

RP

ROSSCONOR PARK

ANNACLOY

BEAUTIFULLY CRAFTED FAMILY HOMES

ON YOUR DOORSTEP

Rossconor Park is a stunning development of Detached and Semi Detached homes. The thoughtfully designed houses incorporate many attractive features including the use of natural stone and brick. The mature surroundings of the development are complemented by extensive new landscaping. The homes will be finished to an exceptionally high standard using high quality materials and workmanship.

Annacloy is a small rural hamlet which is a few minutes from the popular village of Crossgar and midway between Downpatrick and Ballynahinch. There is a regular bus service and excellent road links to Belfast and other areas.

Annacloy is ideally located amidst some of County Downs most beautiful countryside. Strangford Lough with its sailing and watersports attractions is only a few minutes away and the Mourne Mountains are also close by. Nearby Golf Clubs include Crossgar, Downpatrick, Ballynahinch, Ardglass, and Royal County Down.

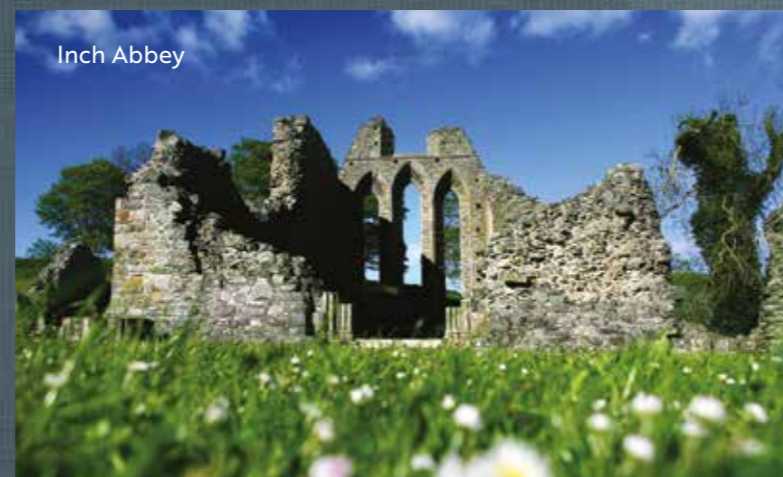
There are a variety of highly regarded schools within the surrounding area.



The River Quoile



Ballynoe Stone Circle



Inch Abbey

TURNKEY SPECIFICATION

The houses at Rossconor Park are being built to an exceptionally high standard using traditional cavity wall construction with high levels of insulation throughout. As detailed below there will be a high level of turnkey specification with a choice of finishes from a selected range for Rossconor Park to enable buyers to tailor the finishes to suit their own personal choice.



KITCHEN

- Fitted with a range of high and low level units with a choice of doors, handles and work surfaces from a selective range
- Kitchen island with breakfast bar
- 1 ½ bowl stainless steel sink and taps
- Integrated appliances to include; ceramic hob, electric oven, dishwasher, fridge/freezer & extractor hood

UTILITY ROOM

- Laminate worktop with matching upstands
- Low level cupboards
- Single bowl stainless steel sink and taps
- Plumbed for washing machine
- Recess for tumble dryer

BATHROOMS, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Four piece bathroom suite
- Bath and separate shower in main bathroom
- Shower, WC & wash hand basin in ensuite
- Heated towel rail to bathroom & ensuite



Photographs used are for illustration purposes only

FLOORING & TILING

- Choice of carpets to entrance hall, lounge, stairs, landing and bedrooms
- Choice of floor tiles to kitchen, utility room, bathroom, ensuite and WC
- Choice of full height tiling to shower enclosures
- Choice of wall tiles to kitchen, bathroom, ensuite and WC (selected areas)

INTERNAL FEATURES

- Moulded skirting boards and door architraves
- Ceilings painted in white
- All internal walls painted in one contemporary colour from a selected range
- Recessed low voltage lights in kitchen, bathroom & ensuite
- Contemporary oak doors with brushed chrome ironmongery
- Gas central heating
- Gas fire in living room
- Pre wired For BT
- Wired for alarm system

EXTERNAL FEATURES

- Front gardens turfed and rear gardens seeded
- Natural stone pathway to front door and rear patio area
- Outside water tap
- Outside light to front and rear
- Enclosed rear boundaries
- PVC double glazed windows
- Self-coloured low maintenance render with brick detailing
- Tarmac driveways





THE SILCOCK

4 Bedroom Detached Home

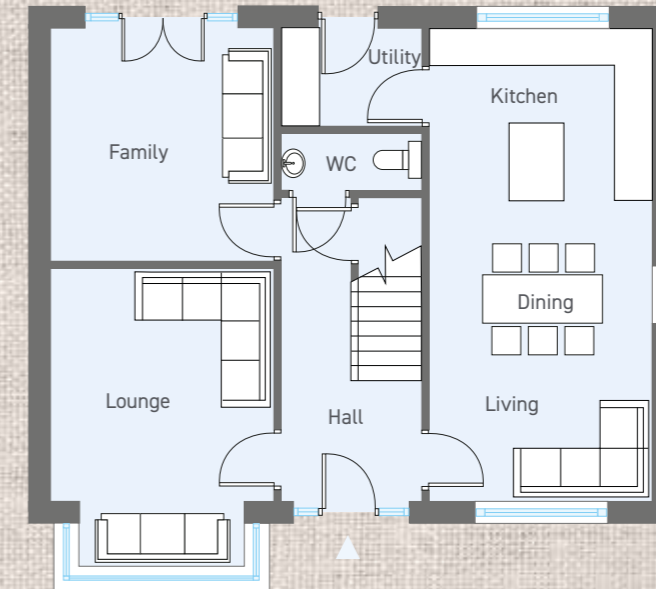
TOTAL FLOOR AREA: 1530 sq ft approx

Site nos. 2, 7, 14, 15, 16, 17



Site layout is not to scale

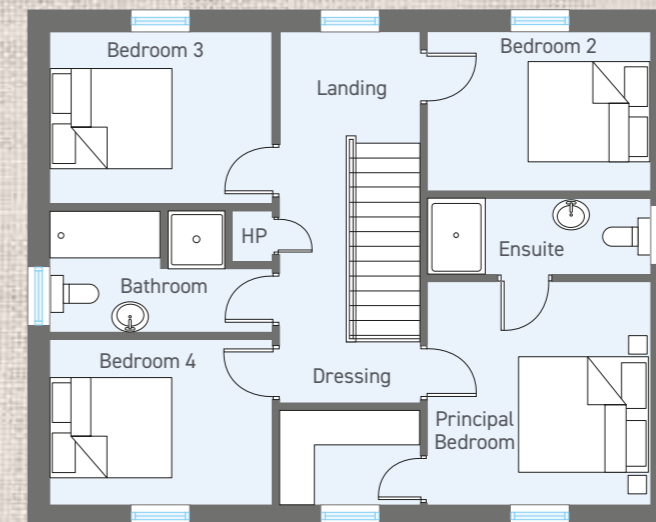
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 15'3" x 11'5"	m 4.65 x 3.50
Kitchen Living Dining	
ft 24'3" x 11'5"	m 7.40 x 3.50
Family	
ft 11'11" x 11'5"	m 3.65 x 3.50
Utility	
ft 7'3" x 5'1"	m 2.20 x 1.55

FIRST FLOOR

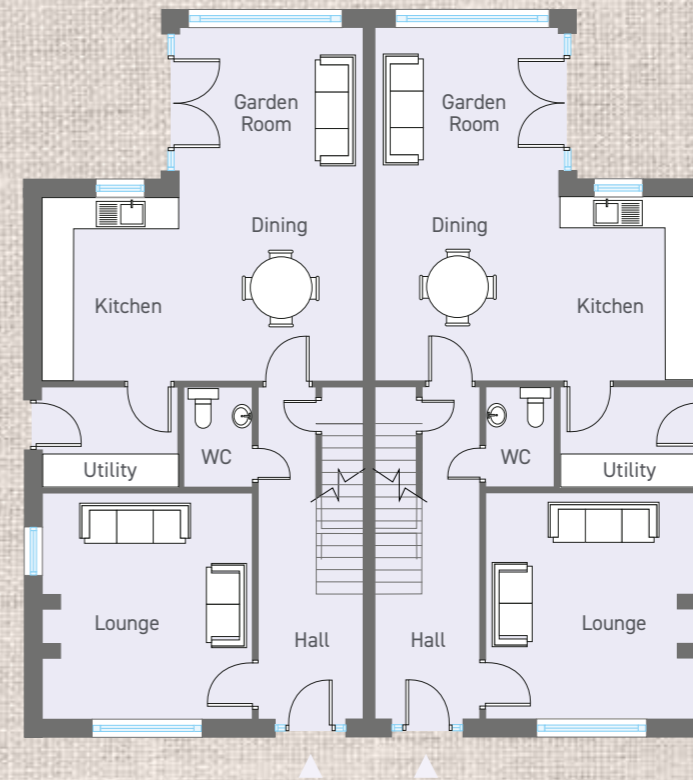


FIRST FLOOR

Principal Bedroom	
ft 11'5" x 11'5"	m 3.50 x 3.50
Ensuite	
ft 11'5" x 3'10"	m 3.50 x 1.20
Dressing	
ft 7'3" x 5'3"	m 2.20 x 1.60
Bedroom 2	
ft 11'8" x 8'2"	m 3.60 x 2.50
Bedroom 3	
ft 11'5" x 8'10"	m 3.50 x 2.70
Bedroom 4	
ft 11'5" x 8'5"	m 3.50 x 2.60
Bathroom	
ft 11'5" x 6'2"	m 3.50 x 1.90



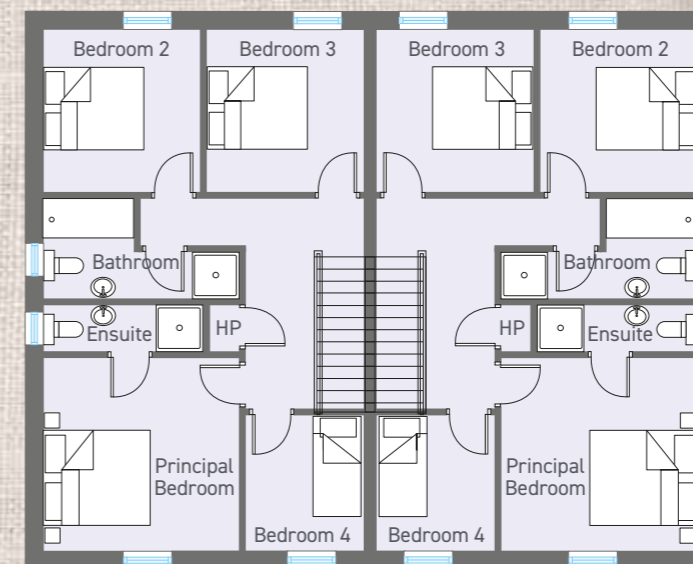
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC
Lounge ft 14'1" x 13'1" m 4.30 x 4.00
Kitchen Dining ft 20'0" x 11'5" m 6.10 x 3.50
Garden Room ft 11'5" x 10'2" m 3.50 x 3.10
Utility ft 8'6" x 6'3" m 2.59 x 1.90

FIRST FLOOR



FIRST FLOOR

Principal Bedroom ft 12'3" x 12'1" m 3.73 x 3.69
Ensuite ft 10'2" x 2'10" m 3.10 x 0.90
Bedroom 2 ft 10'2" x 9'10" m 3.10 x 3.00
Bedroom 3 ft 10'2" x 9'10" m 3.10 x 3.00
Bedroom 4 ft 8'6" x 7'5" m 2.61 x 2.26
Bathroom ft 12'3" x 6'3" m 3.73 x 1.91

THE RANN

4 Bedroom Semi Detached Home

TOTAL FLOOR AREA: 1412 sq ft approx

Site nos. 5, 6, 8, 9, 10, 11, 12, 13, 18, 19





THE CARLIN

3 Bedroom Semi Detached Home

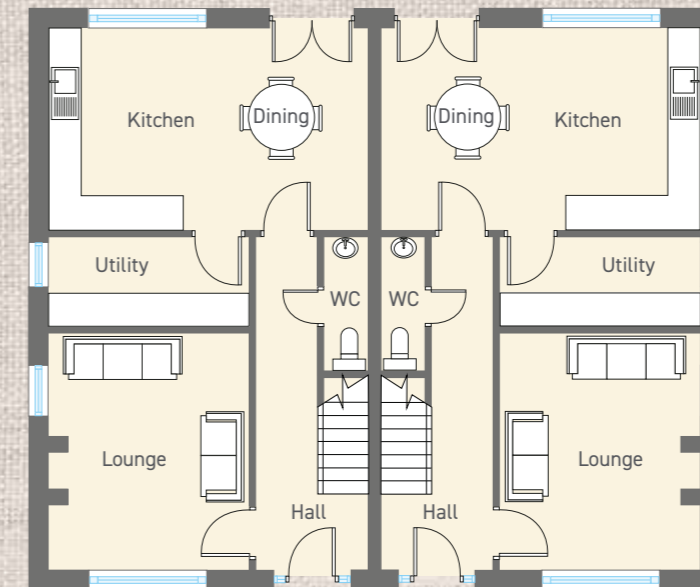
TOTAL FLOOR AREA: 1166 sq ft approx

Site nos. 3, 4



Site layout is not to scale

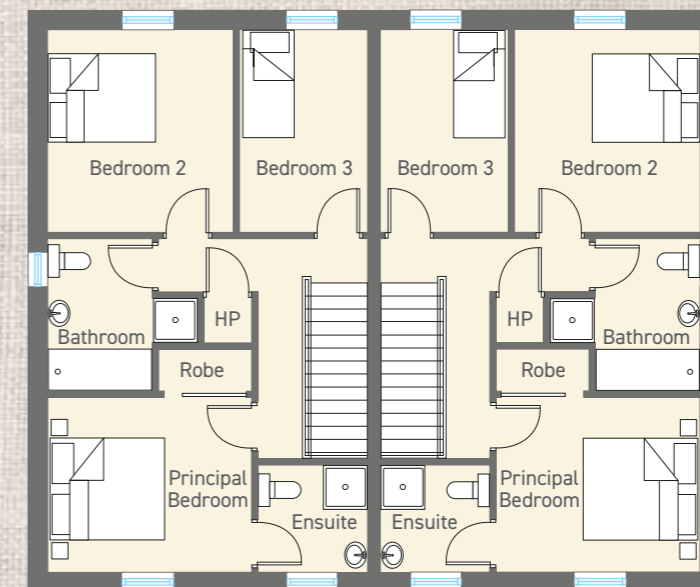
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 13'8" x 11'7"	m 4.20 x 3.57
Kitchen Dining	
ft 18'6" x 11'8"	m 5.67 x 3.60
Utility	
ft 11'7" x 5'0"	m 3.57 x 1.50

FIRST FLOOR



FIRST FLOOR

Principal Bedroom	
ft 11'9" x 10'2"	m 3.62 x 3.10
Ensuite	
ft 6'4" x 6'3"	m 1.95 x 1.91
Bedroom 2	
ft 11'8" x 10'9"	m 3.60 x 3.30
Bedroom 3	
ft 11'8" x 7'5"	m 3.60 x 2.27
Bathroom	
ft 8'10" x 6'2"	m 2.70 x 1.87

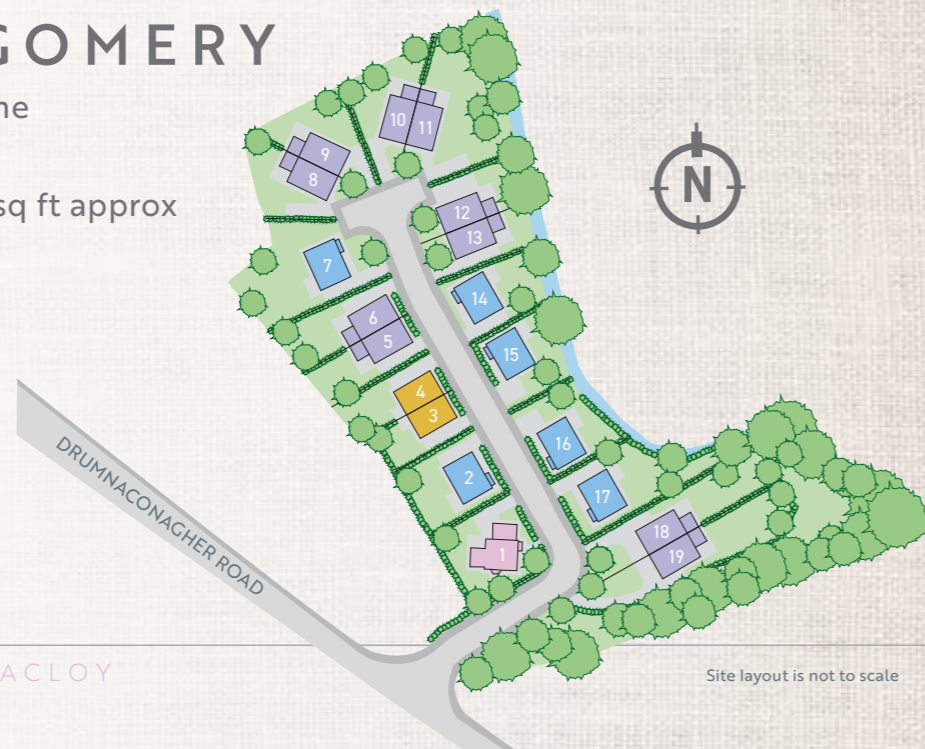


THE MONTGOMERY

4 Bedroom Detached Home

TOTAL FLOOR AREA: 1485 sq ft approx

Site no. 1



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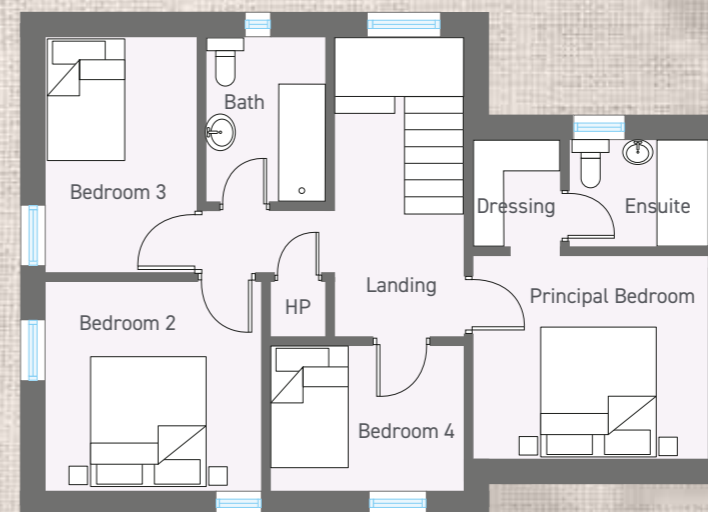
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 16'4" x 11'10"	m 5.00 x 3.65
Kitchen Dining	
ft 23'3" x 13'5"	m 7.10 x 4.10
Garden Room	
ft 13'5" x 11'5"	m 4.10 x 3.50
Utility	
ft 7'4" x 5'3"	m 2.25 x 1.60

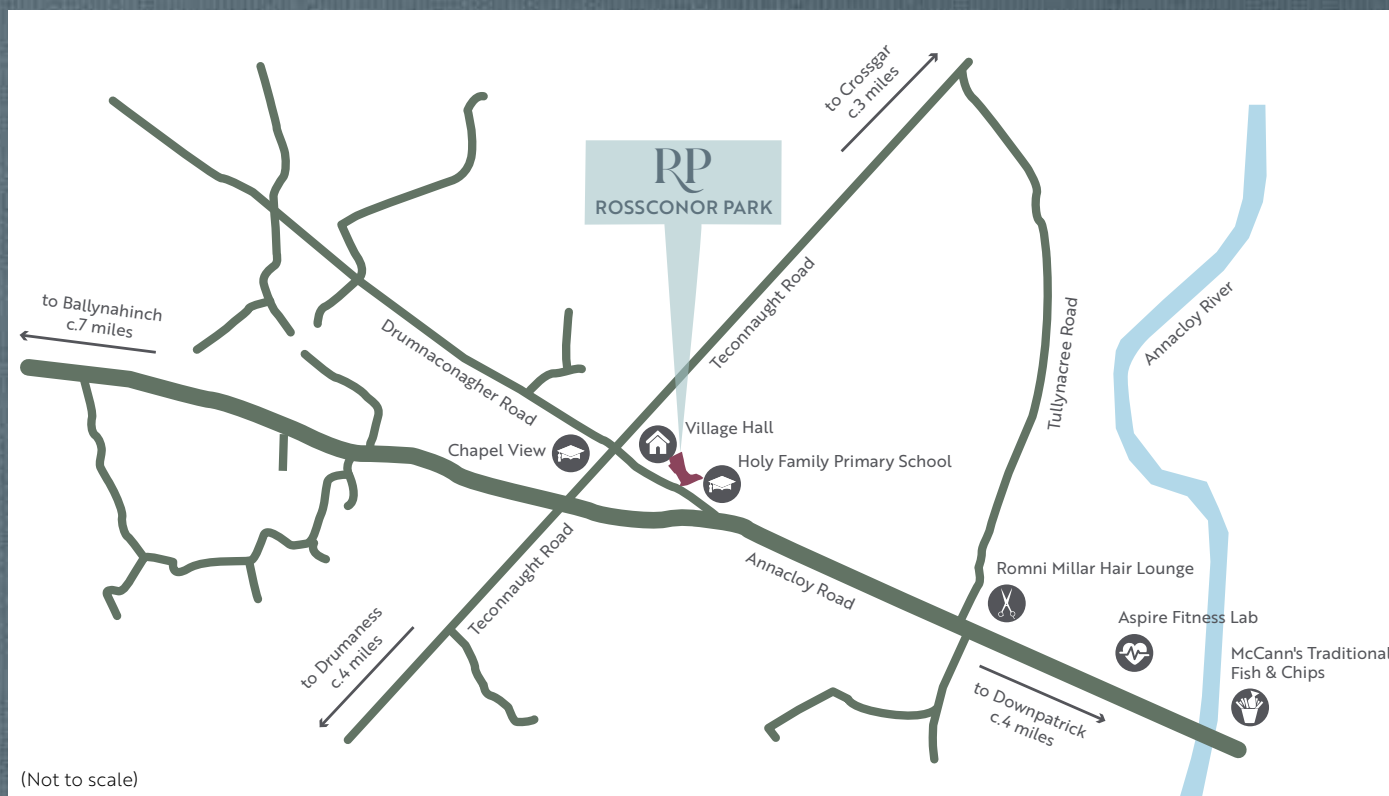
FIRST FLOOR



FIRST FLOOR

Principal Bedroom	
ft 12'1" x 11'2"	m 3.70 x 3.40
Ensuite	
ft 7'3" x 4'10"	m 2.20 x 1.50
Dressing	
ft 4'10" x 4'7"	m 1.50 x 1.40
Bedroom 2	
ft 11'2" x 10'8"	m 3.40 x 3.30
Bedroom 3	
ft 12'1" x 7'9"	m 3.70 x 2.40
Bedroom 4	
ft 10'10" x 7'5"	m 3.05 x 2.30
Bathroom	
ft 8'5" x 6'2"	m 2.60 x 1.90

LOCATION



JOINT SELLING AGENTS



028 9066 8888
simonbrien.com



028 4461 3983
peterfitzpatrick.co.uk

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