



DARGAN CLOSE

DRUMALANE ROAD
NEWRY BT35 8BJ

A STUNNING RANGE OF 3 & 4 BEDROOM HOMES
DETACHED & SEMI DETACHED WITH A STYLISH FINISH





Dargan Close is set in an area rich with historical ties to shipping, rail, and road transport on the edge of Newry City.

Convenient living with everything on your doorstep...

Located on the edge of Newry City within walking distance to the city centre shops, cafes, bars & restaurants.

Offering an array of amenities on your doorstep which will appeal to a variety of buyers.

Slieve Gullion Forest Park & Kilbroney Forest Park are only a short drive away for those who love the great outdoors. The Quays Shopping Complex and Buttercrane Shopping Centre are both within walking distance for all your shopping needs.

Newry City has a variety of sports teams and many recreational and leisure facilities throughout the city.

Dargan Close has exceptional transport links for commuters to both Dublin and Belfast, conveniently located in close proximity to local bus and train stations, and easy access to the A1 dual carriageway.

This development strikes the perfect balance between convenience and comfort appealing to both young couples and families with community at the heart of the area.





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NHBC registered McKinley Contracts Ltd has a reputation for constructing quality homes offering comfortable modern living at the highest standard. Architecturally designed to ensure homes are efficient to run with high levels of insulation thereby reducing heat loss and your fuel bills.

We offer customers key decisions with finish and specification for their new home.

With over 35 years experience
McKinley Contracts
prides itself on
offering affordable,
quality homes..

SPECIFICATIONS

General Specification

- 10 year NHBC structural warranty
- Thermoshield entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing
- Mains supply smoke, heat and carbon monoxide detectors
- Reliable mains gas supply – instant, reliable & eco friendly



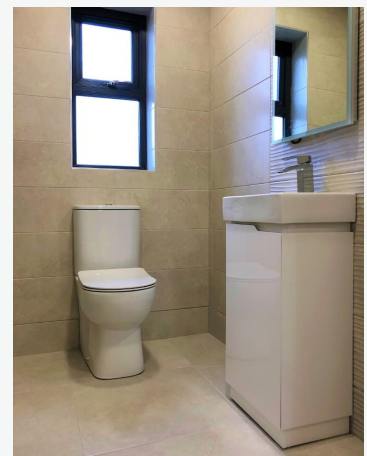
Fitted kitchen from previous completed McKinley Contracts home

Internal Specification

- High quality turnkey finish
- High efficiency gas boiler which is thermostatically controlled
- Internal doors – Prefinished oak panel doors with chrome handles
- A choice of quality kitchen doors, worktops & handles
- Extensive electrical specification to include pre-wire for BT and Sky
- Internal walls, ceilings and woodwork painted in neutral colours
- Appliance package included with kitchen for hob/oven & Fridge/ Freezer
- Contemporary spotlights in kitchen & living room
- Contemporary white sanitary ware in bathroom, ensuite & WC
- Tiled floor areas to kitchen, utility & WC (area tiled in kitchen depends on housetype)
- Bathroom and ensuite floors tiled, shower enclosures, splashbacks. Main bathroom walls tiled 1.2 high

External Specification

- External lighting to front and rear door
- Outside water tap
- All front and back gardens left topsoil
- Driveways to be finished in bitmac
- Timber fencing to rear & adjoining gardens
- Maintenance free uPVC fascia and soffit



Fitted bathroom from previous completed McKinley Contracts home



THE ASHTREE



GROUND FLOOR

Room Sizes

Kitchen	4.85 x 4.50m
Dining/Living	3.30 x 4.30m
Utility	2.30 x 3.20m
Cloaks	2.30 x 0.9m
W/C	1.20 x 2.40m
Study	3.45 x 2.40m
Lounge	3.90 x 4.20m



FIRST FLOOR

Bedroom 1	4.27 x 4.20m
Ensuite	1.70 x 2.90m
Wardrobe	2.15 x 0.95m
Bedroom 2	3.52 x 3.60m
H/P	1.75 x 2.00m
Bedroom 3	3.00 x 3.00m
Bathroom	2.90 x 2.27m
Bedroom 4	3.66 x 3.45m

3D illustrations and photographs are for illustrative purpose only.



THE ALBERT



GROUND FLOOR



FIRST FLOOR

Room Sizes

Lounge	2.50 x 3.60m
Living/Dining	7.05 x 4.00m
Kitchen	3.00 x 4.00m
Utility	2.25 x 1.70m
W/C	1.05 x 2.20m

Bedroom 1	3.50 x 3.60m
Ensuite	1.60 x 2.30m
Bedroom 2	4.25 x 3.00m
Bathroom	2.40 x 3.60m
Bedroom 3	2.45 x 2.10m
Bedroom 4	3.00 x 4.00m
H/P	1.22 x 0.8m

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THE BAGNELL



GROUND FLOOR



FIRST FLOOR

Room Sizes

Lounge	4.10 x 4.20m
Cloaks	1.50 x 2.40m
W/C	1.20 x 2.40m
Kitchen	2.70 x 4.14m
Dining/Living	7.00 x 3.90m
Utility	1.80 x 3.30m

Bedroom 1	3.30 x 4.14m
Ensuite	1.30 x 3.05m
Bathroom	3.40 x 2.30m
Bedroom 2	3.30 x 3.30m
Bedroom 3	3.00 x 4.20m
Bedroom 4	2.30 x 3.10m
H/P	1.20 x 1.50m

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THE ORIOR



GROUND FLOOR

Room Sizes

Lounge	3.49 x 4.30m
Kitchen/Dining	4.34 x 4.00m
Utility	1.20 x 2.94m
W/C	1.00 x 1.77m



FIRST FLOOR

Bedroom 1	3.24 x 2.95m
Bedroom 2	3.24 x 3.75m
Ensuite	2.06 x 1.50m
Bathroom	2.28 x 2.70m
H/P	1.07 x 0.9m
Bedroom 3	2.30 x 2.05m

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SITE MAP

- THE ASHTREE**
(4 Bedroom Detached)
- THE ALBERT**
(4 Bedroom Detached)
- THE BAGNELL**
(4 Bedroom Detached)
- THE ORIOR**
(3 Bedroom Semi Detached)



SELLING AGENTS



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DEVELOPER



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PLEASE NOTE:

Properties within the development may have alterations or amendments from the houseplans detailed within this brochure.

McKinley Contracts Ltd reserves the right to vary specification to a similar quality.

Booking Deposit reserves the property.

10% deposit due within 4 weeks of property being reserved.

Contracts to be signed within 4 weeks.

NO AMENDMENTS OR EXTRAS WILL BE COMPLETED UNTIL CONTRACTS ARE RECEIVED.

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.