"	5.99m x 5.15m max
Sunroom	11'10" x 9'6"	3.60m x 2.89m max
Utility	7'5" x 5'9"	2.25m x 1.75m
W.C.	7'1" x 3'3"	2.15m x 1.00m

Bedroom 1	16'8" x 12'2"	5.09m x 3.70m max
Ensuite	8'11" x 3'11"	2.72m x 1.20m
Bedroom 2	13'2" x 12'8"	4.01m x 3.86m max
Bedroom 3	10'9" x 7'10"	3.27m x 2.40m
Bathroom	8'8" x 7'5"	2.65m x 2.25m
Total	1,505 sq.ft.	139.81 sq.m.

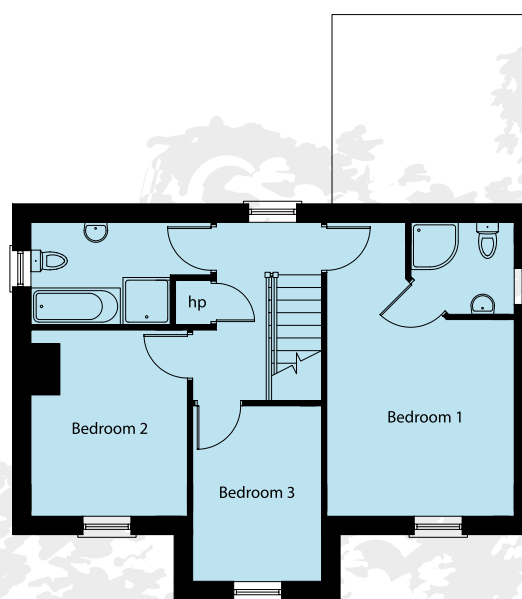
The Cedar

1310 sq.ft.

3 Bed, Detached
 Sites: 13, 14, 16, 17
 19, 20 & 21



Ground Floor



First Floor

ROOM SIZES

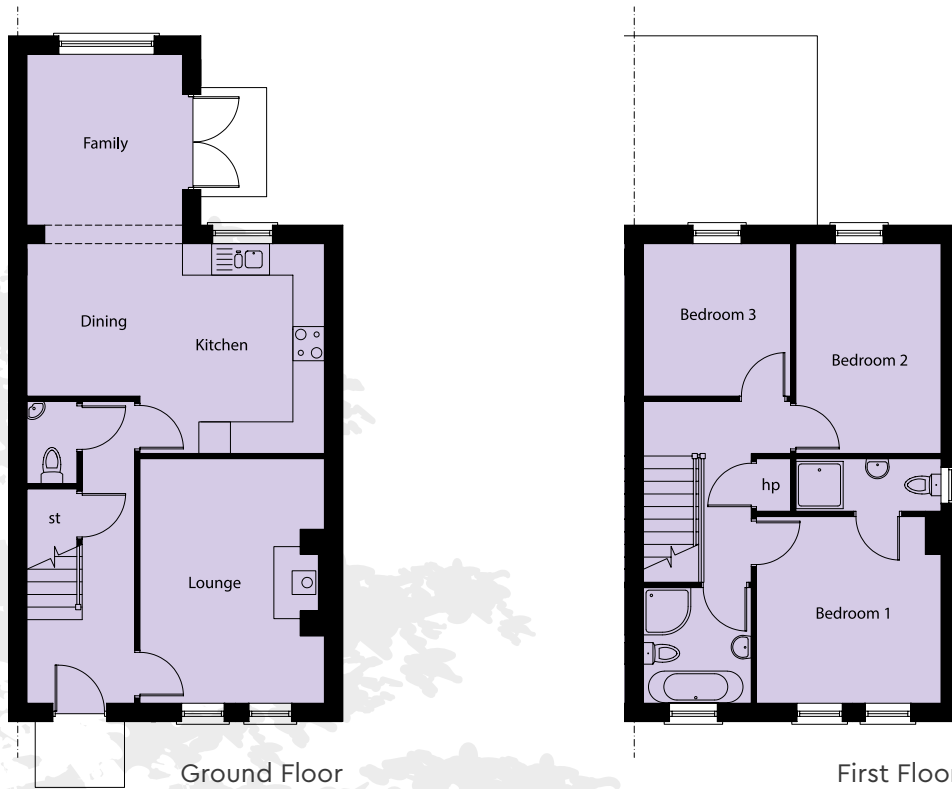
Lounge	18'4" x 11'3"	5.59m x 3.42m
Family	11'10" x 11'8"	3.60m x 3.58m
Kitchen/Dining	18'4" x 11'8"	5.59m x 3.56m
Utility	6'7" x 5'1"	2.00m x 1.55m
W.C.	7'6" x 3'1"	2.29m x 0.95m

Bedroom 1	18'4" x 11'8"	5.59m x 3.56m <i>max</i>
Ensuite	6'5" x 5'9"	1.96m x 1.75m
Bedroom 2	11'7" x 9'9"	3.54m x 2.97m
Bedroom 3	10'11" x 8'0"	3.35m x 2.45m
Bathroom	11'3" x 6'5"	3.42m x 1.95m <i>max</i>
Total	1,310 sq.ft.	121.70 sq.m.

The Ash

1178 sq.ft.

3 Bed, Semi-detached
Sites: 2, 3, 4, 6, 8,
9 & 10



ROOM SIZES

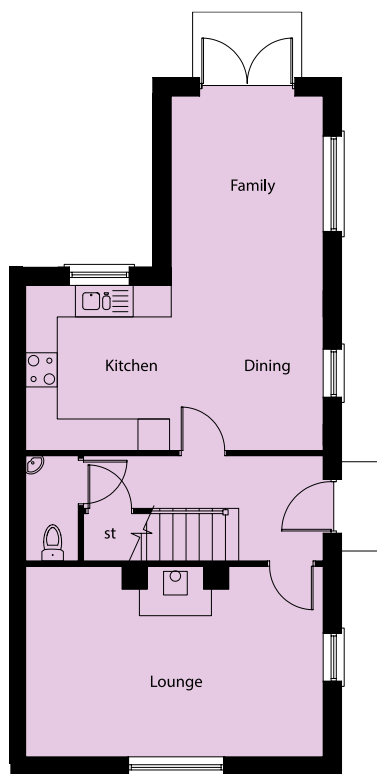
Lounge	15'3" x 11'6"	4.65m x 3.50m
Kitchen/Dining	18'7" x 13'1"	5.65m x 3.99m max
Family	11'10" x 9'6"	3.60m x 2.89m max
W.C.	5'2" x 3'1"	1.56m x 0.95m

Bedroom 1	11'8" x 11'6"	3.55m x 3.50m
Ensuite	9'1" x 3'3"	2.76m x 1.00m
Bedroom 2	13'1" x 9'0"	3.99m x 2.76m
Bedroom 3	9'2" x 9'2"	2.80m x 2.79m
Bathroom	7'7" x 6'9"	2.30m x 2.05m
Total	1,178 sq.ft.	109.43 sq.m.

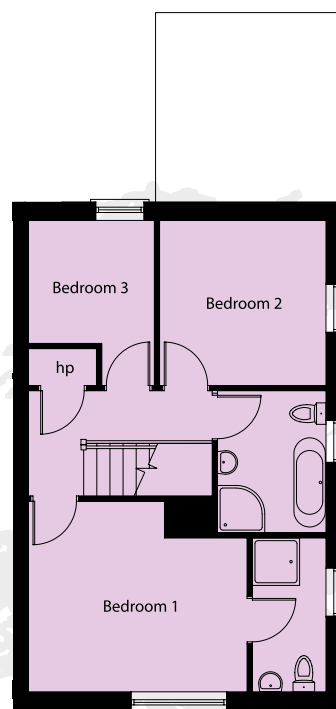
The Elm

1203 sq.ft.

3 Bed, Semi-detached
Site: 5, 7 & 11



Ground Floor



First Floor

ROOM SIZES

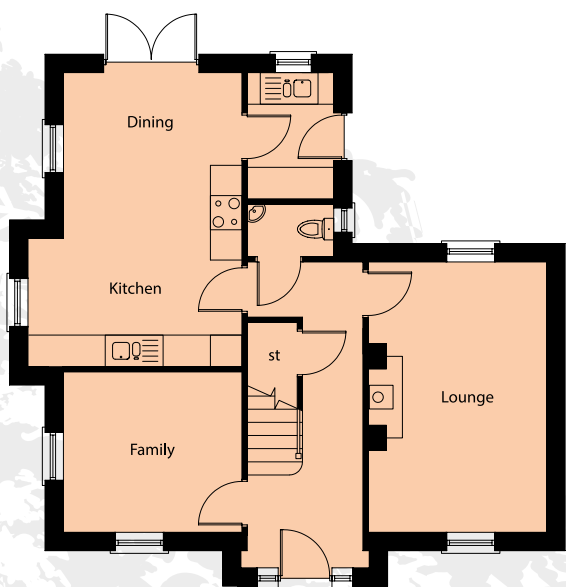
Lounge	18'7" x 11'11"	5.65m x 3.62m
Kitchen/Dining	18'7" x 10'4"	5.65m x 3.14m
Family	11'10" x 9'6"	3.60m x 2.89m
W.C.	6'7" x 3'3"	2.00m x 1.00m

Bedroom 1	13'8" x 11'11"	4.15m x 3.62m
Ensuite	9'7" x 4'7"	2.92m x 1.40m
Bedroom 2	10'5" x 10'4"	3.16m x 3.14m
Bedroom 3	7'10" x 7'8"	2.39m x 2.34m
Bathroom	8'10" x 6'9"	2.70m x 2.06m
Total	1,203 sq.ft.	111.76 sq.m.

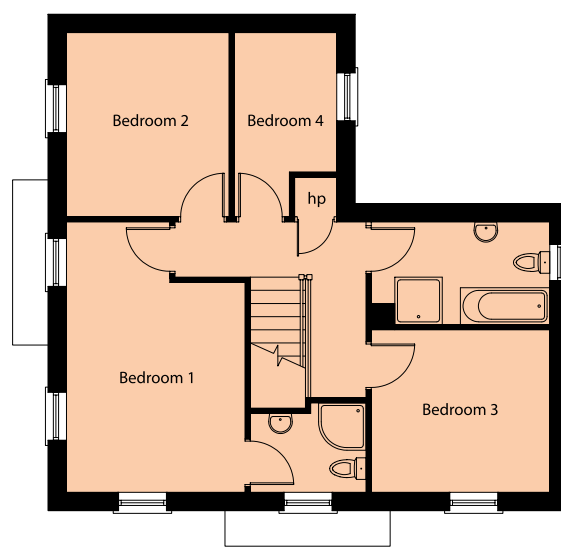
The Oak

1450 sq.ft.

4 Bed, Detached
Sites: 12 & 18



Ground Floor

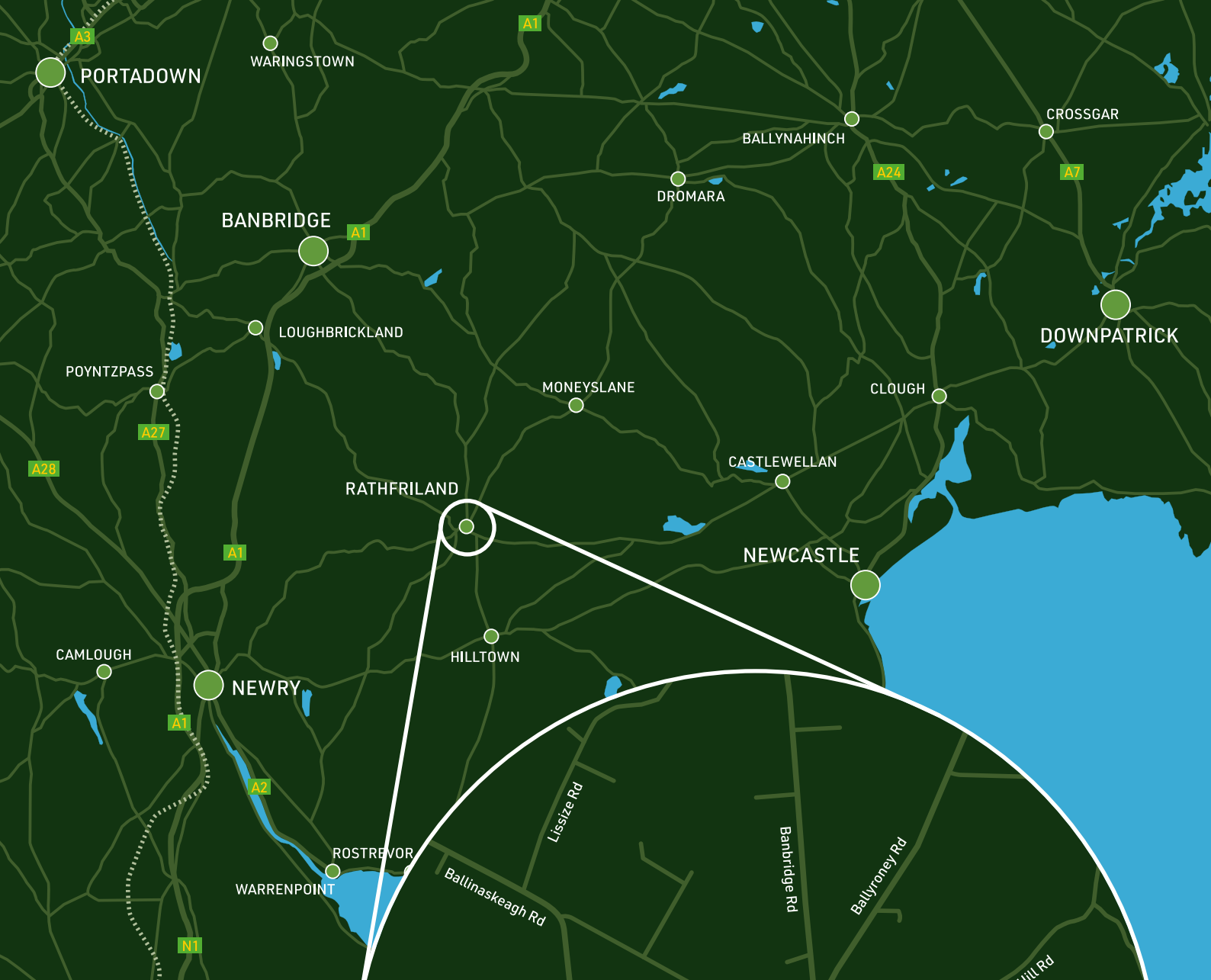


First Floor

ROOM SIZES

Lounge	16'10" x 11'2"	5.14m x 3.39m
Kitchen/Dining	18'4" x 13'4"	5.59m x 4.07m max
Family	11'2" x 10'0"	3.39m x 3.05m
Utility	7'10" x 5'5"	2.40m x 1.64m
W.C.	5'5" x 3'3"	1.64m x 1.00m

Bedroom 1	16'10" x 11'2"	5.14m x 3.39m max
Ensuite	7'3" x 5'7"	2.20m x 1.70m
Bedroom 2	11'6" x 10'2"	3.50m x 3.09m
Bedroom 3	11'2" x 10'2"	3.39m x 3.09m
Bedroom 4	11'6" x 6'5"	3.50m x 1.95m max
Bathroom	11'2" x 6'5"	3.39m x 1.95m
Total	1,450 sq.ft.	134.70 sq.m.



Map Locations

- A. St. Mary's Primary School
- B. Kiltariff Hall Country House
- C. Rathfriland High School
- D. Rathfriland Community Centre
- E. Rathfriland Health Centre
- F. Eurospar
- G. Milestone
- H. Rathfriland Library
- I. First Rathfriland Presbyterian Church
- J. Iveagh Primary School
- K. St. Mary's R.C. Church



CARN HILL

HILLTOWN ROAD, RATHFRILAND



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NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.